



Huntersville Ordinances Advisory Board  
Minutes

January 3, 2019  
3:30 p.m. – 5:00 p.m.  
Rotunda Conference Room  
Town Center – 3<sup>rd</sup> Floor  
105 Gilead Road, Huntersville

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**A. Call to Order**

Voting Members in Attendance: Chairman Brian Hines, Vice Chairman Jeff Sny (attended after quorum), Dan Boone, Thomas Finlay, Jay Henson, Matt Jones (attended after quorum), Scott Moore, Tim Taylor, and Susan Thomas.

Nonvoting Members in Attendance: Beeker, Haines and Simoneau

**B. Approval of Minutes**

A Motion to Approve the December 6, 2018 Minutes was made by Dan Boone, and seconded by Scott Moore. The vote was unanimous (7-0).

**C. Comments from Audience**

John Aneralla, Mayor, spoke to the members and gave his appreciation for their time and service.

**D. Other Business**

**1. Consider amendment increasing the gross land area allowable for single-family and/or multi-family in a Corporate Business district development of 400 acres or more from 8% to 10% and to eliminate the current limitation of just two (2) allowable attached single-family and/or multifamily housing developments.**

Meredith Nesbitt, Senior Planner, reviewed and explained the proposed amendment. Jack Simoneau, Planning Director, added that The Park is the under the 1991 Code, but for multi-family use it would be under the current ordinances. The last time modified was in 2006. Staff showed the multi-family units approved since 2010, and spoke to the 2030 Community Plan. Susan Irvin, Attorney at Law, addressed the Board on behalf of the applicant. The purpose for the Text Amendment (“TA”) is to make The Park diverse to be successful, which currently it includes shopping centers, the hospital, office space, Joe Gibbs racing, etc. There are economic drivers and development within The Park, and noted the two (2) apartment complexes (Waterford & Silver projects), which adds to the diversity, and serves users of The Park (and Town). The Strategic Economic Development Plan is to attract businesses with diversity. Addison Causey (Senior Vice President, SAM Real Estate Services, US Trust - Bank of America Private Wealth Management) included a brief history of The Park beginning as an Industrial Park that has evolved into a premiere business park. In 2006, a TA allowed for more flexibility to allow the two apartment complexes. There is a limited amount of land suitable inside The Park for multi-family housing (two lots). It was stated there are approximately 77 acres in total remains for development. Mr. Causey spoke to the marketing of sites, topography and capabilities. Commissioner Walsh asked about connectivity and Patterson Road, to which Mr. Causey responded for the needs of The Park and its

property owners. Scott Moore questioned the gross acreage (674), and the calculated 10% for multi-family (64 acres). Thomas Finlay asked the Planning Director if there was an issue with the TA, to which he responded that staff does not support the amendment as there is plenty of approved and unbuilt multi-family projects in Town. Matt Jones asked if it was the applicant's intent to have the property for sale or lease for apartments, and Addison Causey explained it would be for lease. Mr. Jones noted this is workforce housing, and noted the walkability. He also included ERISA laws could be tied to the pension plan investment aspect of the property owner (Bank of America, as Trustee).

Scott Moore made a Motion to Approve as proposed, and Jay Henson seconded. The vote was 4-5, and the Motion failed.

Jeff Sny made a Motion to Approve, and to increase the multi-family development limit to 4, while keeping 10% of the gross land area as proposed, and include the language shown with strike-through (see attached proposed TA language). Scott Moore seconded. The Motion passed 5-4.

## **2. Discussion on nonconforming lots in the General Residential (GR) zoning district (Attachment 3).**

Jack Simoneau described the subdivision known as Norman Park and reviewed its history and timeline starting in 1963. He noted the annexation in the 1990's, and the ordinance and conforming lots. The amendment is to clean up any conflict in the ordinance. Due to time constraints, the matter will be on the following Agenda to review.

## **3. Update on Huntersville absorbing positions previously provided be Mecklenburg County LUESA**

Jack Simoneau noted that the positions will be advertised for the Project and Zoning Inspectors, and quickly showed the permit activity and revenue spreadsheet. Permit fees may need to be increased.

### **E. Adjourn**

Approved this 7th day of February 2019.

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Brian Hines, Chairman

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Jack Simoneau, Secretary