

**TOWN OF HUNTERSVILLE
TOWN BOARD MEETING
MINUTES**

**February 4, 2019
6:30 p.m. – Huntersville Town Hall**

PRE-MEETING

The Huntersville Board of Commissioners held a pre-meeting at the Huntersville Town Hall at 5:45 p.m. on February 4, 2019.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Mark Gibbons, Brian Hines, Danny Phillips and Nick Walsh.

Jason Lawrence, CATS, updated the Board on the LYNX system. *PowerPoint Presentation attached hereto as Exhibit No. 1.*

**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 6:30 p.m. on February 4, 2019.

GOVERNING BODY MEMBERS PRESENT: Mayor John Aneralla; Commissioners Melinda Bales, Dan Boone, Mark Gibbons, Brian Hines, Danny 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

- CATS provided update during Pre-meeting on Red Line study and bus improvements for the North Mecklenburg area.
- The North Meck Alliance met last week and received information about road projects and heard from County Commissioner Powell, District 1 Rep, on her insights as to what is going on within the county
- Mayor's Luncheon is tomorrow.
- Ocular Melanoma Grant Update meeting is February 22.
- Attended the County Legislative Agenda meeting this morning and heard from the county on their priorities. One of the priorities is to fund five more magistrates, in particular for North Mecklenburg.

Commissioner Bales

- Provided update on Visit Lake Norman events.
- Lake Norman Economic Development Corporation hosted an advanced manufacturing tour for staff of area schools.

Commissioner Boone

- Provided update on Lake Norman Chamber of Commerce events.
- Introduced Nicholas Lay, a student from Lake Norman Charter School, who is raising money to purchase Huntersville K-9 Officer Ciro a bulletproof vest.

Commissioner Gibbons

- Charlotte Regional Transportation Planning Organization met last week. The CRTPO adopted a discretionary funds policy.

Commissioner Hines

- Provided update from the Huntersville Ordinances Advisory Board. The HOAB will have special meeting on February 28.

Commissioner Phillips

- Olde Huntersville Historical Society meets the first Wednesday of each month.

Commissioner Walsh

- Next meeting of the Greenway, Trail and Bikeway Commission is February 19.
- Next meeting of the Parks & Recreation Commission is February 20.
- The next Huntersville Chamber of Commerce monthly member meeting is tomorrow night.

PUBLIC COMMENTS, REQUESTS, OR PRESENTATIONS

Mayor Aneralla proclaimed March 2019 as Irish-American Heritage Month in the Town of Huntersville.

*Town of Huntersville
Proclamation*

Whereas, the Town of Huntersville is proud to be the home of citizens of Irish-American descent; and

Whereas, more than 40 million Americans are of Irish-American descent and since our nation's inception and throughout our history, brave men, women and children, longing for a better life and yearning for freedom and opportunity, made the journey to the United States in search of a better life; and

Whereas, Irish-American citizens have made significant economic and cultural contributions to our nation and their influences can be found in every walk of life.

Now, Therefore, I, John Aneralla, Mayor of the Town of Huntersville, North Carolina, do hereby proclaim March 2019 as *Irish-American Heritage Month* in the Town of Huntersville and commend its observance to all citizens.

In Witness Whereof, I do hereby set my hand and cause the Seal of the Town to be affixed, this the 18th day of February, 2019.

Ken Joyner, Mecklenburg County Tax Assessor, provided update on the 2019 Revaluation. *PowerPoint attached hereto as Exhibit No. 2.*

Kim Aichele, 9511 Cencetta Court, expressed concern about zoning changes from R to NR that knowingly reduces the tree canopy, increases traffic in these areas and can impact our schools depending upon the type of development it is.

AGENDA CHANGES

There were no changes to the agenda. The agenda was adopted unanimously.

PUBLIC HEARINGS

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

Petition #TA18-11. Mayor Aneralla called to order public hearing on Petition #TA18-11, a request by Bank of America, N.A. to amend Article 3.2.9(c) Corporate Business District, Permitted Accessory Uses to increase the amount of attached single-family and multi-family housing developments allowed in a corporate business development of 400 acres or more.

Meredith Nesbitt, Senior Planner, reviewed the Staff Report. *Staff Report attached hereto as Exhibit No. 3.*

Staff recommends denial of the request to amend Article 3.2.9(c), Permitted Accessory Uses in the Corporate Business zoning district. The recommendation is based on the request being inconsistent with Policies ED-1 and ED-2 of the Huntersville 2030 Community Plan, the Management of Real Estate Assets Object #1 in the Strategic Economic Development Plan and an existing inventory of 2,368 approved, unbuilt multi-family units in Huntersville.

Susan Irvin, representing the applicant, presented presentation on proposed request. *PowerPoint Presentation attached hereto as Exhibit No. 4.*

Addison Causey, representing Bank of America as Trustee, answered questions from the Board concerning remaining parcels they have available and explained Bank of America as Trustee has veto power for multi-family on properties that have been sold and not developed. It was noted that two multi-family projects currently in The Park could expand without this text amendment. Both of those projects have the same owner.

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

Petition #TA19-01. Mayor Aneralla called to order public hearing on Petition #TA19-01, a request by the Huntersville Planning Department to consider amending Articles 3.2.1 and 9 of the Huntersville Zoning Ordinance to allow Par 3 golf courses and golf driving ranges in the Rural zoning district with the issuance of a special use permit.

Brad Priest, Senior Planner, reviewed the Staff Report. *Staff Report attached hereto as Exhibit No. 5.*

Planning staff does not support the text amendment application. Intensifying rural areas with commercial par 3 and driving range uses is not common practice in neighboring North Carolina communities. In most communities surveyed they are considered commercial uses that are more

appropriate in commercial zoning districts. The need for this application to have high impact lighting that does not conform to the policies of the Huntersville lighting ordinance is a concern for staff.

The Huntersville Ordinances Advisory Board considered the proposed text. After discussion of the latest text drafted by staff, the Board unanimously recommended approval of the proposed text with some modifications:

1. The addition of “and/or” in the title of the section to allow either par 3 or a driving range.
2. The addition of “boulevard” into the language to clarify NC 73 as a qualifying street front. The removal of “minor thoroughfares” as a qualifying street front.
3. Changing the allowed hours of operation to Sunday to Thursday 6 a.m. to 11 p.m. and Friday to Saturday 6 a.m. to midnight.
4. Continue working with the applicant to protect lighting levels but also allow some flexibility in an effort to meet the applicant’s needs.

David Jarrett, representing the applicant, indicated they are comfortable with the language presented.

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

Petition #TA19-02. Mayor Aneralla called to order public hearing on Petition #TA19-02, a request by the Huntersville Planning Department to modify Article 4 of the Zoning Ordinance to allow Aluminum Composite Material (ACM) panels on the workplace building type.

Brad Priest, Senior Planner, reviewed the Staff Report. *Staff Report attached hereto as Exhibit No. 6.*

Staff recommends approval of the text amendment.

The Huntersville Ordinances Advisory Board unanimously recommended approval of the text amendment.

Commissioner Hines pointed out that they had confirmed with Ryan McDaniels, Lake Norman EDC Director, that he thought 30 percent was a good number.

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

OTHER BUSINESS

HOAB Bylaws. Jack Simoneau, Planning Director, reviewed the proposed changes to the bylaws to become consistent with Town policy.

Commissioner Walsh made a motion to approve changes to the Huntersville Ordinances Advisory Board bylaws.

Commissioner Gibbons seconded motion.

Motion carried unanimously.

Amended bylaws attached hereto as Exhibit No. 7.

Appointments to HOAB. There are three at-large seats that the term expires February 28, 2019.

Commissioner Boone nominated Jay Henson.
Commissioner Walsh nominated Jay Henson.
Commissioner Gibbons nominated Jay Henson.
Commissioner Phillips nominated Jay Henson.
Commissioner Hines nominated Jay Henson.
Commissioner Bales nominated Jay Henson.

Jay Henson appointed by unanimous vote.

Commissioner Walsh nominated Scott Moore.
Commissioner Gibbons nominated Scott Moore.
Commissioner Phillips nominated Scott Moore.
Commissioner Hines nominated Scott Moore.
Commissioner Bales nominated Scott Moore.
Commissioner Boone nominated Scott Moore.

Scott Moore appointed by unanimous vote.

Commissioner Gibbons nominated Matthew Jones.
Commissioner Phillips nominated Matthew Jones.
Commissioner Hines nominated Matthew Jones.
Commissioner Bales nominated Matthew Jones.
Commissioner Boone nominated Matthew Jones.
Commissioner Walsh nominated Matthew Jones.

Matthew Jones appointed by unanimous vote.

Amend Town Board Regular Meeting Schedule. Commissioner Phillips made a motion to amend the Town Board Regular Meeting Schedule to change the time meetings begin on the first and third Monday of each month to 6:00 p.m. beginning with the March 18, 2019 Regular Town Board Meeting.

Commissioner Hines seconded motion.

Motion carried 4 to 2, with Commissioners Bales and Gibbons opposed.

CONSENT AGENDA

Approval of Minutes. Commissioner Hines made a motion to approve the minutes of the February 4, 2019 Regular Town Board Meeting. Commissioner Walsh seconded motion. Motion carried unanimously.

Call for Public Hearing – Petition #R18-02. Commissioner Hines made a motion to call a public hearing for Monday, March 4, 2019 at 6:30 p.m. at Huntersville Town Hall on Petition #R18-02, a request by Birkdale Real Estate Investors, LLC to rezone 19.50 acres located at the southeast quadrant of NC 73 and Birkdale Commons Parkway (Parcel #'s 009-141-36 and portion of 09-141-17) from Highway Commercial – Conditional District and General Residential – Conditional District to Highway Commercial – Conditional District. Commissioner Walsh seconded motion. Motion carried unanimously.

Spring Resurfacing Contract. Commissioner Hines made a motion to authorize award of Town of Huntersville 2019 Spring Resurfacing Contract to Ferebee Corporation. Commissioner Walsh seconded motion. Motion carried unanimously.

Bid Tab attached hereto as Exhibit No. 8.

CLOSING COMMENTS

None

There being no further business, the meeting was adjourned.

Approved this the 4th day of March, 2019.