



ACTION AGENDA
Regular Town Board Meeting
September 8, 2020 - 6:00 PM
HUNTERSVILLE RECREATION CENTER
11836 VERHOEFF DRIVE

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

1.A Discuss proposed NCDOT STIP Amendments.

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

7. Agenda Changes

8. Public Hearings

8.A Conduct public hearing on Petition #TA20-01, a text amendment application requested by the Huntersville Planning Board to amend Articles 7.2, 7.4, and 12 of the Huntersville Zoning Ordinance to modify the required tree save mitigation requirements.

Public Hearing Closed.

8.B Conduct public hearing on Petition #TA20-02, a request by Jack Simoneau, Planning Director, on behalf of the Huntersville Planning Board to allow the Planning Board to have control of one deferral with or without applicant consent.

Public Hearing Closed.

8.C Conduct public hearing on Petition #TA20-07, a request by The Barnes Real Estate Co., LLC to allow 100% attached houses in the Highway Commercial zoning district on one lot or a combination of lots that are less than or equal to 3 acres net of any SWIM Buffer. The maximum density is proposed to be limited to 10 units per acre net of any SWIM Buffer and the Building Lot Types would comply with Article 4: Attached House.

Public Hearing Closed.

8.D Conduct public hearing to receive public input on a request received from Greenway Waste Solutions, LLC, and Greenway Waste Solutions of North Meck, LLC, for a new franchise to continue operations of the C&D Landfill located at 15300 Holbrooks Road.

Public Hearing Closed.

8.E Conduct public hearing on Petition #ANNEX 20 -01, a request by Greenway Waste Solutions at North Meck, LLC, to annex 5.47-acres along Holbrooks Road into the Town of Huntersville.

Public Hearing Closed.

8.F Conduct public hearing on Petition #ANNEX 19 -04, a request by EPCON Eastfield Road, LLC, to annex 35.908-acres (Courtyards at Eastfield Road Subdivision) into the Town of Huntersville.

Public Hearing Closed.

9. Other Business

9.A Consider decision on Petition #ANNEX20-01, a request by Greenway Waste Solutions at North Meck, LLC, to annex 5.47-acres along Holbrooks Road into the Town of Huntersville.

Approved by unanimous vote.

9.B Consider adopting an Ordinance to Grant a Franchise for the operation of the North Mecklenburg Construction and Demolition Landfill, 15300 Holbrooks Road, Huntersville, NC (Second Reading).

Approved by unanimous vote.

9.C Consider decision on Petition #ANNEX 19-04, a request by EPCON Eastfield Road, LLC, to annex 35.908-acres (Courtyards at Eastfield Farm Subdivision) into the Town of Huntersville.

Approved by unanimous vote.

9.D Consider decision on traffic calming for Salem Ridge Road.

Option 1 approved by unanimous vote.

9.E Conduct evidentiary hearing and consider decision on The Hills Subdivision Sketch Plan, a request by Bowman Development to subdivide 62.62 acres of land located on the east side of Asbury Chapel Road to create a 88 lot single-family subdivision (Parcel IDS 02103108, 02103107, 02103138, 02103132 and 02103104).

Approved by 5-1 vote (Commissioner Boone opposed).

9.F Conduct evidentiary hearing and consider decision on Hill Street Phase 2 Subdivision Sketch Plan, a request by Bowman Development to subdivide 0.629 acres located on Hill Street to create a 10-unit townhome subdivision (Parcel IDs 01905209 and 01905210).

Approved by unanimous vote.

9.G Conduct evidentiary hearing and consider decision on Vermilion Front Subdivision Sketch Plan, a request by Bowman Development to subdivide 14.04 acres of land located on the east side of Huntersville-Concord Road to create a 99-unit townhome subdivision (Parcel IDs 01905212, 01905424, 01905301, 01905403, 01905304, 01905305, 01905325, 01905326, 01905303, 01905324).

Approved by 5-0 vote (Commissioner Hines recused).

9.H Conduct special use permit hearing and consider decision on Petition #SUP20-01, an application for a Special Use Permit to operate a Banquet Facility at 14418 NC 73 HWY in the Rural Zoning District.

Approved by unanimous vote.

9.I Conduct evidentiary hearing and consider decision on Petition #MBS20-01, an application from the Hope House for a multi-building site at 15604 Northcross Drive.

Approved by 5-0 vote (Commissioner Phillips recused).

9.J Consider decision on proposed rate modifications for Huntersville Electricities Customers.

Approved by unanimous vote.

9.K Discuss potential letter to Senator Natasha Marcus and Representative Christy Clark related to the August 11, 2020 Huntersville Board of Adjustment meeting.

Approved sending letter by 4 to 2 vote (Commissioners Munger and Walsh opposed).

10. Consent

10.A Acknowledge Report of Settlements of Litigation Approved in Closed Session.

Approved by unanimous vote.

10.B Call a public hearing for Monday, October 5, 2020 at 6:00 p.m. at Huntersville Recreation Center, 11836 Verhoeff Drive on Petition #R19-18, a request by Cambridge Properties, Inc. to revise the +/- 25.6-acre Huntersville Market Conditional District Rezoning located north of the Eastfield Road and Prosperity Church Road intersection (Parcel #s: 02119171, 02119172, , 02119170, 02119169, 02119168, 02119173, 02119174, 02119175 & 02119101) from Highway Commercial - Conditional District to Highway Commercial - Conditional District REVISED to permit senior apartments.

Approved by unanimous vote.

10.C Call a public hearing for Monday, October 5, 2020 at 6:00 p.m. at Huntersville Recreation Center, 11836 Verhoeff Drive on Petition #R20-03, a request by NorthState Development, LLC. to rezone +/- 9.947-acre to develop Huntersville Town Center Mixed-Use Conditional District located south of Gilead Road, west of NC 115 and north of Greenway Street. (Parcel #s: 01711616, 01711617, 01711618, 01711619, 01711627, 01711643, 01711699, 01711625, 01711626, 01711632, 01711633, 01711634, 01711637, 01711638, 01711639, 01711640, 01711801 & 01711811) from General Residential, Neighborhood Residential and Town Center to Town Center - Conditional District for a mixed-use development with commercial uses, apartments and townhomes.

Approved by unanimous vote.

10.D Adopt Resolution to award Commerce Station Sidewalk Project.

Approved by unanimous vote.

10.E Adopt Resolution to award Town of Huntersville 2021 Resurfacing Contract.

Approved by unanimous vote.

10.F Adopt Resolution to award Gibson Park Phase 1 project.

Approved by unanimous vote.

10.G Adopt Resolution to accept Carver Avenue from NCDOT for Town Maintenance.

Approved by unanimous vote.

11. Closing Comments

12. Adjourn