

Mcllwaine Road Subdivision. Mayor Phillips swore in Planning Director Jack Simoneau, Planner Scott Moore and Wayne Harris of Harris Engineering. Staff Report attached hereto as Attachment No. 2.

Commissioner Swain made a motion to approve the subdivision sketch plan for Mcllwaine Road Subdivision on approximately 19.46 acres zoned Transitional Residential located to the south of Mcllwaine Road. Commissioner Leonhardt seconded motion. Motion carried unanimously.

Gilead Ridge Sketch Plan Revision. Mayor Phillips swore in Planner Lori Tomaszewski.

Tomaszewski submitted Staff Report into record. Refer to Attachment No. 3.

Commissioner Swain made a motion to approve the subdivision sketch plan revision for Gilead Ridge located on the east side of Gilead Road between Beatties Ford Road and Ervin Cooke Road. Commissioner Sisson seconded motion. Motion carried unanimously.

Skybrook, Phases 8 and 10, Subdivision Sketch Plan. Tomaszewski submitted Staff Report into record. Refer to Attachment No. 4.

Commissioner Sisson made a motion to approve the subdivision sketch plan for Skybrook, Phases 8 and 10, located on the north side of Eastfield Road south of the existing Skybrook subdivision. Commissioner Swain seconded motion. Motion carried unanimously.

Mountain Island Lake MOU. Mike Ciriello explained that the Memorandum of Understanding establishes a mechanism for the Town to interact and share information about what plans we have with the other communities in the Mountain Island Lake Watershed.

David Caldwell, Mecklenburg County Water Quality, stated that the Mecklenburg County Board of Commissioners held a workshop in January 2004 to discuss protection efforts of Mountain Island Lake. There was consensus that we felt like the various jurisdictions which drain into Mountain Island Lake needed to work together to protect this resource. A workgroup was formed in February 2004 that consisted of representatives from different jurisdictions. This Memorandum of Understanding is a framework for the cooperation among the various jurisdictions. It is basically a means to share information affecting the watershed among the group and work together on protecting the watershed. The Memorandum of Understanding has been adopted by Mecklenburg County, Gaston County, Cornelius and the Mountain Island Marine Commission.

Commissioner Sisson questioned if this is just the first step in a process towards developing some type of committee that is going to get involved in zoning approvals and what “teeth” does the Memorandum of Understanding have behind it. Caldwell stated that it has no “teeth” other than it is a mechanism for communication among the various jurisdictions. It is not any kind of step to create something bigger.

Commissioner McAulay pointed out that by adopting the Memorandum of Understanding, it says we will give the partners an opportunity to comment on subdivision plans, rezonings and changes to our zoning ordinance. Commissioner Pugliese pointed out that it states that it is the intent of the partners to provide notification, nevertheless failure of a partner to give notice to the other partner shall not affect any action taken by the notifying partner.

Mayor Phillips asked Planning Director Jack Simoneau how difficult notification of other partners would be from a procedural standpoint. Simoneau stated that they would just have to amend existing checklists to include the partners of the Memorandum of Understanding.

Commissioner McAulay stated that she basically agrees with the Memorandum of Understanding, she just doesn't want some group saying that they did not have the opportunity to comment.

Commissioner Pugliese made a motion to authorize the Town Manager to sign the Mountain Island Lake Memorandum of Understanding on behalf of the Town of Huntersville. Commissioner Leonhardt seconded motion.

Commissioner Sisson stated he would like to see the Memorandums of Understanding that we are developing start to have a little bit more “teeth” behind them to force more regional cooperation.

Commissioner Pugliese stated that he thinks this is better than having nothing because it establishes a framework.

Commissioner McAulay stated that she is going to vote in favor of it, but she has reservations about the mechanics of it.

Motion carried unanimously.

Hambright Area Transportation Study Report. Transportation Planner Bill Coxe updated Board on Hambright Area Transportation Study. Refer to PowerPoint Presentation attached hereto as Attachment No. 5.

Coxe pointed out that the NCDOT had endorsed the alignment shown on the “Preferred Alignment” slide. There was one home on Keith Hill Road that would be taken by that alignment. That individual asked if we could work on an alignment which would miss them. That alignment is shown on the slide “NCDOT Proposed Alignment.” It is Coxe's