



**Huntersville Ordinances Advisory
Board Agenda
June 6, 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, Dan Boone, Thomas Finlay, Jay Henson, Matt Jones, Tim Taylor, and Scott Moore.

Absent: Brandy Skelly and Susan Thomas

Nonvoting Members in Attendance: Beeker, Barron and Simoneau

B. Adoption of May 2, 2019 minutes (attachment 1)

A motion to Approve the May 2, 2019 Minutes were made by Dan Boone, and seconded by Matt Jones. The Motion carried unanimously (7-0).

C. Comments from Audience (5 minutes per person allocation)

D. Other Business

1. Discussion about Air B&B (Geoff Steele; attachment 2)

This item was deferred until final business to provide applicant an opportunity to be present. J. Simoneau advised that Huntersville ordinance currently regulates rental of rooms not entire homes. Cornelius has adopted a special legislation; however, it requires the homeowner to voluntarily call in and register. A. Beeker stated that she would forward new legislation regarding this to the Board that may be useful in future consideration.

2. Discuss increasing the HC zoning district 30% maximum attached housing limit (Nicole Frambach, NVR, Inc.; attachment 3)

Jack Simoneau, Planning Director, reviewed Article 3.2.7.d.3 & Article 3.2.7.d.4 to outline the current zoning allowances for HC zoning as it relates to attached housing. Examples were provided outlining areas that this is currently being implemented and the tracts of land that are currently zoned HC and larger than 15 acres in size.

Nicole Frambach of NVR, Inc. introduced a proposed text amendment for the Boards review and feedback which would add an Article 3.2.7.d.4,d. NVR, Inc. developed the townhomes in Bryton and would like to develop more but without the 30% maximum since they do not feel this leaves many financially viable options for them to pursue.

J. Simoneau confirmed that this request needs to be done through a text amendment, and added that the proposed language will need to be amended to be tied to a zoning map and not the long-range map that it currently references. J. Henson noted that this may be a benefit to some sites. M. Jones indicated that there are some sites that do not lend themselves to commercial use and that density can help with affordability. A. Beeker noted that the current

proposed language has no limit indicated. N. Frambach stated that each site is unique and creates self-imposed limits. J. Simoneau added that there are density caps in areas zoned Rural and Transitional. D. Boone asked what made their proposal pedestrian friendly versus car heavy based on the proposed wording. N. Frambach confirmed that this language had been obtained from the existing Article 3.2.7.4, a – c and pedestrian friendly would be deemed by proximity to conveniences.

Commissioner Hines summarized that the concerns being stated had to do with connection, walkability, and density. The wording would need to be specific to a zoning district and not a long-range plan and include some type of a density cap. With those items taken into consideration the Board would be interested in hearing more. J. Simoneau advised applicant that text amendments may be submitted at any time, will be considered accepted by the first of the month and typically are a three month process.

3. Discussion allowing gated farmhouse cluster development (Dan Boone, Jack Simoneau; attachment 4)

J. Simoneau reviewed the Article 3.2.2.E.3 which indicates that gates are prohibited for farmhouse cluster private drives, and added that the requirement is also there for the private drives to be paved in accordance with the Town of Huntersville construction standards to be sure that emergency vehicles could access a property and so that in the event there was a decision to turn the road over to become a public road that it would be constructed to the necessary standards. The believed intent of the prohibition of gates was because a gated public road would not be allowed.

S. Moore recommended that the wording be amended to allow for a gate but require it to be removed to Town of Huntersville standards prior to accepting the private road to become a public road. J. Simoneau stated that the Board could sponsor a text amendment. The Board was unanimous in favor or sponsoring the text amendment.

4. Discussion on increasing impervious area before requiring water quality from 12% to 25% (Dan Boone, Jack Simoneau; attachment 5)

J. Simoneau and D. Boone requested that this item be tabled.

5. Update on May 15 TIA subcommittee meeting

M. Jones provided an update that the TIA subcommittee will need more time as they are seeking outside guidance to assist with clearly identifying what options are legally available for consideration by the sub-committee. Additionally, pending legislature may increase restrictions. Once the TIA has completed meeting with the outside guidance they begin considering options such as inner-municipal agreements, roadway traffic analysis, and comprehensive assessments with growth projections. To accomplish this the sub-committee will need more time.

Prior to adjournment, Commissioner Hines advised that there would be no meeting in the month of July. Our next meeting date will be August 1, 2019.

Adjourn

Approved this 1st day of August, 2019.

Brian Hines, Chairman

Tracy Barron, Secretary