

Steering Committee Meeting #3

Meeting Minutes

- **Meeting Information**

- Date: → February 26, 2020
- Time: → 3:30-5:00 PM
- Location: → Duke's Water Treatment Plant
7890 Babe Stillwell Farm Road, Huntersville, NC

- **Agenda Items**

- **Call to Order & Chairman's Remarks**
- **Public Comments**
- **Approval of Meeting Minutes**
 - Steering Committee Meeting #2 – 1/15/2020
- **Election of Vice-Chair**
- **Future Steering Committee Meeting Dates**
- **Stakeholder Meeting Summary Updates**
- **Public Engagement Activities and Results**
- **Public Review Meeting Preview**
- **Discussion/Next Steps**

- **Meeting Summary**

- The meeting was called to order at 3:30 PM
- **Call to Order & Chairman's Remarks, Approval of Minutes, Vice Chair Election, Public Comments**
 - Chairman John Carbonell conducted roll call.
 - Steering committee members present:
 - Eric Rowell
 - Dan Murphy
 - Kim Aichele
 - Erin Gillespie
 - Kristen Ingram
 - John Carbonell
 - George Solomon
 - Ross Boner
 - Randy Brawley
 - Chris Edwards
 - John Forehand
 - Scott Harrington
 - Kaitlyn Sisson
 - Tim Bender

- John recognized Dan Boone, town commissioner, staff and other attendees for participating in the public meetings this week.
- Minutes from the previous Steering Committee Meeting were approved
- Eric Rowell was voted in as Vice Chair of the steering committee
- Chair John Carbonell opened the floor for public comment but no attendees wished to speak.
- **Public Engagement Activities and Results**
 - John Carbonell, Chairman, discussed the previous two days of engagement activities. As of 2/26 there have been 3,600 interaction, or 60% of the goal for the project.
 - Review of public survey memo:
 - Self-identified locations on responses indicate a lot of hits from subdivisions, Skybrook in particular.
 - Future outreach will need to focus on apartments, and older and minority communities.
 - There was a discussion about additions to the stakeholder summaries.
- **Public Review Meeting Review**
 - Jake Petrosky went through the presentation, which summarized survey feedback and public engagement, including from the previous two days. It explored emerging trends from responses, such as land use concerns, transportation, values, and changes in community feedback from the 2011 public survey.
- **Discussion and Next Steps**
 - Members discussed particular outreach efforts to increase survey responses
 - Paper surveys can be introduced and pushed to those who prefer them.
 - Potential to partner with the public library.
 - Project staff should look in particular at outreach in the Pottstown community.
 - Could target mobile homes areas. Would require survey translation.
 - Next steps for survey:
 - Analysis – look at housing question with age responses.
 - Will need to more educational outreach about what the results mean and how preference conflicts can be resolved.
 - The Steering Committee would like to see more responses gathered.
 - Themes that stood out from input
 - Design standards and form of development is important
 - Authentic and high quality places are desired
 - Open space and bicycle, pedestrian and trail connections
 - Economy

- There is a need for education related to growth and development trends and tradeoffs. For instance, there is more support for commercial development than residential, but rooftops are needed for commercial.
- Question on what are barriers to commercial and industrial development?
- Downtown
 - Members who attended the Downtown Tour on 2/25 discussed that it was helpful and insightful. There is interest in another one, perhaps on a weekend.
 - Committee members discussed ideal redevelopment sites.
 - Railroad ROW is a constraint to development and street alignment.
- Transportation & schools
 - Jack Simoneau discussed the many NCDOT road projects planned for Huntersville and the trend of population growth. Since 2013 Equity Formula changes there has been \$500 million in state road project approved for the Huntersville Area. Even with new projects they are slow to catch up with actual population growth by the time projects get built.
 - There is an opportunity to educate the public about forthcoming transportation projects and what the abilities of the town are.
 - There is some concern about the timeline for these projects slipping. Road project delays are going to have a negative effect on future development plans that are dependent on improved roads.
- Housing
 - Discussion of the impact of people's attitudes towards housing. The public may conflate adding new housing with infrastructure (especially traffic) congestion, which may influence responses.
- What is the reputation of Huntersville to developers? What speedbumps exist? How does development process in Huntersville compare to neighboring towns?
- The meeting was adjourned at 5:05 PM.