



AGENDA

Regular Town Board Meeting (VIRTUAL)

November 2, 2020 - 6:00 PM

HOSTED FROM TOWN HALL (101 Huntersville-Concord Road)

Virtual Meeting Information *This meeting will be held both in person at the Huntersville Recreation Center located at 11836 Verhoeff Drive, Huntersville, NC 28078, and virtually via livestream at <https://www.facebook.com/HuntersvilleNCTownGovernment>. The Board of Commissioners will participate remotely. The public is invited to attend and comment during public comment or during any of the public hearings (1) in person at the Huntersville Recreation Center, 11836 Verhoeff Drive, Huntersville, NC 28078 or (2) by telephonic communication in accordance with instructions sent to persons who have registered with the Town Clerk no later than 3 p.m. on November 2, 2020 to speak by telephonic communication. The public may also submit comments by email to the Town Clerk at jpierson@huntersville.org. For public hearings only, emailed comments may continue to be submitted until 24 hours after close of the public hearing. 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. Potential Town Sidewalk Projects (Stephen Trott)

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 - *Speakers are limited to 3 minutes. The Mayor reserves the right to shorten the time limit for speakers when an unusually large number of persons have signed up to speak. Speakers may not give all or a portion of their time to other speakers.*

7. Agenda Changes

8. Public Hearings

- 8.A. Conduct CONTINUED Public Hearing on Petition #R20-03 - Huntersville Town Center Mixed-Use, a request by NorthState Development, LLC to rezone +/- 9.947-acres located south of Gilead Road (just west of NC 115), north of Greenway Street and east of Hillcrest Drive (Parcel #s 01711616, 017116699, 01711617, 01711618, 01711643, 01711619, 01711627, 01711626, 01711625, 01711632, 01711633, 01711634, 01711637, 01711638, 01711639, 01711640, 01711801, 01711811) from Town Center, Neighborhood Residential & General Residential to Town Center - Conditional District to permit a mixed-use development with 138 apartments, 53 townhomes, 7 detached-homes and 12,000 sq. ft. of non-residential space. (David Peete)

9. Other Business

- 9.A. Consider decision on North State Development Conceptual Plan. (Jack Simoneau)
- 9.B. Discuss and consider approving 2020-21 Legislative Goals to Submit to NCLM for Consideration. (Melinda Bales)

10. Consent Agenda

- 10.A. Approve the minutes of the September 8, 2020 Regular Town Board Meeting Minutes. (Janet Pierson)
- 10.B. Adopt Resolution Authorizing the McCoy Rd at Hambright Rd and McCoy Rd at McIlwaine Rd Engineering Services Contract. (Lora Mastrofrancesco)
- 10.C. Approve budget amendment appropriating Downtown Revitalization revenue of \$10,000 to Downtown Revitalization expense of which \$5,000 will be allocated to the Ice House Reimagined art piece and the remaining \$5,000 will be allocated to the public art bench. (Pattie Ellis)
- 10.D. Call a public hearing for Monday, December 7, 2020 at 6:00 p.m. on Petition #R20-05 Vermillion Village, a request by Vermillion Anchor Mill Village, LLC to revise the +/- 29.58-acre Vermillion Village Rezoning at 404 N. Church Street (PARCEL IDs 01902201 and 01902202) from Town Center - Conditional District to Town Center - Conditional District to include 374 attached residential units (townhomes and apartments) and 22,000 sq. ft. of commercial. This public hearing will be held both in person at the Huntersville Recreation Center located at 11836 Verhoeff Drive, Huntersville, NC, and virtually via livestream at <https://www.facebook.com/HuntersvilleNCTownGovernment>. Instructions for speaking at the public hearing will be included in the advertised notice and the December 7, 2020 published agenda. (Sierra Saumenig)
- 10.E. Call a public hearing for Monday, December 7, 2020 at 6:00 p.m. on Petition #R20-04 Statesville Road Mixed Use, a request by Palillo Holdings, LLC to Rezone +/-

37.19 acres as the Southwest corner of Hambright Rd and Statesville Rd (Parcels: 01704401, 01704402, 01704403, 01704404, 01704406, 01704407, 01704409) from Corporate Business to Corporate Business Conditional District, Transit-Oriented Development Residential Conditional District, Highway Commercial Conditional District. This public hearing will be held both in person at the Huntersville Recreation Center located at 11836 Verhoeff Drive, Huntersville, NC, and virtually via livestream at <https://www.facebook.com/HuntersvilleNCTownGovernment>. Instructions for speaking at the public hearing will be included in the advertised notice and the December 7, 2020 published agenda. (Brian Richards)

11. Closing Comments

12. Adjourn