



Huntersville Ordinances Advisory Board
Minutes

February 7, 2019
3:30 p.m. – 5:00 p.m.
Rotunda Conference Room
Town Center – 3rd Floor
105 Gilead Road, Huntersville

A. **Call to Order**

Voting Members in Attendance: Chairman Brian Hines, Vice Chairman Jeff Sny, Dan Boone, Thomas Finlay, Jay Henson, Matt Jones, Tim Taylor, and Susan Thomas.

Absent: Scott Moore

Nonvoting Members in Attendance: Beeker, Haines and Simoneau

B. **Approval of Minutes**

A Motion to Approve the January 3, 2019 Minutes was made by Dan Boone, and seconded by Susan Thomas. The Motion carried unanimously (8-0).

C. **Comments from Audience - none**

D. **Other Business**

The Chairman made an agenda change by moving Agenda Item 1 to the fourth position.

1. **Consideration on nonconforming lots in the General Residential (GR) zoning district (Attachment 3). Request by planning staff to clarify ordinance.**

Sierra Saumenig, Planner I, gave an overview of the proposed modified language for the Zoning Ordinance, and referred to the Norman Park and Biltmore Park subdivisions. Discussions took place regarding a public street from an adjoining proposed subdivision to Norman Park.

Jeff Sny made a Motion to Approve the recommended proposal, and Jay Henson seconded. The Motion carried unanimously (8-0).

2. **Discuss allowing aluminum composite metal panels on Urban Workplace buildings (Attachment 4). Request by planning staff to allow a building material proposed for new commercial/industrial buildings.**

Bradley Priest, Senior Planner, explained the current language in the Zoning Ordinance, and the proposed amendment. Ryan McDaniels with Lake Norman Economic Development, noted the amendment gives the European companies considering the Town for location more flexibility in building design.

Dan Boone made a Motion to Approve staff's proposed amendment, and Jay Henson seconded. The Motion carried unanimously (8-0).

3. **Discussion on Session Law 2018-145 Stormwater Redevelopment (Attachment 5, 6). Update by staff on new State Statute.**

Jack Simoneau, Planning Director, updated and explained the Session Law for private property owners, and redevelopment. A text amendment will be needed to comply with the State statute, and will be brought to this Board within the next month or two. Adam

Nowocin, with Mecklenburg County spoke about the statute and the County's process. No recommendation was required.

4. TA19-01: Driving Ranges and Par 3 Golf Courses in the Rural District (Attachment 2). Request by Town Board to look at this option versus rezoning to Highway Commercial or Special Purpose district.

Bradley Priest, Senior Planner, gave an overview of the applicant's proposed amendment, and staff's proposed amendment (see attached presentation slide). Staff explained the buffers, lighting, and other elements in the amendment. David Jarrett with Jarrett Engineering explained the applicant's proposal and needs for the proposed facility. The applicant needs flexibility for lighting and pole heights, and operating hours to 12:00 a.m. Concerns were expressed about lighting, glare, and pole height. It was suggested to add flexible language to accommodate unique scenarios on a case by case basis. The Town Attorney felt language about flexibility should set a standard for being flexible; i.e. impact on adjoining property. Concern was expressed over late hours 7 days a week, and it was suggested to have hours of operation until 11:00 p.m. Sunday through Thursday, and 12:00 a.m. Friday and Saturday. Staff noted that a thoroughfare will be considered a boulevard. The Par 3 language should be left in the amendment but add "and/or".

Dan Boone made a Motion to Approve staff's proposal with the following suggestions:

- Hours of operation be limited to 11:00 p.m. Sunday through Thursday, and 12:00 a.m. Friday and Saturday.
- Thoroughfare Language: remove "minor" and add "boulevard"
- Lighting: add flexible language to accommodate unique scenarios on a case by case basis.
- Add "and/or" between Par 3 and Golf Driving Range.

Thomas Finlay seconded, and the Motion carried unanimously.

5. Discussion on Session Law 2015-187 Street Construction (Attachment 7). Discussion requested by Matthew Jones.

The matter was tabled to the next meeting.

The Chairman added a brief discussion of the group's function from the Town Board's retreat meeting. A meeting for February 28, 2109 at 3:30 was scheduled for extra items to be discussed.

E. Adjourn

Approved this 28th day of February, 2019.

Brian Hines, Chairman

Jack Simoneau, Secretary