

From: noreply@civicplus.com
To: [Michelle Haines](#)
Subject: Online Form Submittal: Planning Board Application
Date: Wednesday, October 17, 2018 3:58:22 PM

Planning Board Application

Step 1

Notification for Service for the Town of Huntersville Planning Board

Name	Scott Hensley
Home Phone	7049470535
Home Address	15133 Ewart Road
Cell Phone	7049044796
Do You Reside in the Town Limits?	No
Do You Reside in the ETJ?	Yes
Present Occupation	President
Work Phone	7049044796
Place of Employment	Piedmont Properties of the Carolinas, Inc.
Email Address	shensley@piedmontproperties.com
Approximate Hours Available Per Month for Serving on Advisory Board	+/- 20 hours or as many as required
Name of Any Town or County Boards/Committees/Commissions You Are Presently Servng on:	None currently
Education	BS - Marketing - Virginia Tech 1992
Business and Civic Experience	Charlotte Region Commercial Board of Realtors - President 2012-2013, Board of Directors 2009-2014, Treasurer 2011 SiteIndex - President 2012-2013 - (Commercial equivalent to residential MLS) North Carolina CCIM Chapter - Board of Directors - Currently serving CORFAC International - Board of Directors 2007 - present

Areas of Expertise and Interests / Skills

Commercial real estate broker serving the Charlotte region since 1994 with focus on industrial real estate
Huntersville resident since 2000

I, the undersigned, acknowledge that this application and questionnaire will remain active for a two (2) year period, unless withdrawn by me, the applicant, and if appointed, the Town Board may remove members who do not meet attendance requirements pursuant to the Rules of Procedure : must attend seventy-five percent (75%) of the Regular meetings in a twelve (12) consecutive month period, or miss three (3) consecutive regular meetings.

Signature of Applicant

A. Scott Hensley

Date

10/17/2018

Step Two: Questionnaire

To assist the Board of Commissioners in making appointments to the Planning Board, please respond briefly to the following questions. There is no right or wrong answer. Your responses will provide a framework for discussion with the Mayor and Commissioners.

Overview

Planning Board consists of nine (9) total members of whom at least seven (7) members shall reside within the corporate limits, appointed by the Town Board, and in no instance be less than one (1) ETJ member appointed by the Board of County Commissioners. The Planning Board acts as an advisory body to the Board of Commissioners on all matters related to the growth and development of Huntersville. The Planning Board considers the facts relative to rezoning applications, new subdivisions and site plans, and ordinance amendments, among other issues. The Board formulates a recommendation on each matter, which in turn goes to the Commissioners for final action.

1. Please describe the areas of community service in which you have participated, in Huntersville or elsewhere.

Active in many industry groups and associations including Charlotte Region Commercial Board of Realtors, NC CCIM (Certified Commercial Investment Member), Charlotte Regional Partnership, CORFAC International as well as numerous civic organizations including active parent in BSA Troop 19, previous assistant Den Leader for Pack 19 (based in Huntersville), Sunday School Teacher at Davidson UMC, Hands on Charlotte team leader,

2. Briefly describe your vision for Huntersville in the next 10 to 15 years. What factors during that time will shape the growth of our community?

I firmly believe in balanced growth and for Huntersville to remain an attractive place to live with a great quality of life we must strive to find that balance between residential, commercial, business and industrial development. My vision for Huntersville is we maintain the small town feel that attracted so many current residents but it would be a

mistake to shut down all development or make the process so difficult that developers with quality projects shy away from the town.

3. What obstacles do you see to achieving this vision?

Huntersville is fortunate to be the closest municipality to Charlotte to the north but with that comes a great deal of development pressure. I am a proponent of balanced growth because it allows the town to remain competitive from a taxation perspective. In the current economic cycle the challenge is to manage growth so it is sustainable and appropriate for the long term health of our residents. Just because the current market supports a certain type of development does not necessarily mean it is the right development for the greater good of Huntersville.

Step 3

4. What special opportunities could be used to achieve your vision?

To maintain our competitive tax rate we need to continue to focus on development projects that are either mixed use or commercial because those developments contribute more to the tax base than they require in services. The opportunity is for Huntersville and the planning process to be as developer friendly as possible to continue to quality projects. The City of Charlotte planning and development process is notoriously difficult and slow. I would like to see Huntersville known as the pro business town that is reasonable and efficient to do business with.

5. With rapid development occurring in Huntersville and the surrounding area, the character and growth patterns of our community are changing rapidly. Please discuss briefly any problems that you perceive, anything that you would like to change, and/or anything you find particularly appropriate to Huntersville.

I touched on this in question 3, Huntersville's biggest challenge is to responsibly manage the current demand all of the Charlotte region is experiencing. Land planning is key and must be used to guide development but I do not believe plans are absolute. There are circumstances when appropriate deviations from master plans are acceptable and necessary. With the current demand for residential development we need to be cautious that we maintain the balance we currently have.

Other Comments:

If the Town of Huntersville Board of Commissioners feel my background, experience and skills will add value to the Planning Board I would be honored to serve. I have lived the past 18 years in Huntersville and plan on living the rest of my life here so it is important to me that our town continues to grow responsibly and prosper.

Nominations

The Town of Huntersville Board of Commissioners sincerely appreciates the interest of all citizens in the Town's advisory committees and urges the public to nominate qualified persons for membership. Nominations may be sent to:

TOWN OF HUNTERSVILLE

ATTN: Michelle Haines

P.O. BOX 664

HUNTERSVILLE, NC 28070

Contact

For more information on the responsibilities of various advisory bodies, applicants may contact the Planning Department at 704-875-7000.

Thank you for completing the application and questionnaire.

Email not displaying correctly? [View it in your browser.](#)