



Planning Board
Bruce Andersen, Chairman
Brian Hines, Vice Chairman
Addison Causey
Nancy Clarke
Leonard Cook
Barry Hester
Bob Lemon
Jo Anne Miller
Sam Mount
Jeff Neely
Randy Poindexter

The Workshop Meeting of the Planning Board was held at the Huntersville Town Hall on April 22, 2008, at 5:30 p.m.

Call to Order

Jack Simoneau, Planning Director, called the meeting to order at 5:45 p.m.

Board Member Attendance

Chairman Bruce Andersen, Vice-Chairman Brian Hines, Addison Causey, Leonard Cook, Barry Hester, Bob Lemon, Jo Anne Miller, Sam Mount, Jeff Neely, and Randy Poindexter. The following member was absent: Nancy Clarke.

Planning Staff Attendance

Jack Simoneau, Planning Director, Zachary Gordon, Principal Planner, Whitney Hodges, Senior Planner, David Peete, Principal Planner, Bradley Priest, Commercial Planner, and Michelle Haines, Secretary.

Agenda

1. Wetland Protections by Buffer: Jack Simoneau indicated that wetland maps were given to the Board members last year upon their request. Bruce Andersen is concerned with the wetlands receiving adequate buffers in respect to the size of the wetland area.

Addison Causey included information concerning the different levels and definitions between the State and County Agencies, but considers that the identification of wetlands has been narrowed down today with regulations.

Jo Anne Miller identified the subdivision Summer's Walk as having newly created wetlands. As stated by Jack Simoneau, an "artificial" wetland however made should be protected when building in close proximity to preserve its usefulness and see that the wetland is not harmed. Jack Simoneau further explained the density of Huntersville's open space policy verses Davidson's.

Bruce Andersen desired to form a sub-committee that he would Chair. The following members agreed to volunteer with Bruce Andersen, and be included on email correspondence: Jack Simoneau, Jo Anne Miller, Brian Hines, and Addison Causey.

2. Best Management Practice (“BMP”) Maintenance: Jack Simoneau started the discussion by saying that the Homeowner’s Associations are not the best group to control and oversee this issue, and it would create to a high cost to the Associations. Whitney Hodges joined the discussion and explained that Phase 2 Storm Water Rules must be followed and then long term maintenance be provided. Jack Simoneau discussed the Town of Huntersville’s fees through the sewer fees from Mecklenburg County. Bruce Andersen is concerned that the fees are not enough, and wants them raised with Mecklenburg County.

Jack Simoneau will try to locate a correspondence to him from Rusty Roselle concerning maintenance liabilities, and long term maintenance to provide to the Board members. Additionally, he will contact Max Buchanan, Director of Public Works, and invite him to the next workshop meeting, if available, or at a minimum update the Board in the next Agenda.

3. 100’ Buffer on Beatties Ford Road: Jack Simoneau identified that historically Mecklenburg had maintained a 100’ buffer along the road, and the Town has honored that buffer with the exception of Barkley Subdivision. Bruce Andersen requested that the 100’ buffer be officially maintained. Jack Simoneau indicated that this matter would be on the next Agenda.

4. Internal and External Signs and LCD and Rotating Signs: Bruce Andersen opened the discussion with the neon signs from the inside of the windows in retail businesses (i.e. Walgreens). Addison Causey offered the idea to craft an ordinance retroactively. The example of the LCD Rotating Sign was the billboard along I77 at Exit 23. Jack Simoneau stated that although Billboards are no longer allowed, this particular billboard must have been updated.

Several Board members, including but not limited to Bruce Andersen, Addison Causey, Sam Mount were concerned of the traffic safety the sign illuminated at night and its rotation as a distraction to vehicular travel. Additionally, it was mentioned that the Town should control the light levels of the LCD billboards/signs.

It was suggested by Sam Mount to check ordinances in Hilton Head Island, South Carolina since they do not prohibit these signs, but limit them. Additionally, Charleston South Carolina was given as another example. David Peete intervened in the discussion concerning the Myrtle Beach ordinances, and that they were able to change/rotate once in a 24 hour period. Furthermore, if certification is necessary by installers for regulating light levels, an inspector would have to be specifically certified in that area.

Bruce Andersen proposed that the Planning Department check other localities, including other towns in Mecklenburg County, for the frequency in changes and brightness.

5. Multiple Bonds for Subdivisions: Jack Simoneau reminded the Board members that this subject was previously dealt with and included in the Minutes of October 23, 2007, and that is based on the concern of Nancy Clarke and the Gilead Ridge subdivision.

Addison Causey suggested that all Bonds be done at once to streamline the process. Jack Simoneau described the Bond procedure, the multi-performance bond for streets, trees, etc., and that Bonds have to be proportionate.

Bruce Andersen questioned why there were no Bonds for what is owed to the Homeowners by developers concerning amenities that are promised in subdivisions. Jack Simoneau stated that it is not a Town requirement that they be built, and the Town does not have to monitor this.

6. Homes Fronting a Public Street: Jo Anne Miller started the discussion with the example of a home that sits off the road, with an easement/driveway to a “flag lot”. The discussion was for clarification of the ordinance. David Peete described that a dedicated easement for a large lot consisting of 3 to 5 acres should be able to front the street; and that the planner will look at the curvatures in the road compared to the location of the home. The Ordinance is to provide consistency.

7. Enforcement of Rules Requiring Internal Stacking: Bruce Andersen addressed this issue about CMS schools, particularly Hopewell High School. His position is that CMS should provide improvements to address this issue if the school has available space. Jack Simoneau responded by advising members that he has raised this issue at Department head meetings to get the traffic out of the right of ways. Additionally, this issue is on the Planning Agenda to have a higher level of review.

8. Addison Causey brought up an issue that was not on the Agenda concerning the consideration of taller buildings within the Town. David Peete indicated that this matter will be included in the next meeting for the TOD Zone. Jack Simoneau stated that we can look at other Zones.

9. Illegal Signs: Jack Simoneau indicated that any illegal signs would be enforced, including but not limited to “human” signs.

10. As time did not allow for further discussions the remaining items on the Workshop Agenda are listed below, and will be addressed at a later date:

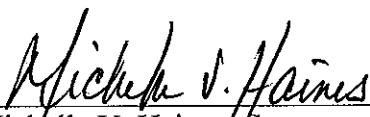
- a. HOA Database
- b. Valet Service (blocking town road)
- c. Lighting – Linville, Horse Farm (Brown Mill Road), and Regency Center
- d. McMansions
- e. Improper Transfer of Amenity to HOA’s
- f. Detached Garages
- g. Presale of Lots

Adjournment

The workshop meeting was adjourned at 7:04 p.m.

Approved this 24 day of JUNE 2008.


Bruce Andersen, *Chairman*


Michelle V. Haines, *Secretary*