

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**March 7, 2022
6:00 p.m. – Huntersville Town Hall
101 Huntersville-Concord Road**

PRE-MEETING

The Huntersville Board of Commissioners held a Pre-meeting at Huntersville Town Hall, 101 Huntersville-Concord Road, at 4:30 p.m. on March 7, 2022.

GOVERNING BODY MEMBERS PRESENT: Mayor Melinda Bales; Commissioners Dan Boone, Amber Kovacs, Lance Munger, Derek Partee and Stacy Phillips. Commissioner Rob Kidwell was not present.

Mayor Bales called the pre-meeting to order.

Discuss Various Retreat Topics Nos. 9, 10, 11, 13, 16, 17, 18 and 26

9. Breakout all contract services individually for the upcoming workshops. Jackie Huffman, Deputy Manager, presented two examples of documents that could be provided. *Refer to Exhibit No. 1.* It was the general consensus of the Board to include in the Manager's Recommended Budget the detail sheet showing contract services broken out by department.

10. Reduce Town Manager Spending to 25K from 150K. Anthony Roberts, Town Manager, suggested this item be discussed when Commissioner Kidwell is present.

Ms. Huffman pointed out that reports have not been sent on a regular basis detailing contracts that Mr. Roberts signed. The Board will start receiving those reports on a more regular basis.

11. Establishing Huntersville's identity as a community. Mayor Bales suggested starting at the Communications Committee to discuss a process. Ideas suggested by the Board included a contest in the schools, creating a small committee to look at who we are.
13. Affordable/workforce housing in Huntersville, considering comprehensive neighborhood improvement program (CNIP). Bobby Williams, Assistant Town Manager, presented PowerPoint on grants and Community/Housing Assistance. *PowerPoint attached hereto as Exhibit No. 2.*
16. Consider dividing commissioner seats into four districts and two at-large. Mr. Roberts reviewed PowerPoint on changing to four-year staggered terms. *PowerPoint attached hereto as Exhibit No. 3.* Staff will not move forward unless directed by the Board.
17. Consider revising the pay scale for Mayor and Commissioners. Ms. Huffman presented salary survey form the League of Municipalities. *Refer to Exhibit No. 4.* Commissioners Munger, Boone and Partee will meet to discuss and bring options back for the Board's consideration.

18. Review the language on whether a citizen can serve on multiple committees and discuss applications for board and committees. Mr. Roberts suggested discussing this item at a future pre-meeting.
26. Social Districts. It was the general consensus of the Board to move forward with social districts for Birkdale.

**REGULAR MEETING
TOWN OF HUNTERSVILLE
BOARD OF COMMISSIONERS**

The Regular Meeting of the Huntersville Board of Commissioners was held at the Huntersville Town Hall, 101 Huntersville-Concord Road, at 6:00 p.m. on March 7, 2022.

GOVERNING BODY MEMBERS PRESENT: Mayor Melinda Bales; Commissioners Dan Boone, Amber Kovacs, Lance Munger, Derek Partee and Stacy Phillips. Commissioner Rob Kidwell was not present.

Mayor Bales called the meeting to order.

Mayor Bales called for a moment of silence.

Mayor Bales led the Pledge of Allegiance.

STAFF QUESTIONS

None

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

Jessica Bustamante, Mariah Evans and Helen Cathey announced the Loch Norman Highland Games will be held April 9-10 at Rural Hill.

Mayor Bales proclaimed March 2022 as Women's History Month.

***Town of Huntersville
Proclamation***

Whereas, Women's History Month is a dedicated month to reflect on the often-overlooked contributions of women to United States history. From Abigail Adams to Susan B. Anthony, Sojourner Truth to Rosa Parks, the timeline of women's history milestones stretches back to the founding of the United States; and

Whereas, American women of every race, class, and ethnic background have made historic contributions to the growth and strength of our Nation in countless recorded and unrecorded ways; and

Whereas, American women have played and continue to play critical economic, cultural, and social role in every sphere in the life of the Nation by constituting a significant portion of the labor force working inside and outside of the home; and

Whereas, American women have played a unique role throughout the history of the Nation by providing the majority of the volunteer labor force of the Nation; and

Whereas, American women were particularly important in the establishment of early charitable, philanthropic, and cultural institutions in our Nation; and

Whereas, American women have served our country courageously in the military; and

Whereas, American women have been leaders, not only in securing their own rights of suffrage and equal opportunity, but also in the abolitionist movement, the emancipation movement, the industrial labor movement, the civil rights movement, and other movements, which create a more fair and just society for all.

Now, Therefore, I, Melinda Bales, Mayor of the Town of Huntersville, North Carolina, do hereby proclaim March 2022 as ***Women's History Month*** in the Town of Huntersville and commend its observance to all citizens.

In Witness Whereof, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 7th day of March, 2022.

BeeJay Caldwell, 14521 New Haven Drive, addressed the Board concerning Rosenwald School #2 for Black Children. *Refer to written comments attached hereto as Exhibit No. 5.*

Lee Hallman, 100 Cambridge Grove, addressed the Board concerning Petition #TA22-02, Rail Transit Center Residential Density Bonus. *Refer to written comments attached hereto as Exhibit No. 6.*

Crystal Silvas, 13925 Beatties Ford Road, said I watched the meeting and again CSD was stated as being a by-right build. Again, this is a stadium according to Huntersville ordinance. Also, according to Huntersville ordinance, it is not allowed because it is not running as a membership fee basis to be an outdoor recreation facility. Two weeks ago I sent an email regarding this. I have not heard a reply yet. I'm hoping we can maybe get things moving here. I know you guys are going to be having another meeting regarding the noise ordinance. I will say two weeks ago I watched the pre-meeting and it was pretty astounding and frustrating that after hundreds of Huntersville residents came and said we have an issue with the noise level, that it was brought up that hey, let's just make it so they are not liable.....they don't have to follow the noise ordinance at all. That was pretty unbelievable to many of us and honestly frustrating since those are my tax dollars that went into revising an ordinance for a Davidson school where we have proven they are not following the noise ordinance. And it's not a reasonable volume. Our noise ordinance states that if it is a sound amplification device of any sort, we should not be able to hear that from 100' from that broadcast. My front door is about 1,500' and I have recordings over and over that I have sent to you, videos where I am inside of my home, and I can hear them playing their games. It's unbelievable also that the one time that the decibels were tested and brought before you was the one and only time, and I remember this game, I'm pretty sure I brought it up to Stacy, the one time that none of us were bothered by it. That's unacceptable. Any high school football game, the average is 90 decibels. My home is 43.5 during only the daytime hours. That's an average. I tested it 8 times throughout 12 hours. I'm going to ask that the questions that we have asked regarding the ordinances be answered. I'm going to ask that while we look at Cornelius and Davidson as far as noise ordinances, we also recognize the fact that they are not allowed to build a school in a Rural zone at all. They have to get special approval for any kind of sports stadium. It's not possible at all in Cornelius.

AGENDA CHANGES

Commissioner Munger made a motion to adopt the agenda.

Commissioner Partee seconded motion.

Motion carried 5 to 0.

CONSENT AGENDA

Approval of Minutes. Commissioner Boone made a motion to approve the minutes of the February 7, 2022 Regular Town Board Meeting. Commissioner Munger seconded motion. Motion carried 5 to 0.

Call for Public Hearing – Petition #S22-01. Commissioner Boone made a motion to 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 Parkway, Tax Parcel 00917184. Commissioner Munger seconded motion. Motion carried 5 to 0.

Call for Public Hearing – Petition #TA22-03. Commissioner Boone made a motion to 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. Commissioner Munger seconded motion. Motion carried 5 to 0.

Call for Public Hearing – Petition #TA22-04. Commissioner Boone made a motion to 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. Commissioner Munger seconded motion. Motion carried 5 to 0.

PUBLIC HEARINGS

Petition #TA22-01. Mayor Bales called to order 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, Planner I, reviewed the request. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 7.*

The North Carolina General Statutes were amended in 2019 by creating a new Chapter 160D. This new Chapter consolidated city and county enabling statutes for development regulations into a single, unified chapter. Local governments had until July 1, 2021, to adopt the necessary ordinance amendments to comply with Chapter 160D. At that date, the rules and procedures of Chapter 160D will apply whether or not the local ordinance has been updated.

Text Amendment #TA21-01 was approved on June 21, 2021 and encompassed the majority of amendments required to comply with 160D, however did not include the updated language from 160D-601 that defines downzoning and explains who can initiate the downzoning of property. Therefore, the Zoning Ordinance requires a text amendment to ensure the language complies with 160D.

The Huntersville Ordinances Advisory Board recommended approval of Petition #TA22-01 on January 6, 2022. Planning staff recommends approval of the text amendment application as proposed. The Planning Board will hear this case on March 22.

Commissioner Phillips said are there specific examples of why this is important and needs to take place across the state? I talked to a developer and they said as it stands currently, anybody could have someone else's property potentially downzoned and that was why this is important.

Emily Sloop, Town Attorney, said I can't speak to the intent, but that seems to be the case, to protect against that very thing.

Commissioner Munger said I have a question pertaining to Section 2.9. The statement is “Therefore, two years after the date of approval of any petition for a conditional zoning district, or MH Overlay district, the Planning Board shall examine the progress made toward developing the property in accordance with the approved petition and any conditions attached thereto.” Currently there are no incidences where we’ve done this because this is the first step in pursuing this, where we would refer it back to the Planning Board.

Jack Simoneau, Planning Director, said that’s not changing. What that section basically says is when people go through conditional rezoning, the Town of Huntersville wants to make sure they are real projects and not hypothetical for rezoning. What it says is after two years of the date of approval, you go back and see if things have progressed. That’s not changing from this text amendment. Since I’ve been here there’s only one that I can think of that took a long time and that was Huntersville East. When it was approved the hold up was getting sewer up to that site and so they came back to the Town I think twice over a couple of years period to just say here’s where we are at in the process. Then the downturn of the economy came and the great recession and then the state legislature adopted a rule across the state of North Carolina that just basically put a hold on everybody’s timeline throughout the state. Bottom line is we are not changing that. Pretty much every development that goes through conditional rezoning, it’s a real project if it gets going.

Commissioner Munger said does the Planning Board actively track to ensure that projects that have been approved by this Board do in fact move along?

Mr. Simoneau said the Planning staff does it on behalf of the Planning Board.

Commissioner Kovacs said I was going to ask how we are monitoring this. Is it changing from 3 years to 2 years?

Mr. Simoneau said it is from 3 years to 2 years, because the statute says that vesting is for 2 years. We are just matching up our ordinance with the state statute.

There being no further questions or comments, Mayor Bales closed the public hearing.

Petition #TA21-15. Mayor Bales called to order 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, Planning Director, entered the Staff Report into the record. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 8.*

North State Development, LLC rezoned 9.94 acres through a conditional rezoning to TC (CD) (R20-03). The developer later contacted the Planning Department about adding a 750 sq. ft. rooftop amenity space on the top corner of a mixed-use building where Gilead Road will meet Public Street A next to Town Center. The conditional rezoning for this project allowed a maximum building height of 52.5’.

Article 8.7 states that no area intended for human occupancy can exceed the height limit of buildings (in this case, 52.5’). Therefore, staff advised the developer a rooftop amenity space for the mixed-use building would not be permitted because it would increase the building height past the allowed

maximum of 52.5'. Staff also indicated rooftop amenities would be desirable in Huntersville and staff would investigate the potential of a zoning text amendment.

On October 7, 2021, Huntersville staff sought feedback from the Huntersville Ordinances Advisory Board regarding rooftop amenities. The Huntersville Ordinances Advisory Board expressed interest in the possibility of a text amendment, but wanted to see proposed ordinance language.

An initial draft of the proposed ordinance language for the rooftop amenity space text amendment went to the Huntersville Ordinances Advisory Board for discussion on December 2, 2021. Several members expressed concerns with the text amendment draft language and staff indicated a final draft would be presented in January 2022.

A final draft of TA21-15 was presented to the Huntersville Ordinances Advisory Board on January 6, 2022. The Huntersville Ordinances Advisory Board did not recommend approval of TA21-15.

Amy Hallman, 100 Cambridge Road, said the thing about the rooftop ordinance option for our downtown is you noticed that the zoning districts, none of those are for TC. TC is going to be unlimited. It's going to be whatever TC wants, whatever the downtown developers want to do, and I have to look out for those folks. I know in the pre-meeting we talked about having a committee to discover what we are going to be, if we are going to rebrand, or who we are going to be, and a lot of us are saying we are not a bedroom community. Some of you are saying we are not a village. We don't know what we are, so maybe we shouldn't start acting like a City of Charlotte if we are not entirely sure who we are yet. The City of Charlotte has rooftop amenities in their more urban areas. What about Cornelius? What about Davidson? We do this all the time where we say we looked at all these other municipalities that do these things. What about them? Do they have rooftop amenities in their smaller downtowns? My thought is, I think about this woman that comes in here all the time to talk about the noise at CSD out by the rural football fields and the noise and the lighting ordinance and how she can't get anything handled there and then it makes me think 100' is not going to take care of the families that already live in the downtown, much less where these other zoning districts are. The previous HOAB didn't vote to approve this, and I think that needs to be taken into consideration. I get that there's no amplified sound with this, but this weekend when we had the pound exercise where they are beating around, could they do that up there? Could they have drum circles? That sound is going to carry. We've lost a lot of trees on Gilead and 115. That's going to be a lot of sound that can go without the amplification. Fifteen feet (15') is a lot. It's another story and a half for a building that we've already given so much to that it's bigger than DPK, taller in places. To give them another 1-1/2', come on. I think that if you want to still take on the rooftop amenities, that they need to be special use permit because you need to be able to control that and you need to be able to take that into consideration on a case-by-case basis, not just a blanket saying come on in.

Commissioner Kovacs said the project that this was based off is 52-1/2' already approved, which is 4-1/2' above the allowable height. This 15' would not be on top of the 52-1/2' or it would be.

Mr. Simoneau said it would be.

Commissioner Kovacs said we've already had to provide a height variance and then it would be 15' on top of that.

Mr. Simoneau said correct.

Commissioner Kovacs said I'm not really understanding why we are going to change an ordinance for one project, so I wondered have there been other builders or developers that have come requesting this or was it just that one?

Mr. Simoneau said no builders have come and requested this. We heard what they were proposing to do. We as a staff said that might have applicability for other buildings in the future, so that's why we went to the Huntersville Ordinances Advisory Board to have that discussion. At that first meeting they said yes, let's draft something up. There wasn't yes, absolutely, let's do it. It was that might would make sense, but let's see what the text amendment would look like.

Commissioner Kovacs said I noticed that it said under access that it would be available to all residents of dwelling units. Since we are referring to North State, are we talking about only the residents of the apartment building or are we making it so it's allowable for the townhome residents. Is it for the property as a whole or for just the building itself?

Mr. Simoneau said It could be for everybody in the North State subdivision, but that will be up to the developer. They might want to just limit it to the residents of the apartments. If they want to open it up for everybody in the subdivision, then we could count it as open space that's required.

Commissioner Kovacs said I'm uncomfortable with the idea of this being able to count towards their urban open space requirements. We are trying to keep green space and I feel like this might just lead into another back door to shove a few more dwellings into a project so that way they can just put green space on top. One of my questions was already kind of touched upon, but I am very concerned about noise levels. I know we have a noise ordinance that we are working on and the idea of putting this into play and saying well it's okay, the sound ordinances will cover it. I don't feel confident that would be appropriate at this time. As we heard one of the speakers previously say, I know it's a different situation, but we say 100' and she lives 1,500' and can hear. If we're talking about this project, we are taking down all those trees which takes away all of those sound barriers and then adding something 67-1/2' tall, that sound is going to carry, so I'm really worried about residents that are in the surrounding area. I just think when I was reading the HOAB minutes, I think them not being able to come to a consensus even after three meetings is very telling. I do appreciate the work you have put into this, I'm just very uncomfortable with this.

Commissioner Phillips said as it stands right now if somebody like a North State wanted to do this, is there a process for them to go through. Is it conditional or special use?

Mr. Simoneau said the conditional rezoning that was approved limited their height to 52'. If they wanted to exceed that, they will need to come back to the conditional rezoning. As it was mentioned, the height limit is 48'. For their conditional rezoning they got it moved up to 52-1/2' and if they want to go higher than that for space that folks will be occupying, they will have to come back and amend their conditional rezoning.

Commissioner Phillips said I'm not trying to make decisions tonight, but there's one project that's already been very controversial, the only one who could use this as it stands. All Huntersville isn't downtown. Downtown is already here and they're trying to stomach this North State thing and then it's like we thought we put it to rest and then wait there's more. What also concerns me, and I know these are little things, but they're huge things if you live over there, like the lights at 11 p.m. I'm a night owl, cool by me. Derek not so much. That's a lot. In my fun 20's I loved staying with friends in downtown because they had all these fun things, but I'm really uncomfortable with this and I'm uncomfortable the

Town is taking the lead. I personally just feel like this should be something that comes to us on a case-by-case basis because while this might be something awesome for Bryton or Birkdale or even the business park, I don't think this is it for downtown and I'd rather just deal with them one by one until we have too many and then let's go from there.

Commissioner Partee said over the past weekend I read the Huntersville Ordinances Advisory Board's minutes and I read all the comments that the committee members have made. I love rooftop amenity space. The socialization that it provides, the entertainment, and also the availability to the members or the residents that live there are very important. The question that I see, is it right for Huntersville. The City of Charlotte has a lot of open space amenities and it's nice to sit up there and have a drink and see the skyline of the city and of the sunset. But that's urban. That's the city. Huntersville is different. When my wife and I chose to move here, we moved here because of the rural feel – the trees, the greenery. Huntersville has a quaint and distinct character and to me that character is we want to maintain the feel of a rural presence. Having a roof top amenity four stories above Gilead Road doesn't feel right to me. I'm going to sit here and I'm going to re-read and listen to the community, see how they feel, and then I'll make my judgment accordingly.

Commissioner Munger said one of things that was put out there a couple different times was that the HOAB failed to act in one way or another. It was 4 to 4. I just want to throw out in the record that in one part of the minutes from the HOAB meeting, Scott Moore specifically stated that he would not be voting in favor of this because while a step in the right direction, he thinks that the sound noise additions are unnecessary and the 1,500 sq. ft. is too limiting. He would be comfortable with the height exceeding 15' and we should do everything we can to incentivize these improvements. Part of the reason I read this is because he actually wanted it to be more expansive than it is. We limited it down. We did still arrive at a 4 to 4 vote, but it provides a little bit of context as to what was happening on the HOAB. With that said, the questions I have for you are more of a technical nature. If we mentioned one of the avenues available to North State is if they wouldn't open themselves back up to a CD rezoning. If they put that on the table to allow this for this specific instance, do they put everything back on the table.

Mr. Simoneau said conditional rezoning is that only which an applicant offers. The applicant would have to come back and say I want to exceed the 52-1/2".

Commissioner Munger said a speaker asked specifically do Cornelius or Davidson allow this type of rooftop amenity.

Mr. Simoneau said not that we are aware of, but I know in Cornelius they do allow six stories, so we are actually a couple of stories below them. I know it's hard to compare apples and oranges.

Commissioner Munger said that's a fair statement. Section 8.7.5(b) shall not exceed 1,500 sq. ft. How did we arrive at this number?

Mr. Simoneau said that was based on feedback from the Huntersville Ordinances Advisory Board and then looking at the ordinance that we had checked in your agenda packets, so it was do we do it as a square foot limit, do we do it as a percentage limit, and we came up this square foot limit.

Commissioner Munger said someone had mentioned in the HOAB minutes that perhaps instead of having just a blanket, everything count towards urban open space, maybe just a percentage of that. Did staff take that into consideration?

Mr. Simoneau said we looked at it and we just limited it to 1,500 sq. ft. which is what the limit is on that, so if they provide it, they could get that one-to-one ratio essentially for urban open space.

Commissioner Munger said Zoning Ordinance 8.7.2, any part of a non-civic structure which extends above the height limit must be separated from lot lines a minimum distance of 1' for every 4' in height measured from the ground. My understanding of this, and I'm going to round up and say if this building plus rooftop amenities is 68', the setback should be 17'. I know I'm probably wrong on that, but you can correct me.

Mr. Simoneau said the sentence before that talks about if you are adjacent to a residential zone, whatever your height is, you need to be 1' from that property line. The section you are talking about is now we are not next to residential and now it's the difference between your height limit and then your accessory structure that you are adding on top of it, in this case an amenity structure, and that's when that additional footage comes in.

Commissioner Munger said Section 8.7.5(a)(i), does it override this ordinance or are they in conflict with each other?

Mr. Simoneau it overrides. What we are talking about is if this project talks about what your setback is if you are adjacent to a single-family home in a Rural Transitional Neighborhood Residential General Residential it's 100'. That's the most restrictive standard, so that's going to apply.

Commissioner Boone said any chance of you emailing me the names of the members of the HOAB who voted in favor of this. I might be missing something.

Mr. Simoneau said we'll get that to you.

There being no further questions or comments, Mayor Bales closed the public hearing.

Petition #R21-17. Mayor Bales called to order public hearing on Petition #R21-17, a request by HFH Partners, LLC to rezone (+/- 3.8 acres) 202, 204, 206, 208 Gilead Road from Neighborhood Residential District to Traditional Neighborhood Development Urban Conditional District for a mixed-use development (Parcel #s 01712112, 01712111, 01712110, 01712109).

Brian Richards, Assistant Planning Director, entered the Staff Report into the record. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 9.*

The request is for a conditional district rezoning for the Gilead Road Mixed Use project. It is currently zoned Neighborhood Residential. The proposal is to rezone to Traditional Neighborhood Development Urban Conditional District. The project size is about 3.8 acres. The applicant is proposing to have up to 19,000 sq. ft. of commercial space and 29 townhomes. The building types will be Highway Commercial and attached housing. The proposed density is 7.6 units per acre. The developer is proposing two urban open spaces. At the front there's a small plaza and in the rear there's a pedestrian pathway for the cottages or townhomes in the rear to front upon. There is an existing home on the west portion of the property that's going to be renovated and there will be a new two-story building that's about 12,000 sq. ft. No TIA was required by the Town or the state for this project. Currently the site has 19 specimen trees. In this zoning district there's a requirement of a 30 percent tree save. They are proposing a 12

percent tree save which means they will be going into mitigation with the staff. The TND district does not have a canopy requirement.

The applicants are requesting four (4) modifications: (1) buffer modification; (2) reduction to rear setback; (3) building height modification to allow a height up to 33'; and (4) internal landscaping.

Mr. Richards reviewed the building elevations.

This plan is supported by the 2040 Huntersville Community Plan. Staff is in support of this petition.

Mayor Bales recognized the applicants, Jay Henson and Brian Hines.

Jay Henson, 8926 Lizzie Lane and Brian Hines, 121 Gilead Road, presented PowerPoint to the Board on their proposed plan. *Refer to PowerPoint attached hereto as Exhibit No. 10.*

Amy Hallman, 100 Cambridge Road, addressed the Board in support of the project. I actually like the project. There are some things that I hope that they can work on, obviously saving a few more trees, but overall the lots are fairly empty of trees and I think it's been a very thoughtful project especially in terms of the water system and how they are going to deal with the school and beside the McAulay property. I like the cottage townhomes. I'm hoping that there's some room for some maybe bigger porches on the front. I think that was something that was part of that homey feel to them, but overall when we talk about the 2040 Plan and wanting diversity and housing and this is really one of those things, especially the cottage townhomes.....they're different, they're not anything anybody has done. It's not just business as usual. As I said I think it's thoughtful.

Commissioner Partee said what is the square footage on the townhomes and square footage on the cottage houses?

Mr. Henson said the townhome square footage I'm going to say it averages 2,000 sq. ft.

Abe Lehman, 6020 Stephens Road, reviewed the five different floorplans. We start around just under 1,200 sq. ft. for two of the units to get some affordable spots to come in here. They are two bedrooms. And then we go into the two-stories in the 1,600 sq. ft. range. And then into the 2,000 sq. ft. range for the remainder of those units on the two stories. Then the three stories we'll have two different products within those. One is 1,600 sq. ft. and the other is just under 2,000 sq. ft.

Commissioner Munger said you had mentioned, I believe the townhomes across the front, the three stories, all have garages, is that correct? Do any of the other units have garages?

Mr. Henson said all of them except the two on the far right. That has a detached garage, but all the units along the courtyard, those have garages and the townhomes on Gilead will have garages, all two bedroom. We exceed the parking requirements of 1-1/2 per bedroom within that area, not counting the parking lot over to the west.

Commissioner Munger said out of curiosity I'm looking at all these units, there's one yellow spot you didn't point to, what is that? The one that is closest to Huntersville Elementary.

Mr. Henson said that's a detached garage.

Commissioner Munger said I know we are still working through Staff Comment 4, do you have in mind what kind and amount of trees you are planning on putting in.

Mr. Henson said we'd like to put the majority of the trees on site. We are going to have street trees along Gilead Road that will be small maturing trees per NCDOT requirements. By the time you have those in the courtyard we'll have a mixture of landscape material and trees, so they'll have a nice canopy in that area. We'll have some along the sides of the buildings. I'm not counting the buffers but all the interior parking lot, the sides of building, we are going to try to keep as many of those there on site as we can.

Commissioner Kovacs said do you have any idea of what kind of businesses you are going to put in or do you have any leads on businesses you are going to put into the yellow house or the commercial space.

Mr. Hines said we've just talked to the high level to just a few local or regional type restaurant groups, breweries, coffee shops, those kinds of things. This is one aspect of it that we haven't spent a lot of attention on yet in the marketplace. We've been trying to refine the architecture of the large building just trying to figure out the right combination that both users can kind of compliment each other, so we are going to start that process here shortly.

Commissioner Kovacs said I do really like the outdoor open space that you have and with the cottages I like the idea of people being able to sit on porches and kind of look out and stuff like that. I do kind of echo the comment I would hope there would be a little bit larger of a porch just to be able to enjoy this, because it's really neat aspect of it. Thank you for keeping yellow house.

Mr. Hines said for history, that was our old Town Attorney Bob Blythe's childhood home.

Commissioner Boone said I think in your presentation you had a slide in there that showed the number of feet from the post office and shopping center, so I think that's excellent information. If it's a two-bedroom townhouse, is it going to have a two-car garage? If it's one-bedroom are we talking a one-car garage?

Mr. Lehman said the two bedrooms will have a one-car garage. The three stories will have two-car garages and the three-bedrooms will have two-car garages.

Commissioner Boone said I just want to echo what everybody else has kind of said is the first time I saw this the porches that look onto the green were much larger and if you could do something to make those a little bit larger that would be great.

Mr. Lehman said it's hard to tell but most of those units have 16' wide porches and they are 11' deep. We tried to vary our elevations and not have the same thing continuously, so that we have different depths and different massing on those units.

Commissioner Phillips said I know that you guys are having issues with the tree situation. Have you had an arborist come out and check out the trees on the property, because it's my belief that if any of them are sicker or not going to make it, they should not count towards your tree save.

Mr. Henson said we have not had an arborist look at it and we need to do that. We've walked it. I've taken photographs of seven of them that I believe are dying or don't have a good aesthetic value.

Commissioner Phillips said do you think you would have that information before this comes back?

Mr. Henson said yes.

Commissioner Phillips said good, that's a huge factor and I don't think it's fair to charge you for something that's out of your control. The trees in the parking lot, do those count towards your tree save?

Henson said no.

Commissioner Phillips said what triggered this to not need a TIA?

Stephen Trott, Director of Engineering, said when you look at TIA's for a development, they are site specific. You have to look at the conditions and what's being proposed for each site. Based on the initial determination, it was over the Town's threshold to require a TIA. When it moved to that next step which is scoping, that's where you figure out what you have to study, the intersections that were over that threshold to study were actually within the State's US 21 at Gilead project, so they were excluded. There were no other intersections that were required to be studied based on the ordinance and therefore there was no TIA to complete. It went through a couple of steps, but no TIA was required based on the Town ordinance.

Commissioner Phillips said if they are required to pay into our tree save, can that money be specifically earmarked for parks, anything like that, in the downtown area.

Emily Sloop, Town Attorney, said as of right now and speaking with Planning, we are not aware of anything that would allow that specifically as far as earmarking goes, but we can look further into that.

There being no further questions or comments, Mayor Bales closed the public hearing.

Petition #TA22-02. Mayor Bales called to order public hearing on Petition #TA22-02, 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 and 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, Planning Director, reviewed the request. *Refer to Staff Report and Staff PowerPoint attached hereto as Exhibit No. 11.*

In the Neighborhood Residential, Neighborhood Commercial, Town Center and Highway Commercial zoning districts, major subdivisions are limited to 30 percent attached houses, apartment buildings and mixed-use buildings. However, there is also a provision where the 30 percent cap can be exceeded in major subdivisions within ¼ mile of designated rail transit stations. These provisions have been in the ordinance since 1996.

The first development to be approved under these provisions was Vermillion Village in 2017, followed by Huntersville Town Center/North State Development in 2021. Both properties are zoned Town Center-

CD. Since rail transit may not come, or if it does will be far into the future, the Town Board requested text amendment TA22-02 be processed for consideration.

Mr. Simoneau reviewed the three transit station locations. Staff supports the text amendment.

Robert Kerns, 301 Hillcrest Drive, said we've been talking about a lot about these things for a very long time now. Every time someone speaks of the rail transit station in Huntersville, they lose a little bit of creditability. They disrespect both their audience and themselves because we all know there's no light rail coming and we've known it for quite some time. I was initially a fan of this. I liked the scheme. The concept is good. I'm a fan of new urbanism satellite village concept, these things going back to 1996 or so. However, you have to admit, we've never had the support of all four north Mecklenburg towns for rail. One town votes for it, two others vote against it. Even our previous mayor was not really in support of the rail, certainly not for taxes paying for it, although I think he was willing to use it as a leverage to subvert existing zoning and I get a little bit of heartburn over that. Norfolk Southern has always been a problem. They could always veto the project and in fact they now have. TOD now seems like a ruse for developers to get the highest possible density in any given area, especially in our downtown area. The acronym TOD really ought to stand now for total overdevelopment. We need to plan intentionally for a sustainable future for our town. I'm happy about the new downtown steering committee and wish them the best, but we need to concentrate on improving the quality of life for residents of Huntersville and not just sell out for more, more, more. More is not always better. Where, for instance, are the improvements for inadequate and crumbling infrastructure. Where is the downtown park and nature area, which most exceptional cities embrace. Where's our pedestrian mall and our walkable/bikeable center city. While I sincerely appreciate the effort of the Downtown Steering Committee, what have we actually accomplished toward these goals in the last two decades. Mostly what I've seen is the fire station, gridlock, exploding population, and the useless toll road. I really think we can do better. Please vote for the text amendment to modify this TOD. It's a start.

Brad Kemper, 205 Providence Lane, said my family has been here since 1987. My wife's family has been here since human race existed. I want to just say that we are losing our charm. When I bring my children downtown, it's just going to be a lot of high-rise buildings with apartments, and I feel like we are being owned by this developer that's going to be right next to Discovery Place Kids. While I was very impressed with the last development group that showed a lot of charm, preserve historical homes, and it's somewhere I would like to actually take my kids depending on what the restaurants are. I work for an international company and I like to bring some of these people from Norway, Prague, all these places, to my area. Before COVID I would have tours of the Sherwood Forest neighborhood and I would take them down the old streets. I would kind of hide them against Guignard's dirty buildings over there, but for the most part they loved this area and now I'm getting to the point to where if I have people come to visit us now, do I really want to take them through the downtown city when we start getting these high rises of high development growth areas that don't have any charm for my kids to run around, go to the stores, go to activities. I think we are overpopulating ourselves with high development homes and I would like to have the charm back in Huntersville as much as we could. I don't think we can get it all back because I think we're owned by this one development group.

Ernie Lee, 302 Watkins Street, my wife and I have been here for 55-56 years and we are still struggling, but anyhow I come today asking you as commissioners, let's see if we can stay with the 2040 Plan. It's been on the books for a long, long time. A lot of people have looked forward to this. I'll tell you why. I'm a businessman and I've got some properties downtown right there next to the American Legion. A lot of people have invested their money to buy property. Why do they buy property? A lot of them are like me white headed, getting wrinkly and a little bit older, but they've got to go to a nursing home, so

now they have a great opportunity to sell their property. But if the commissioners allow it not to be sold and they can't get their money for what they thought they would get, down the road they are not going to have the money to put into their nursing home. Now we have hurt them, because they were counting on getting that money to have a better quality of life. You guys are struggling because you've got to make a decision on what you are going to do for the big town of Huntersville. Don't get me wrong, I was against that little episode going in my neighborhood. I sat on my front porch and I could see those trees out there and I've enjoyed those trees for years and years, but then I had to realize that there's more than just the trees. It's going to be money coming in for you guys. It's going to be taxes. And I know that's what you've got to be thinking about because we've all got to have the money for taxes to be able to pay the episode that's coming our way. And that is a great responsibility. I ask you today to take all this in consideration. What Brian and Jay is doing down here, those apartments, those cottage things, that's great, because that's an opportunity for people to walk downtown and that's what it is all about. If we don't do something about the town, we're going to become stagnated. You've got to have a certain amount of apartments, so I hope that y'all will kind of look at it and say well maybe we don't need all these, but we need a certain amount, because we need the people to come downtown to enjoy what we've got. If we're not going to show them what we've got, keep them away. About 56 years ago, some of these guys here might remember, we had one Tastee Freez – do you remember that. We could get some good chicken. And where is it at today. It's gone. Where did I have to go – I had to go all the way to Charlotte to get me a nice big steak. Thank God we got those buildings now, I can just go over to Birkdale. Why do I've got to go to Birkdale when I live here and I can just walk down enjoy some of this down here that we are trying to get. I ask you today heavy heartedly, take care of the 2040 Plan. It's been on the books too long and people look forward to it.

Lee Hallman, 100 Cambridge Road, addressed the Board. *Refer to written comments attached hereto as Exhibit No. 12.*

Amy Hallman, 100 Cambridge Road, said as our Mayor said last week in retreat we have a responsibility to leave this town in better shape than when we got here. Shook Kelly presented an economic development a few weeks ago and for those of you that don't know, they assessed in our downtown that we could already support 70,000 sq. ft. of commercial and retail right now without new construction. We've already approved almost 700 new residential rooftops within a ¼ mile of Town Center. The kicker to me was when they presented styles and types of buildings that do not have what they called the "X" factor. These would be the facades that they highly recommend against having and they look just like the apartment buildings that are coming on Gilead. I don't want them in downtown and I don't want them in Caldwell Station. For two years my friends and neighbors have been waiting to talk about this TOD ordinance. Every time we seem to make headway on this topic someone in Charlotte says, well we are open to discussing it and then we all start looking like Jim Carey's Lloyd Christmas in Dumb and Dumber gushing, so they're telling me there's a chance. The train in question is an elusive transit and a collusive transit station is a commuter rail. A heavy diesel energy intensive passenger train which would only come through 10 times a day at most. This is no light rail. And if we were going to build the light rail it would take billions of dollars to build new tracks for the light rail. Anyone using the parcel of land at 105 Maxwell as an example of what could/could not happen with the TOD, it's trying to lure you in. The Town bought that property for a reason. You are going to control it. Surely you are not planning on residential development there yourself, so let that example go. Anyone who uses the Bellamoore apartments across from Primal Brewery as an example comparable is conflating the two purposely. The lot on which Bellamoore was built was over 5 acres always. It was one lot always, not pieced together. Anyone using these tactics has their hand in the cookie jar and doesn't want to stop eating all the cookies. The minor cookies, the major cookies, all the cookies as you will allow. The TOD ordinance is bad for Huntersville at this time and is as bad as anyone allowing you to

eat all the cookies in the cookie jar. With the TOD mindset, developers don't have to bring you their best plans. By right they will bring you the budget friendly bland or store brand cookies, you know the kind, as many as the bag will hold for practically nothing. You'll eat them if that's all you have and if they are already selling why upgrade. At least make them bring you the Pepperidge Farm. Where's the heck is Ms. Fields. Dare to dream people, why wouldn't you want to require the boutique style small business cookies, you know the ones that we all crave for parties and gifts. Remove the TOD ordinance. If the train miraculously reappears, you can put it back if you want to. Be a good steward of that cookie jar control. Do it for the health of the town.

Commissioner Phillips said can we remove TOD from one specific area of town or is that spot zoning?

Mr. Simoneau said just so we are clear, this text amendment is not for one specific area of town. This text amendment is for the four districts.

Commissioner Phillips said I'm aware, but could we do the opposite, where we allow this zoning for Bryton and Sam Furr, but then we exclude downtown.

Mr. Simoneau said so in the case of Bryton, they've already got TOD zoning, so they have a vested right, so they are not going to be coming back to you. In the case of Sam Furr, they actually rezoned their property to TND to get their 100 percent attached. They were not looking at a transit-oriented zoning district. They were looking for TND, similar to what we had earlier tonight next to the post office and next to the school. They don't need a TOD zoning. They've got a Traditional Neighborhood Development. Those two areas kind of are out play, so to speak. I will say on the Sam Furr area, there are some properties on the west side of 115 that are zoned Neighborhood Residential that will be caught up in this. You couldn't treat Neighborhood Residential district different depending on where its location is. It's got to be across the board wherever these four zones are.

Commissioner Phillips said how long have we had this zoning and when was the last time it was modified?

Mr. Simoneau said we've had it in the ordinance since 1996. A couple of words have been changed from 1996 up until now, but only the two projects that I showed have taken advantage of that and that's Vermillion Village and North State.

Commissioner Phillips said will this impact the market value of properties in the area and if we have someone that is an expert in this field weigh in, could they use the properties the Town owns that would be impacted maybe to do a comparison of the market price?

Mr. Simoneau said it's been my experience that when we make code changes like this, it hasn't had a big effect. What affects the property value is what people sell it for and that just takes time and then it gets reappraised based on what that sale is and that just takes an amount of time. I can't answer the other question because I'm not an appraiser.

Commissioner Phillips said were notices sent to the public about this public hearing and if so, how was the information disseminated?

Mr. Simoneau said we go with the legal ad per the ordinance and per the statute. The Town Board announced they were calling a public hearing last month for today. We have a mailing list of some 400

odd people that ask for copies of our agendas, so they know what's going on. It's on the website. That's the method we use to get the word out.

Commissioner Phillips said can we specify this down to train and rail specific and then keep the buses or any other form of transportation?

Mr. Simoneau said this particular section that we put the "X" mark on, it only applies to rail, because it says rail transit stations are where you can exceed that 30 percent. To try to answer the question with bus, we do have a transit-oriented district that can apply to rail or bus and so Bryton was the first one that used the TOD zoning, but that was in 2006 when Norfolk Southern was at the table and it looked like they were working together. Since 2013 Norfolk Southern has walked away. In the interim up at Sam Furr they came to staff and said we are looking to do this project, what zones could we choose. We specifically said avoid TOD, because Norfolk Southern has walked away. It doesn't make any sense for somebody to ask for TOD. No one has asked for that. We've got developers who have talked to us away from that TOD zoning, it's up to them, nobody has really submitted that way, but for bus it is available and in fact we had one that was approved on Hambright Road where there is going to be a bus rapid transit area. There was a TOD zoning approved with that for apartments because there was bus rapid transit within ¼ mile.

Commissioner Phillips said have we gotten an opinion from the Lake Norman Chamber, the EDC, Visit Lake Norman, the Huntersville Chamber, on potential impacts to the businesses in the area?

Mr. Simoneau said no, we have not. We've done the advertisements that we need to do. I would simply offer if you looked at the map that we showed and included in your agenda packet, there are a number of projects that are approved in this downtown area that's going to bring homes to our area. Those we fully believe are going to help support businesses, so we are moving in the right direction. It's just this section is going to be putting us on hold for major subdivisions to exceed it, but still people can do just what we heard earlier today, they could ask for a TND zoning if they can make the argument to you here's my project, what do you think and so that's an option that's still open. It's not closing the door completely, it's just you've got to try a different method to go forward.

Commissioner Phillips said have you guys ever had a zoning come in, change it and then revert it back in the history of the Town?

Mr. Simoneau said I've been here 20 years and I'm sure that it has happened on occasion where somebody has zoned property and then they've taken it back. One that I can think of that happened just a couple of meetings ago was out on Beatties Ford Road where they had it zoned TR and then they asked for it to go back to R.

Commissioner Phillips said there's been some confusion with people who believe that if we do this it will somehow impact or get rid of upcoming projects like North State. Could you explain to people like how that is not possible.

Mr. Simoneau said what you see in white are approved projects – Vermillion Village, North State and Vermillion Front. Vermillion Front was approved under the original Vermillion rezoning in 1990's. These projects are legally vested, meaning they can proceed on. They are approved and when they are approved that kind of sets the standard for that time, so you can't go back and take those rights away from those developments.

Commissioner Kovacs said I just want to clarify something you said, if we remove TOD, we're not stopping building that's happening around there. There's still the opportunity for developers to come in and request TND to still get these developments there, it just doesn't allow them to automatically have this unlimited development. Correct?

Mr. Simoneau said right. The way I would word it is it just doesn't let them go through and use this section of the ordinance to do it, but there's other ways to do it and there's a lot of other uses that are allowed, so absolutely yes, development can and will occur. We had one on our agenda tonight of a new project of commercial, residential, TND, so I think that is proof on your agenda.

Commissioner Munger said I'm looking at staff comments on LU-11 and DT-2. If TA22-02 is approved allowing more than 30 percent, attached houses, apartment buildings and mixed-use buildings could occur through a rezoning providing a higher-level review by the Town than would occur with a by-right land use. Can you just kind of give me a context.

Mr. Simoneau said I'm going to go back to the case that we just had come before you. They were offering up architecture, buildings, this is where my garage is going to be, this is where my open space is going to be, we would like to see bigger porches. That is a perfect example when you go through a conditional district rezoning, the level of detail that can be discussed and talked about. Conditional district rezonings have to be what the applicant agrees to and the Board agrees to, so there has to be mutual agreement, but that illustrates that a level of detail that the Board can get into through that conditional district rezoning process.

Commissioner Munger said based on my reading of the stricken and remaining language in Section 2 (Article 3.2.5(d)(4)), by passing this we would be removing the no limit on percentage of dwelling units in attached housing and leaving a 45 percent cap in place. Is that correct?

Mr. Simoneau said correct. What the amendment would read if this is approved is "Notwithstanding the limitations of 3), above, the percentage of dwelling units contained in attached houses, apartment buildings and mixed-use buildings is not limited when the dwellings are part of a mixed-use (office and/or commercial, residential) project provided that no more than 45 percent of the habitable floor area within the planned development project is for residential use."

Commissioner Munger said we've spoken a couple of times about a previous project that was presented here tonight. Is there a particular way that this would potentially adversely affect that particular application or would they have alternate routes such as TND to have a larger amount of attached housing still available to them?

Mr. Simoneau said if somebody had a major subdivision and they wanted to exceed 30 percent attached or apartments or mixed-use buildings, there is a TND option that's available to rezone to. I will say that it is context related, so it's got to be in an area where it meets the intent of the TND. What we heard earlier today is that this project that was presented earlier, it's walkable to a school, it's walkable to the post office. There's shopping. There's the downtown. It kind of fits that context, so as long as it kind of fits that context and it does not violate some other law such as spot zoning, then yes that's an option available.

Commissioner Boone said when's the last time you talked to the railroad, Norfolk Southern?

Mr. Simoneau said they don't talk to me. They go to the Mayor. It is at Charlotte Area Transit discussion level. If you talking to our Engineering Department, they talk to them on a regular basis about just crossings, but if you are asking in terms of rail transit, that is handled through CATS.

Commissioner Boone said Mr. Roberts, do you have a date the last time you might have talked to them?

Anthony Roberts, Town Manager, said I'll just be specific to your question. The answer is I have not talked to the Rail Division.

Commissioner Boone said Madam Mayor?

Mayor Bales said I have not either.

Frank Gammon, Planning Board, said I have two questions. One is what was the vote at the Ordinances Advisory Board for this text amendment.

Mr. Simoneau said the Ordinances Advisory Board did recommend approval of this unanimously.

Mr. Gammon the second question, if this TA22-02 were in effect when North State and the applicable Vermillion project were approved, how would that have impacted the density? The current ordinance allowed them to have unlimited density. How would this text amendment have impacted it or changed that?

Mr. Simoneau said just to be clear, those projects could have asked for a TND zoning to do exactly what they are approved to do.

Commissioner Phillips said instead of closing this public hearing tonight we would like to leave it open for a minimum of 30 days to so that all questions are answered, all comments are brought in and that Commissioner Kidwell who is not here, this was an item he put on the agenda, can be handled too.

Mayor Bales said I'll leave that to the Board.

Commissioner Munger said I would second that if that were a motion.

Mayor Bales said is that a motion?

Commissioner Phillips made a motion to keep the public hearing open for 30 days to ensure that we are getting proper information to make sure all six Town Board members have their say in this matter.

Commissioner Munger seconded motion.

Commissioner Partee said this is going before the Planning Board at the end of the month, so we leave it open for 30 days, will that affect the Planning Board's decision on this?

Mayor Bales said it would affect the Planning Board's decision.

Mr. Simoneau said just to be clear, it is not a law that the public hearing be closed before the Planning Board makes a recommendation. That's the way it has always worked, but it's not a requirement. Just to be clear as I'm understanding, it said 30 days, but to clarify, is the intent to keep the public hearing

open until your first meeting in April, which will be April 4, so that night it's on the agenda. Is that what the intent is?

Commissioner Phillips said yes.

Mr. Simoneau said I think that makes it clearer to us. Getting back to the question, though, it is not required that the public hearing be closed before a Planning Board recommendation, but typically that's what's been done.

Emily Sloop, Town Attorney, said it's not a law. Typically, in Huntersville we do wait so the Planning Board has the benefit of hearing exactly what was said during the joint public hearing before making their recommendation. The Town Board could opt to allow it to move forward, or they could also hold the public hearing open, allow it to close and then have it go to the Planning Board.

Commissioner Phillips amended her motion to keep this open until April 4, 2022.

Commissioner Munger seconded amended motion.

Commissioner Kovacs said when will we vote on it?

Mr. Simoneau said right now it is scheduled for April 18.

Commissioner Kovacs said could we still vote that day if we keep the public hearing open?

Mr. Simoneau said yes. That would be two weeks, so you will close the public hearing on the 4th and then two weeks later you will actually make a decision, assuming you are comfortable with having the Planning Board make their recommendation, which would be on Tuesday, March 22. Do understand the Planning Board can continue an item as well, so that would kind of hold up the whole decision-making process.

Commissioner Boone said I just want to understand this, that every time we have a public hearing and a commissioner is absent, we are going to delay it until the next meeting.

Commissioner Phillips said I would say in this situation why he is not here is absolutely acceptable and the fact that his name when this got put on the agenda initially was right beside the item, not on this but when it got brought up the first time, it was Commissioner Kidwell and Commissioner Kovacs, and I personally feel like we shouldn't be closing this without his say. He can't help that he's not here right now. I feel like the people who put it on the agenda should both have an equal say.

Commissioner Boone said I understand that, but I just want to be sure that we are not setting this for the record for future times if we don't have all six commissioners, we can't delay the closing of the public hearing. This is a one-time deal.

Mayor Bales called for the vote to continue public hearing until April 4, 2022.

Motion carried 5 to 0.

OTHER BUSINESS

None

MAYOR AND COMMISSIONER REPORTS/CLOSING COMMENTS

Commissioner Boone

- Festival of Services will be held in the Huntington Green neighborhood on April 2.
- Activities since last meeting: Participated in mentoring session with one of the new Planning Board members; met with Sally Ashworth from Visit Lake Norman about getting tax dollars for a walking app; met with Chief Hoyle and Major Graham; attended Cool Kids Clubhouse Open House; met with principal of Hopewell High School; attended Planning Board meeting; visited the Public Works Building; attended two OHHS meetings; met with Ada Jenkins and Caterpillar Ministries; attended Mayor's Fitness Challenge Kick-off.

Commissioner Kovacs

- Provided update from the Huntersville Regional Chamber of Commerce.
- Provided update from Lake Norman Chamber of Commerce.
- Wished her husband happy anniversary.

Commissioner Phillips

- Expressed appreciation for the update earlier in the meeting on the Loch Norman Games.

Commissioner Partee

- Attended the 2nd year anniversary reception at Cool Kids Clubhouse.
- Attended the Town Board budget and planning retreat.
- Huntersville Police Department provides free gun safe locks.

Commissioner Munger

- Huntersville Ordinances Advisory Board met on March 3.
- Attended the Municipal Educational Advisory Committee (MEAC) meeting last Wednesday.
- Next meeting of the Public Arts Commission is March 9.
- Consider supporting local non-profits.

Mayor Bales

- Metropolitan Transit Commission gave us status on the Envision my Ride efforts.
- Lake Norman Economic Development Corporation has a total of 37 projects, 20 of which are in Huntersville.
- LNEDEC hosted a Journey 360 project last Friday where students from the three area high schools visited three businesses.
- Attended ribbon cutting at Apricot Lane in Birkdale.
- Colonial Pipeline would like to host the Board to tour the spill site.
- Huntersville 101 started last week.
- Encouraged citizens to participate in the Mayor's Fitness Challenge.

CLOSED SESSION

Commissioner Boone made a motion to go into 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.

Commissioner Munger seconded motion.

Motion carried 5 to 0.

Upon return from closed session, there being no further business, the meeting was adjourned.

Approved this the 18th day of April 2022.