

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**February 3, 2020
6:00 p.m. – Huntersville Town Hall**

PRE-MEETING

The Huntersville Board of Commissioners held a pre-meeting at the Huntersville Town Hall at 5:30 p.m. on February 3, 2020.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger, Stacy Phillips and Nick Walsh.

Commissioner Boone made a motion to go into closed session for real property acquisition. Commissioner Hines seconded motion. Motion carried unanimously.

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

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

The Regular Meeting of the Huntersville Board of Commissioners was held at the Huntersville Town Hall at 6:00 p.m. on February 3, 2020.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Brian Hines, Lance Munger, Stacy Phillips and Nick Walsh.

Mayor Aneralla called the meeting to order.

Mayor Aneralla called for a moment of silence.

Mayor Aneralla led the Pledge of Allegiance.

MAYOR AND COMMISSIONER REPORTS/STAFF QUESTIONS

Mayor Aneralla

- Attended the Metropolitan Transit Commission meeting a couple of weeks ago. Two new express bus routes have been added to Huntersville.
- Next meeting of the North Meck Alliance is February 13.
- Next Mayor's Luncheon is February 18.
- Town Board Retreat was held January 30 and 31.

Commissioner Bales

- Lake Norman Economic Development Corporation currently has 33 projects, 13 of which are in Huntersville. Attended the groundbreaking for Ramah Executive Park. Big Beverages Contract manufacturing announced they are moving into The Park.
- Next meeting of the CMS Municipal Education Advisory Committee is February 26.

Commissioner Boone

- Next meeting of the Huntersville Ordinances Advisory Board is February 6.
- Provided update on Lake Norman Chamber of Commerce events.
- Provided update on Huntersville Police Department events.
- Huntersville 2040 Community Plan is now online.

Commissioner Hines

- Provided update from the Charlotte Regional Transportation Planning Organization.

Commissioner Munger

- February is Black History Month.
- Attended launch of North Meck Economic Mobility Collaborative.
- Will be touring Ada Jenkins on Thursday.
- Next Meeting of Centralina Council of Governments is February 12.

Commissioner Phillips

- Reminded everyone you must be registered to vote by this Friday in order to vote in the 2020 Primary on Election Day.
- A Mecklenburg County Veterans Service Officer has office hours in Town Hall on Wednesdays.

Commissioner Walsh

- Provided update from the Greenway, Trail and Bikeway Commission.
- Provided update from Parks & Recreation.
- Next meeting of the Public Art Commission is February 12.
- Provided update on Huntersville Chamber of Commerce events.
- Provided update on Visit Lake Norman events.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

Bruce Andersen, 16125 Weatherly Way, addressed the Board concerning traffic light timing on Highway 73. *Written comments attached hereto as Exhibit No. 1.*

BeeJay Caldwell, 14125 New Haven Drive, addressed the Board concerning the proposed land swap with Nate Bowman. *Written comments attached hereto as Exhibit No. 2.*

AGENDA CHANGES

Commissioner Bales made a motion to adopt the agenda.

Commissioner Walsh seconded motion.

Motion carried unanimously.

PUBLIC HEARINGS

Mayor Aneralla recognized Planning Board members present: Jennifer Davis, Scott Hensley and Frank Gammon.

Petition #R19-17. Mayor Aneralla called to order public hearing on Petition #R19-17, a request by South Creek Construction to rezone 35.8 acres from Transitional Residential to Neighborhood Residential Conditional District for a 320 unit congregate housing development; Parcel 01123104. The applicant has requested the public hearing be continued to March 2, 2020.

Commissioner Walsh made a motion to continue the public hearing on Petition #R19-17 to March 2 at 6:00 p.m. at Town Hall.

Commissioner Boone seconded motion.

Motion carried unanimously.

Petition #R19-13. Mayor Aneralla called to order public hearing on Petition #R19-13, a request by Investments LP Howard Louise G Family to rezone approximately 65.5 acres from Corporate Business to Corporate Business Conditional District.

Brad Priest, Principal Planner, entered the Staff Report into the record and reviewed request. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 3.*

Staff supports the fundamental intent of the rezoning application and the reduction of the CB buffers. Staff also supports the rezoning application as being consistent with CD-2 of the Huntersville 2030 Community Plan. However, there are site plan concerns that at this time remain outstanding. Staff recommends approval of the rezoning with the following conditions:

- The Traffic Impact Analysis is approved by staff and any mitigation required by the ordinance is committed to by the applicant on the rezoning plan.
- The plan is updated with amended conditional rezoning notes which narrow the scope of permitted changes to the plan without an updated rezoning plan.
- The plan is amended to include sidewalk and street trees on at least one side of Jamesburg Drive, with bike lanes added to both sides. The applicant also commits to repaving Jamesburg Drive with a minimum of 2 inches of asphalt as recommended by staff and fix/repair any failing curb and gutter sections.
- The tree save plan is amended to clarify the tree save calculations and to modify the disturbed limits of the site so that all saved trees are setback at least one foot for every inch of tree caliper.
- A driveway is recommended to connect to the University City Church Drive right-of-way stub.
- All minor site plan comments from staff be addressed on the final plan.

Commissioner Walsh questioned why sidewalks are not being required on both sides of Jamesburg Drive.

Mr. Priest explained that the street is already wider than the Town's current standard and asking the applicant to tear up asphalt and curb and gutter in order to put in the sidewalk and street trees on both

sides gets past the comfort level of staff to say what's practical and what's not. The idea was pick one side that seems like there won't have to be a lot of earthwork.

Mr. Priest confirmed the plan includes only one way in and one way out. There is a connection that stubs to the parcel to the west so there would be the potential for connectivity in the future. There is a gravel drive coming off of NC 73 that goes to Building B which is a fire access being required by the Mecklenburg County Fire Marshal.

Commissioner Bales questioned who is currently responsible for maintaining Jamesburg Drive.

Mr. Priest stated currently the property owners are required to maintain it. It was dedicated to NCDOT by a plat, but NCDOT never formally accepted it and has not been doing maintenance on the road.

Commissioner Munger questioned if the reduction of buffer had been discussed with the church.

Mr. Priest stated that discussion hasn't taken place that he is aware of.

Mayor Aneralla noted that it is pretty steep in the area where there's supposed to be a connection from the church to the new parcels and questioned if the e-mail sent today about the TIA had any relevance.

Stephen Trott, Director of Engineering, pointed out the connection to the church was not considered as far as the TIA. The e-mail forwarded today just indicated there's some things with the TIA that still need to be worked out.

Commissioner Bales questioned if anyone attended the neighborhood meeting.

Mr. Priest stated that the property owner on the west side attended.

There being no further comments, Mayor Aneralla closed the public hearing.

OTHER BUSINESS

Petition #R19-12. Petition #R19-12 is a request by 11711 Alexandriana Land, LLC to rezone 13.05 acres from Corporate Business to Corporate Business Conditional District, located at 11142 Statesville Road (parcel #01705106).

Brad Priest, Principal Planner, entered the Staff Report into the record and provided brief update on the request. *Staff Report and Staff PowerPoint attached hereto as Exhibit No. 4.*

Mr. Priest noted the updated cul-de-sac design does not require a variance from the Zoning Ordinance. The parallel disturbance to the stream has been minimized and the disturbance proposed is mainly used to achieve the permitted crossing. Staff finds the proposed access acceptable.

The Planning Board recommended approval of the application by an 8-1 vote.

Commissioner Boone made a motion to approve the rezoning petition R19-12 with the following conditions: (1) the applicant commits to any storm water mitigation requirements that may be required during the permitting process due to the two proposed stream crossings; (2) the plan is amended to include sidewalks and street trees for the Hunstad Boulevard cul-de-sac; (3) all minor site plan

comments from staff be addressed in the final plan. The Town Board's approval is based on the amendment being consistent with the Huntersville 2030 Community Plan, specifically Policy ED-1 Diversify Tax Base, ED-3 Economic Development Competitive Advantage, ED-12 Business Retention and Expansion, as well as policy CD-1 Land Use Transportation and Integration and CD-2 Commercial Development Pattern. It is reasonable and in the public interest to amend the Zoning Ordinance because the application does not reclassify the property to a different zoning district and the proposed uses are permitted by right in the CB zoning district. Furthermore, it is reasonable to reduce the buffer requirement from 80' because those property boundaries are adjacent open spaces on already developed, non-residential uses and the Town Board believes the proposed 40' buffer of existing and planted vegetation is sufficient.

Commissioner Bales seconded motion.

Motion carried unanimously.

Huntersville Ordinances Advisory Board Appointments. The upcoming expiration of terms is on February 28, 2020 for three at-large seats. The Planning Department continuously seeks applications for the Ordinances Advisory Board. The following members would like to be reconsidered for reappointment: (1) Brandy Skelly, At Large, appointed April 2019 to fill a vacant seat; (2) Tim Taylor, At Large, appointed February 2018; and (3) Thomas Finlay, At Large, appointed December 2017 to fill a vacant seat.

Commissioner Bales nominated Brandy Skelly, Tim Taylor and Thomas Finlay.
Commissioner Boone nominated Brandy Skelly, Tim Taylor and Thomas Finlay.
Commissioner Hines nominated Brandy Skelly, Tim Taylor and Thomas Finlay.
Commissioner Munger nominated Brandy Skelly, Tim Taylor and Thomas Finlay.
Commissioner Phillips nominated Brandy Skelly, Tim Taylor and Thomas Finlay.
Commissioner Walsh nominated Brandy Skelly, Tim Taylor and Thomas Finlay.

Commissioner Bales voted for Brandy Skelly, Tim Taylor and Thomas Finlay.
Commissioner Boone voted for Brandy Skelly, Tim Taylor and Thomas Finlay.
Commissioner Hines voted for Brandy Skelly, Tim Taylor and Thomas Finlay.
Commissioner Munger voted for Brandy Skelly, Tim Taylor and Thomas Finlay.
Commissioner Phillips voted for Brandy Skelly, Tim Taylor and Thomas Finlay.
Commissioner Walsh voted for Brandy Skelly, Tim Taylor and Thomas Finlay.

Brandy Skelly, Tim Taylor and Thomas Finlay appointed to 3-year at-large terms.

TSAC Appointment. The Transit Services Advisory Committee (TSAC) is a committee that advises the Metropolitan Transit Commission on operational issues of the transit system. They serve as a review and sounding board and advocacy group for the system users and deal with service issues and performance standards. Issues such as route changes and fares regularly come before this board for advice.

The Town is allocated one position for a 3-year term on TSAC. Notice of the position availability was posted on the Town's website and social media, and at the two Park and Ride lots in the Town of Huntersville. One application was received.

Commissioner Bales made a motion to suspend the rules.

Commissioner Munger seconded motion.

Motion carried unanimously.

Commissioner Bales made a motion to appoint Jonathan Zovistoski to the Transit Services Advisory Committee.

Commissioner Phillips seconded motion.

Motion carried unanimously.

Resolution – Authorize Issuance of G.O. Bonds. Commissioner Walsh made a motion to adopt Resolution Authorizing the Issuance of General Obligation Bonds, Series 2020A and General Obligation Refunding Bonds, Series 2020B.

Commissioner Boone seconded motion.

Commissioner Phillips said while I agree and acknowledge that we have infrastructure problems that we need to work on, I am voting against the bond sale. We are unsure how we will repay the bonds in the future and that concerns me especially because it could mean a tax increase in the near future. I am leaning on the side of caution on this matter.

Motion carried 5 to 1, with Commissioner Phillips opposed.

Resolution attached hereto as Exhibit No. 5.

Escrow Agent Agreement. The Town is pricing refunding of the 2010 General Obligation bonds on February 19, 2020. If savings are identified, the Town will need an escrow agent to hold bond proceeds until the ultimate refunding of the bonds. As with prior refunding, staff recommends using US Bank as the escrow agent.

Commissioner Hines made a motion to approve Escrow Agreement between the Town of Huntersville and U.S. Bank National Association.

Commissioner Bales seconded motion.

Motion carried unanimously.

Escrow Agreement attached hereto as Exhibit No. 6.

CONSENT AGENDA

Approval of Minutes. Commissioner Hines made a motion to approve the minutes of the January 6, 2020 Regular Town Board Meeting. Commissioner Bales seconded motion. Motion carried unanimously.

Call for Public Hearing – Petition #R19-18. Commissioner Hines made a motion to call a public hearing for Monday, March 2, 2020 at 6:00 at Huntersville Town Hall 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 #: 02119171, 02119172, , 02119170, 02119169, 02119168, 02119173, 02119174, 02119175 & 02119101) from Highway Commercial – Conditional District to Highway Commercial - Conditional District REVISED. Commissioner Bales seconded motion. Motion carried unanimously.

Call for Public Hearing – Petition #R19-19. Commissioner Hines made a motion to call a public hearing for Monday, March 2, 2020 at 6:00 p.m. at Huntersville Town Hall on Petition #R19-19, a conditional rezoning request from the owners of 12218 Old Statesville Road, 12132 Old Statesville Road, and 12212 Old Statesville Road (parcels 01911106, 01911111, 01911109, 01911133, 01911132, 01911112) to rezone their property from Neighborhood Residential to Highway Commercial Conditional District. Commissioner Bales seconded motion. Motion carried unanimously.

Call for Public Hearing – Traffic Calming on Pembroke. Commissioner Hines made a motion to call a public hearing for Monday, March 2, 2020 at 6:00 p.m. at Huntersville Town Hall to receive input on traffic calming on Pembroke. Commissioner Bales seconded motion. Motion carried unanimously.

CLOSING COMMENTS

None

There being no further comments, the meeting was adjourned.

Approved this the 17th day of February, 2020.