

2022 Downtown Plan Steering Committee



Meeting #12: Meeting Minutes

Thursday, October 6, 2022

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

Attendees:

Voting Members Nate Bowman Gatewood Campbell
 Doug Ferguson Sean Flynn
 John Foster Barbara Gerhardt
 Charles Guignard Lee Hallman
 Janelle Harris Elaine Kerns
 Sarah McAulay Elizabeth Rodriguez
 Cindy Trevisan Jessika Tucker

Ex-Officio Members: Kathy Jones Diane McLaine
 John O'Neill

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

Consultants: Larry Zinser Terry Shook

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=0UrPGpOE54I>
2. **Roll Call** – Meeting attendance is noted above.
3. **Approval of Agenda** – Charles Guignard made the motion to approve the agenda; Gatewood Campbell seconded the motion. Motion carried unanimously.
4. **Approval of Meeting Minutes from June 23, 2022** – Charles Guignard made the motion to approve the meeting minutes; John Foster seconded the motion. Motion carried unanimously.
5. **Chairman's Remarks** – Chairman McAuley thanked the Committee members for their attendance.
6. **General Public Comment** – There were no speakers for public comment.
7. **General Update & Overview: Composite Alternative Future**
8. **Presentation: Draft Master Plan** – Larry Zinser and Terry Shook made a presentation regarding the Draft Master Plan, found in 3 parts at <https://www.letsplanhuntersville.org/steering-committee> under the October 6th meeting header. The point was made that Huntersville needs to express desired design and character for the Downtown to inform other agencies and organizations about the Town's intent. Committee members discussed the possibility of

exploring funding sources not yet considered. The importance of on-street parking was also discussed; the issue has already impacted Main Street businesses affected by current construction. A question was raised regarding private property development, and how to make sure new or redevelopment conforms to the Plan. Staff indicated that there are several tools available – changing Downtown development regulations, possibly leading to the creation of a Downtown Overlay District, to the use of development agreements that could result in improvements that wouldn't be required through development regulations. It was suggested that someone hired by the Town will have to work on these issues fulltime. As the Committee continues to review the consultant products, members were asked to forward email comments to either Tracy Barron or Dave Hill. Terry Shook asked the Committee to continue to go back to the Organizing Principles to evaluate the recommendations.

9. **Summary: Gilead Road Considerations** – A brief update was given regarding the potential for Gilead Road widening. The issues are complicated, and staff continues to work toward providing more information.
10. **Draft Public Forum #3 Format** – Larry Zinser provided a seating and break-out session layout for Public Forum #3. Forum #3 will be like Public Forum #2, using a presentation and large maps for break-out discussions. Public feedback will be obtained using a cell phone app rather than the clickers used during Public Forum #2.
11. **Next Steps** - Dave Hill reminded the Committee that Public Forum #3 will be held on October 20th, from 6:00 – 8:00 PM at the Huntersville Presbyterian Church on Old Statesville Road.
12. **Adjourn** - The meeting adjourned at 7:37 PM.