

# 2022 Downtown Plan Steering Committee



## Meeting #7: Meeting Minutes

Thursday, May 5, 2022

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

### Attendees:

Voting Members      Nate Bowman                      Gatewood Campbell  
                                 Doug Ferguson                      Sean Flynn  
                                 John Foster                              Charles Guinard  
                                 Lee Hallman                              Janelle Harris  
                                 Elaine Kerns                              Bob Lemon  
                                 Sarah McAulay                              Cindy Trevisan  
                                 Jessika Tucker

Ex-Officio Members:    April Dunn\*                              Barbara Gerhardt  
                                 Kathy Jones                              John McClelland  
                                 Diane McLaine\*                              John O'Neill  
                                 Mike Russell\*                              Stephen Swanick

Town Staff:              Dave Hill                                  Jack Simoneau  
                                 Tracy Barron                              Jackie Huffman  
                                 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/323256513267698>
- 2. Roll Call** – Meeting attendance is noted above.
- 3. Approval of Agenda** – Charles Guinard made the motion to approve; Bob Lemon seconded the motion. Motion carried unanimously.
- 4. Approval of Meeting Minutes from March 17, 2022** – Charles Guinard made the motion to approve the meeting minutes; Doug Ferguson seconded the motion. Motion carried unanimously.
- 5. General Public Comment** – There were no speakers for public comment. Tracy Barron described recent efforts made to let people know about the Downtown Plan process at community events and added that more opportunities to volunteer were coming up.

6. **Summary: Draft Public Forum & Public Input Formats** – Larry Zinser provided a summary of project progress and schedule. The next major step in the process is Public Forum, to be held on May 12<sup>th</sup>. Larry described the layout proposed for the Huntersville Presbyterian Church gym, which may be viewed at the link below:

[https://www.letsplanhuntersville.org/files/ugd/68fb0a\\_b85c94ed48224eb3bc97838dae1c8a62.pdf](https://www.letsplanhuntersville.org/files/ugd/68fb0a_b85c94ed48224eb3bc97838dae1c8a62.pdf)

Larry noted that, through presentations, group discussions, and preference voting, the feedback received would be used to inform efforts to develop the Final Alternative Future.

7. **Committee Discussion: Draft Public Forum & Public Input Formats** – A question was raised regarding the cost feasibility of the 'East-West' connector shown on some of the maps. Larry indicated that more engineering work and detail analysis would follow. Another question was raised, asking if the economic development impact of each alternative had been determined. Answer: This type of analysis is not within the scope of the current project contract.

When asked, the consultant team confirmed that all the maps provided to the Committee would be exhibited at the Public Forum. There was some worry that attendance might to fill 50 seats. Planning staff described all the current efforts being made to attract people to the event.

8. **Summary: Draft Alternative Futures** – Larry Zinser noted that several documents had been provided to the Committee, and were posted on the Downtown Plan website under the following links:

Organizing Principles & Alternative Futures Base Plan:

[https://www.letsplanhuntersville.org/files/ugd/68fb0a\\_256f15ab40434555851429665dee0ce5.pdf](https://www.letsplanhuntersville.org/files/ugd/68fb0a_256f15ab40434555851429665dee0ce5.pdf)

Alternative Future #1: Low Intensity:

[https://www.letsplanhuntersville.org/files/ugd/68fb0a\\_a30a0ef302234cf5a5a638829c9c1103.pdf](https://www.letsplanhuntersville.org/files/ugd/68fb0a_a30a0ef302234cf5a5a638829c9c1103.pdf)

Alternative Future #2: Medium Intensity:

[https://www.letsplanhuntersville.org/files/ugd/68fb0a\\_94e000a670ef45a1b0056263da08e14f.pdf](https://www.letsplanhuntersville.org/files/ugd/68fb0a_94e000a670ef45a1b0056263da08e14f.pdf)

Alternative Future #3: High Intensity:

[https://www.letsplanhuntersville.org/files/ugd/68fb0a\\_18d3641ecdbf4d259c7d055d92626b3b.pdf](https://www.letsplanhuntersville.org/files/ugd/68fb0a_18d3641ecdbf4d259c7d055d92626b3b.pdf)

Terry Shook commented that Plan issues are not related to quality but are related to the scale desired for the Downtown. The important aspects of scale relate to the street; upper levels may affect differing levels of activity, but ultimately the quality of the streetscape is the priority. He also stated that the elements in the Alternative Futures are interchangeable – a hybrid plan may result after hearing Committee and public comments.

Larry Zinser explained that each of the Alternative Futures is organized in layers according to the Organizing Principles – Mobility, Nature, Gathering, Living, Civic, and Soul. He then described each layer for the Low, Medium, and High Intensity Alternative Futures. Committee members asked a few questions to clarify the intent of the proposed elements.

- 9. Committee Workshop: Draft Alternative Futures** – Several comments and questions were directed at the proposed “East-West’ connector, north of Gilead, connecting Commerce Center Drive to NC 115 and potentially further east. Concerns were voiced about potential disturbances to nearby homes, conflicts regarding bike/ped access to the transit station, the actual character of the proposed roadway, impacts on landowners, and others. Some discussion focused on the trade-offs involved in trying to reduce congestion on Gilead. Others asked if some traffic could be diverted as far north as Stumptown Road, completely away from Downtown. It was mentioned that better distribution of traffic is needed to allow the introduction of on-street parking and street trees. There was considerable discussion regarding specific local connectors either recently completed or in the works. The ability of the current CIP list of projects to handle more investments was questioned – existing projects on the list should not be threatened. It was mentioned that different siting options for a new Town Hall were provided. Terry Shook said that any of the Alternative Futures could result in a great Downtown; it is a matter of scale and desired development energy and investment interest.
- 10. Next Steps:** Dave Hill mentioned that the next event would be Public Forum #2 on May 12<sup>th</sup> at the Huntersville Presbyterian Church.
- 11. Adjourn:** The meeting adjourned at 8:00 PM.