

# 2022 Downtown Plan Steering Committee



## Meeting #14: Meeting Minutes

Thursday, December 1, 2022

Huntersville Town Hall, 6:00 – 8:00 PM

### Attendees:

Voting Members      Nate Bowman                      Gatewood Campbell  
                                 Doug Ferguson                      Sean Flynn  
                                 Barbara Gerhardt                      Charles Guignard  
                                 Lee Hallman                              Janelle Harris  
                                 Elaine Kerns                              Bob Lemon  
                                 Sarah McAulay                              Elizabeth Rodriguez  
                                 Cindy Trevison

Ex-Officio Members:      April Dunn                              Kathy Jones  
                                 Diane McLaine                              John McClelland  
                                 Stephen Swanick

Town Staff:                      Jack Simoneau                              Tracy Barron  
                                 Jackie Huffman                              Bobby Williams

Consultants:                      Larry Zinser

1. **Call to Order** – Chairperson McAulay called the meeting to order at 6:00 PM. A recorded video of the meeting is available at: <https://www.youtube.com/watch?v=QrBBUWzVUZA>
2. **Roll Call** – Meeting attendance is noted above.
3. **Approval of Agenda** – Charles Guignard made the motion to approve the agenda; Doug Ferguson seconded the motion. Motion carried unanimously.
4. **Approval of October 6, 2022 Meeting Minutes** – Charles Guignard made the motion to approve the meeting minutes; Doug Ferguson seconded the motion. Motion carried unanimously.
5. **Chairman’s Remarks** – Chairman McAuley had no remarks for the Committee.
6. **General Public Comment** – No public comments were offered.
7. **Presentation: Draft Master Plan** – Larry Zinser and Terry Shook made a presentation using materials provided at <https://www.letsplanhuntersville.org/steering-committee> under the December 1st meeting header. The June 2022 Huntersville Capital Improvements Program (CIP) was reviewed by the Committee and was explained by Jackie Huffman. Only the projects listed under FY23 are funded. Local matching funds have not been committed by the Town to the section of Gilead Road leading into the Downtown. The document needs to be updated.

Stormwater management was mentioned – there will be recommendations in the Plan to develop a strategy to take advantage of land suitable for detention. It was suggested that some properties should be developed without requiring a zoning change to stimulate new development. Committee members were encouraged to continue providing review comments as the Final Plan document is being produced. Catalytic projects and phasing were also presented. These projects should be viewed in context of the overall Vision Plan. Each of the quadrants was discussed considering each of the Organizing Principles.

- 8. Committee Discussion: Draft Master Plan** – Committee members discussed residential densities suggested in the draft plan. Allowing building heights reaching 5-6 stories was not favored and has been removed from the draft. Better signage and lighting were mentioned as important. More research was suggested for (1) the Arts & Cultural Center – if vacated would the property revert to the library system? and (2) are there any Holbrook Park deed restrictions that need to be recognized? Lee Hallman felt that Segment B (East-West Connector to 2<sup>nd</sup> Street) should not be included in the Plan unless the rail crossing is approved; Segment C could still be included. Other rail crossings are also discussed. Closing another rail crossing other than Dellwood has been brought to the railroad's attention, but the Town has not heard back. To stay open, the Dellwood crossing would require significant improvements due to grade problems. Removal of trees in the area was also mentioned as a concern. On-street parking was discussed as a priority issue for South Maxell – it is important as a 2<sup>nd</sup> point of egress for Main Street businesses. Closing Maxwell to all vehicular use is not being considered. As a follow-up activity, a design charrette could help to work through Maxwell details. Truck travel around a Gilead / Old Statesville round-a-bout, if seriously considered, was considered by staff to be unlikely. The possibility of a traffic signal at the Hillcrest / Gilead intersection was requested as a Plan element. A request was made to extend the traffic plan further out from the Downtown to into account other routes that could alleviate congestion. Staff responded that the extended traffic system should be represented in the final plan to show other travel options available to motorists, including future improvements. This work will be studied in detail when the Huntersville Mobility Plan is started. Any other comments from Committee members were requested by December 9<sup>th</sup>.
- 9. Next Steps** – The upcoming schedule was mentioned – Committee meeting #15 will be held on December 15<sup>th</sup>, with a tentative joint meeting involving the Committee, Planning Board, and Town Board anticipated sometime in January 2023.
- 10. Adjourn** - The meeting adjourned at 7:37 PM.