

# 2022 Downtown Plan Steering Committee



## Meeting #6: Meeting Minutes

Thursday, March 17, 2022

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

### Attendees:

Voting Members      Nate Bowman              Gatewood Campbell  
                                 Sean Flynn\*                 John Foster  
                                 Charles Guinard             Lee Hallman  
                                 Janelle Harris              Elaine Kerns  
                                 Bob Lemon                  Sarah McAulay  
                                 Elizabeth Rodriguez\*      Cindy Trevisan\*

Ex-Officio Members: Barbara Gerhardt             Kathy Jones  
                                 Diane McLaine\*             Stephen Swanick

Town Staff:             Dave Hill                     Jack Simoneau  
                                 Tracy Barron                 Jackie Huffman  
                                 Kim Strickland              Bobby Williams

Consultant Team:     Terry Shook                 Larry Zinser  
                                 Alex Borisenko

\* Attended via Conference Call

- 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.facebook.com/HuntersvilleNCTownGovernment/videos/811157739892846>
- 2. Roll Call** – Meeting attendance is noted above.
- 3. Approval of Agenda** – Charles Guinard made the motion to approve; Gatewood Campbell seconded the motion. Motion carried unanimously.
- 4. Approval of Meeting Minutes from February 24, 2022** – Charles Guinard made the motion to approve the meeting minutes; Gatewood Campbell seconded the motion. Motion carried unanimously.
- 5. General Public Comment** – There were no speakers for public comment.
- 6. Summary: Survey, Map & Photo-Sharing** – Terry Shook and Larry Zinser provided a summary of the public input results, which are posted on the Downtown Plan website under the March 17<sup>th</sup> meeting, located at <https://www.letsplanhuntersville.org/steering-committee>.

7. **Committee Discussion: Survey, Map & Photo-Sharing** – A question was raised regarding how the input data would be used. The response was that the input would continue to be used to gauge the extent to which comments were repeated and to identify topics that needed to be addressed. The consultants were also asked if the comments received indicated that the community wanted to stay the same or to change and grow. The answer was that it appears that the people who responded did not want things to stay the same.
8. **Summary: Organizing Principles** - Terry Shook and Larry Zinser provided a summary of the draft Organizing Principles, which are posted on the Downtown Plan website under the March 17<sup>th</sup> meeting, located at <https://www.letsplanhuntersville.org/steering-committee>.
9. **Committee Workshop: Organizing Principles** – as each of the Organizing Principles (Nature, Mobility, Living, Gathering, Civic, and Soul) was presented, the presentation was paused to allow time for Committee discussion.

Some of the Committee discussion items included:

- Nature – Street trees and tree preservation were discussed as important assets to plan and protect. Trees that must be removed need to be replaced. Planting plans need to reflect future widenings to avoid removal of healthy, mature trees.
- Mobility – General discussion focused on the impact of growth on traffic safety and congestion. The importance of on-street parking for pedestrian safety and reduced vehicle speeds were also mentioned.
- Living – There were a few questions. No discussion.
- Gathering – A comment was made that new development in the Downtown needs to encourage to walk to and patronize local businesses. Because of COVID concerns, the ability to create outdoor and socially distanced spaces should be accommodated.
- Civic – More venues that appeal to children and families could help to support more businesses. The issue of including retail uses in the new Town Hall was raised. If the new Town Hall is not built in front of Town Center, what should happen to that parcel? The consultants responded that the Alternative Futures would explore this.
- Soul – An objection was made to the use of the terms 'rural' and 'small'. There was discussion about the qualities of Huntersville that have attracted new residents. This led to more discussion about the history of Huntersville during a time when it was truly rural. This history is respected by long-time residents who want to maintain some aspects of the past. People are comforted by having a 'hometown' feel.

As the discussion closed, an update was requested regarding the location of the new Town Hall. Jack Simoneau said the purchase of the land behind the existing Town Hall is in progress. Jackie Huffman described the space needs analysis that was recently completed. A schedule update was provided regarding the zoning ordinance text amendment related to attached housing within a 1/4-mile of a transit station – the Town Board will take up the matter in mid-April.

10. **Next Steps** – Dave Hill mentioned that work with CMS officials was continuing to explore site design options for the elementary school. He also mentioned that preparations were underway to meet with NCDOT regarding transportation and circulation options for the downtown.
11. **Adjourn** - The meeting adjourned at 7:55 PM.