

Steering Committee Meeting #4

Meeting Minutes

- **Meeting Information**

Date: → May 20, 2020
Time: → 6-8 PM
Location: → Virtual Meeting

- **Agenda Items**

- Call to Order & Chairman's Remarks
- Public Comments
- Schedule and Public Engagement
- Draft Vision and Goals
- Draft Future Land Use Map and Character Areas
- Outline of Draft Recommendations
 - Land Use & Growth Management
 - Economic Development & Transportation
 - Parks, Open Space, and Environment

- **Meeting Summary**

- Steering committee members present:
 - Eric Rowell
 - Dan Murphy
 - Joshua Helm
 - Kim Aichele
 - Erin Gillespie
 - Kristen Ingram
 - John Carbonell (Chair)
 - George Solomon
 - Ross Boner
 - Randy Brawley
 - Kaitlyn Sisson
- **Chairman Remarks**
 - Chairman John Carbonell welcomed and thanked everyone for accommodating a remote meeting due to Covid-19.
 - Next meeting is Wednesday June 24th.
 - There will be two more surveys for the project:
 - A shorter one regarding the draft plan framework in June that will be live during and immediately following the online meeting on June 16th.

- A Longer one in July that will be available along with the draft plan and help to gather feedback on draft recommendations, options and priorities.
 - Notes from previous SC meeting are still be finalized. These will be brought forward next meeting.
 - SC members have 3 question comment form for input.
- **Public Comments**
 - Scott Mumma, Huntersville Public Art Commission.
 - Purpose statement sent to Steering Committee. Founded in March 2018 by vote of TC. Maintenance, due diligence, receiving public art for the town. 2006, public art was prominently discussed during the downtown master plan. Downtown civic and art center. Successful placements since 2018. Opinion survey. 90% of respondents improve quality of life. 86% believe it is important for the economy. Art tours, learn about the culture of a town. Learn about downtown. Town has been transferred ownership of many pieces.
 - Janelle Harris, Written Comment:
 - What are the infrastructure plans for the Pottstown Community?
 - What is being done for lower to moderate income residents?
 - What are the development plans for creating affordable housing?
- **Schedule and Public Engagement**
 - Public meeting the week of June 15th
- **Draft Vision and Goals**
 - Support expressed for the “most livable small city” vision, but the majority of votes were for Community.

Poll #1: Vision Statement preference: Huntersville should aspire to be the most livable _____. (Multiple Choice)

- *Small City (27% of votes)*
- *Town (18% of votes)*
- ***Community (55% of votes)***

- The committee discussed the tradeoffs for public services (taxes). Tradeoffs will need to be considered throughout the process.

Poll #2: Public services and facilities (what is goal?)

- *Top-flight (i.e. - higher taxes) (40% of votes)*
- ***Good (60% of votes)***
- *Adequate (no votes)*
- *Minimal services (i.e. - lowest taxes) (no votes)*

- Need to build idea of resilience into the plan – against natural disaster, economic downturn, etc. Diverse economy, housing, workforce talent/skills.
- **Draft Future Land Use Map and Character Areas**
 - Further analysis needed for size of activity centers – some may need to be smaller or refined. Possibly showing a more detailed nonresidential activity center will help or explaining difference between them.
 - Concern about traffic at the Beatties Ford Road and Bud Henderson Road intersection was expressed due to Community School of Davidson Athletic Facility being built and new housing in the area.
 - Will include descriptions of individual activity nodes in the final plan.

Poll #3: What is your preference for land use in the Critical Watershed Area?

- ***Be bold -restrict density and type of development to farms, homesteads and Farmhouse Clusters only (60% of votes)***
- *Leave some room for interpretation (30% of votes)*
- *Need more input from public (10% of votes)*

- **Outline of Draft Recommendations**
 - Review of Land Use and Housing
 - Discussion of housing diversity
 - Support expressed for more diverse housing to accommodate more types of people. Target areas may be within walking distance of groceries and commerce.
 - Review of Economic Development & Transportation
 - Desire from the committee for better sidewalks/ bike/ped infrastructure.
 - Suggested goal: *every neighborhood should be able to walk safely to their zoned school.*
 - Need to be specific about what the Town can influence for transportation. Be explicit about explaining what CAN be done.

Poll #4: To what degree should we support future transit with development?

- Existing policies are good (some support some restrictions (i.e. building height)) (10% of votes)
- **Allow taller, denser development with good design (60% of votes)**
- Go "All In" allow Transit Oriented Development (TOD) as dense as market will allow (20% of votes)
- Need more input from public (10% of votes)

- Discussion on transit
- Bus Rapid Transit and Transit Oriented Development should be coordinated.
- Is there an option for a bus on the West side of town? For instance, to the Activity Centers?
- Tradeoff: What are residents willing to pay for in terms of public services.
- How can we get from East and West parts of town to downtown/Birkdale? Need to look at East-West connections.
- Review of Parks, Open Space, and Environment
 - Committee members supported conservation subdivisions approach with flexibility in lot size in exchange for better open space.

Poll #5: Should we establish a % tree canopy goal for 2040 (currently 45%)?

- **Yes, go big –50% tree canopy (55% of votes)**
- Maintain 45% tree canopy (9% of votes)
- Tree canopy is not that important (9% of votes)
- Context matters –establish different targets for urban vs rural areas (27% of votes)

- There is support for goal related to tree canopy in the plan. However we need to balance tree save requirements with allowing development in some urban areas. This could be done by two targets or clarifying mitigation options.

• **Discussion and Next Steps**

- Survey will be closed by June 5 or 12
- Comments: Visions don't get bigger.... Like big ideas. Encourage us to think about those and support more.

- Need more about public services. What does the Town not currently provide? How can services be improved and scaled as the town grows? What is private development's role?
 - Affordable/workforce housing needs to be called out more. Housing diversity is the key to being a livable community.
 - FYI, there is a tree fund for developers to contribute to when they can't meet their tree save which allows for planting trees in other areas. There also is a tree subcommittee working on this issue. Urban trees require maintenance. Could Huntersville share an arborist with Davidson and Cornelius?
- The meeting adjourned at 7:50 PM.

DRAFT