



NOTIFICATION FOR SERVICE FOR THE  
TOWN OF HUNTERSVILLE  
BOARD OF ADJUSTMENT

Please type or print in black ink

BACKGROUND INFORMATION

NAME Joel Bondurant HOME PHONE \_\_\_\_\_  
HOME ADDRESS 14236 Boren Street, 309; Huntersville 28078 CELL PHONE 704-885-5910  
DO YOU RESIDE IN THE TOWN LIMITS OR ETJ? Yes  
PRESENT OCCUPATION Attorney WORK PHONE 704-885-5910  
PLACE OF EMPLOYMENT Bondurant Law Firm  
EMAIL ADDRESS joel@bondurantlawfirm.com

APPROXIMATE HOURS AVAILABLE PER MONTH FOR SERVING ON ADVISORY BOARD 10

NAME OF ANY TOWN OR COUNTY BOARDS/COMMITTEES/COMMISSIONS YOU ARE PRESENTLY  
SERVING ON:

\_\_\_\_\_  
N/A EXPIRATION DATE \_\_\_\_\_  
EXPIRATION DATE \_\_\_\_\_

EDUCATION UNC School of Law; College of Charleston

BUSINESS AND CIVIC EXPERIENCE I have been an attorney in private practice for the last 17 years.

AREAS OF EXPERTISE AND INTERESTS/SKILLS I have a keen interest in local government and have  
significant legal expertise and experience.

I, the undersigned, understand this application and attached questionnaire will be kept on the active file for a two (2) year period only.

Joel M. Bondurant, Jr.  
(Signature of Applicant)

September 27, 2017  
(Date)



## QUESTIONNAIRE

To assist the Board of Commissioners in making appointments to the Board of Adjustment, 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:** The Board of Adjustment consists of Regular and Alternate Members appointed by the Board of Commissioners. The Regular membership shall consist of six (6) members who reside within the corporate limits, and one (1) extraterritorial member. The number of Regular members appointed who reside in the extraterritorial zoning jurisdiction ("ETJ") shall at a minimum meet the requirement of NCGS §160A-362 for proportional representation, but shall in no instance be less than one (1). The Alternate membership shall consist of at least two (2) members who reside within the corporate limits, with the remaining alternate member residing in either the corporate limits or the ETJ.

The Board's primary function is to act upon variances, which are specific requests for deviation from the strict letter of the law of the Huntersville Zoning Ordinance. As an example, picture a property with a stream running through it thirty feet back from the road. If the Zoning Ordinance requires that every new house must be set back thirty feet from the road, the property owner is faced with a hardship and may request a variance. The Board of Adjustment acts quite literally as a court, with evidence presented, petitioners sworn in, and strict rules followed to determine if indeed a hardship exists. The Board considers the facts relative to the petition and formulates a legally-binding ruling.

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

I taught adult Sunday school for a number of years; I have also participated in mentoring youth, coaching youth basketball. I have also provided free and reduced rate legal services to people in need.

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?

The most obvious factor that is going to shape the growth of our community and prove challenging

is going to be the rate of growth. It is going to be critically important that we as a Town get out ahead of the growth and put plans and programs into place before the growth puts us in a position to make imprudent decisions that may be difficult to remedy later. We will need leaders who never lose sight of Huntersville's interests and have the negotiating skills and experience to make sure those interests are maximized.

3. Since the Board of Adjustment is a quasi-judicial body and must act essentially as a court, it is bound by strict rules of procedure and must use specific findings of fact in order to reach a ruling. As such, Board members must base their ruling on the facts alone, and not on emotion. As a potential Board member, how will you ensure that your decisions are formed objectively?

As an attorney of 17 years, I have significant experience with analyzing judicial and quasi-judicial

proceedings on the facts. I understand the difference between an evidence-based decision on the one hand, and an emotionally driven decision on the other.



4. 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.

In many ways, the growth rate itself is THE challenge. It is going to take a lot of thought and planning

well in advance to ensure that the Huntersville that develops is the Huntersville we want now and in the future. It is going to be critical to have good collaborative leadership. And there are already good starts being made. The North Meck Alliance, for example, comes to mind. But at the end of the day, growth is good. It will present lots of opportunities for advances in the standard of living. We just need to be careful that Huntersville, as the distinctive place that it is, does not get swallowed up in the rising tide.

OTHER COMMENTS:

Thank you for the opportunity to apply.

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

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.  
Please return them to the Huntersville Planning Department**