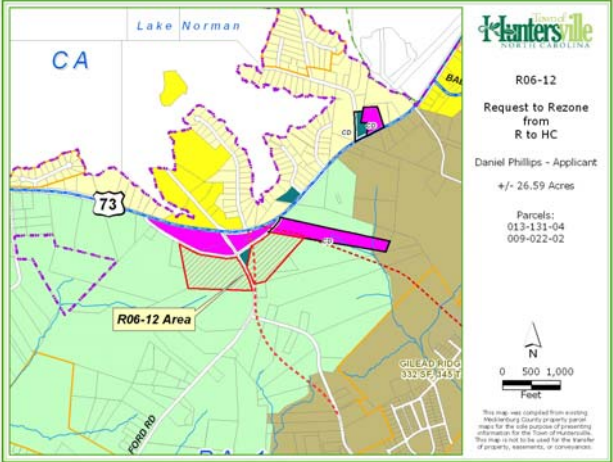
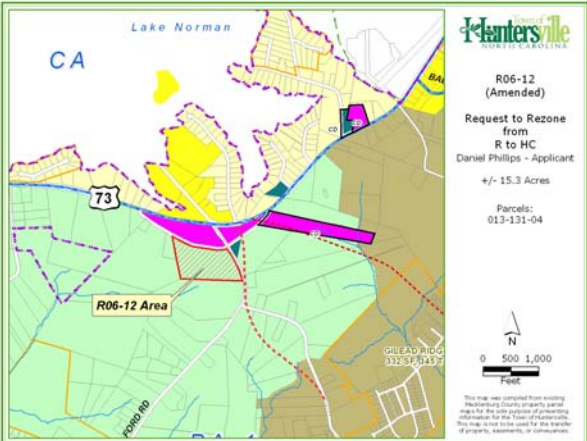
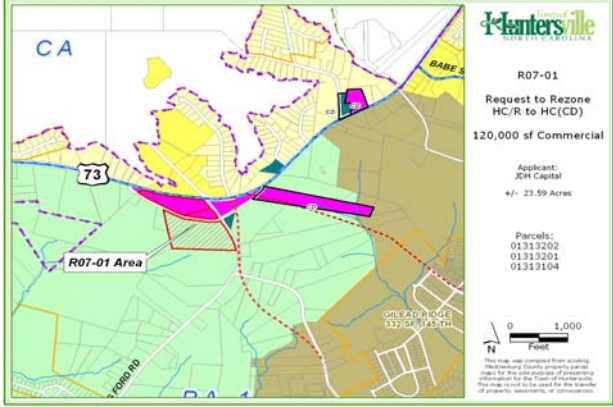
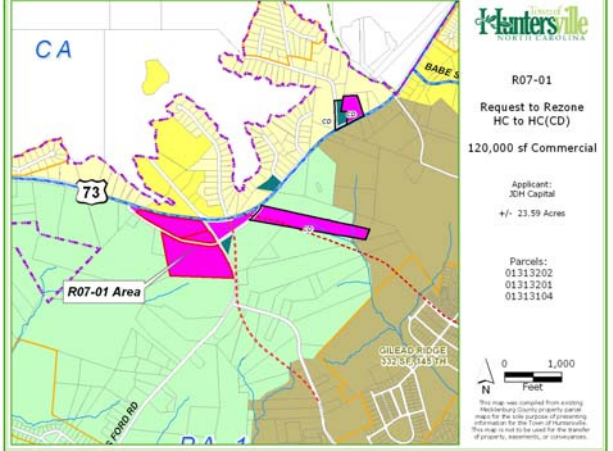


Town Meetings and History for Rezoning Petition R06-12/Conditional Rezoning Petition R07- 01/Sketch Plan of Shops at Crossroads Village

Date	Action	Map
October 16, 2006	<p>Public Hearing held.</p> <p>Staff received a letter of opposition from the Gilead Fire Department, but the letter was not filed in time to be an official protest petition.</p>	 <p>The map shows the R06-12 rezoning area in pink, located near Lake Norman and Highway 73. The area is bounded by Gilead Road to the south and Vance Road to the east. The map includes a north arrow and a scale bar from 0 to 1,000 feet. Text on the map reads: 'R06-12 Request to Rezone from R to HC Daniel Phillips - Applicant +/- 26.59 Acres Parcels: 013-131-04 009-022-02'.</p>
October 24, 2006	<p>Planning Board Meeting Held.</p> <p>Planning Board recommended denial of rezoning petition</p>	Same as above
November 20, 2006	<p>Final Action from Town Board</p> <p>Town Board deferred action until January 16, 2007</p>	Same as above
January 16, 2007	<p>Final Action from Town Board</p> <p>Applicant withdrew the eastern portion of the request because of issues with the MUMPO adopted Vance Road alignment.</p> <p>Town Board initiated study on the Beatties Ford Road Corridor and the scope included the applicant's property. Study's anticipated completion date and/ or draft plan is projected at 6 months.</p> <p>Town Board defers decision until August 20, 2007.</p>	 <p>The map shows the amended R06-12 rezoning area in pink, which is smaller than the previous map, excluding the eastern portion. The map includes a north arrow and a scale bar from 0 to 1,000 feet. Text on the map reads: 'R06-12 (Amended) Request to Rezone from R to HC Daniel Phillips - Applicant +/- 15.3 Acres Parcels: 013-131-04'.</p>

<p>August 6, 2007</p>	<p>Town Board receives update on the Beatties Ford Road Corridor Small Area Plan.</p> <p>An alternative thoroughfare system configuration was presented to the Board.</p>	<p>Beatties Ford Road Small Area Plan Proposed Transportation System Improvements in the Study Area Near NC 73</p> <p>Legend</p> <p>MUMPO Thoroughfare Plan Alignments (Adopted 2004): Major Thoroughfare (thick black line) Minor Thoroughfare (medium black line) Local Thoroughfare (thin black line) Collector Thoroughfare (dashed black line)</p> <p>Proposed Transportation System Improvements: Major Thoroughfare (thick red line) Minor Thoroughfare (medium red line) Local Thoroughfare (thin red line) Collector Thoroughfare (dashed red line)</p> <p>Other features: Lake Norman (blue area) Proposed Road Right-of-Way (yellow outline) Proposed Road Right-of-Way (red outline) Proposed Road Right-of-Way (green outline) Proposed Road Right-of-Way (blue outline) Proposed Road Right-of-Way (purple outline) Proposed Road Right-of-Way (orange outline) Proposed Road Right-of-Way (brown outline) Proposed Road Right-of-Way (pink outline) Proposed Road Right-of-Way (grey outline) Proposed Road Right-of-Way (white outline)</p>
<p>August 20, 2007</p>	<p>Final Action from Town Board requested. Applicant requested deferral until the Beatties Ford Road Small Area Plan was approved. Town Board deferred decision until September 17, 2007</p>	<p>R06-12 (Amended) Request to Rezone from R to HC Daniel Phillips - Applicant +/- 15.3 Acres Parcels: 013-131-04</p> <p>Scale: 0 500 1,000 Feet</p>
<p>December 5, 2007</p>	<p>1st public meeting on the Northwest Huntersville Thoroughfare Plan was held.</p>	
<p>September 17, 2007</p>	<p>The Town Board voted to approve the Beatties Ford Road Small Area Plan voted to let MUMPO lead thoroughfare study, putting priority on the terminus of Vance Road as Phase I; start study by December/January; and request MUMPO consider Kimley-Horn to do the study.</p> <p>Town Board voted to allow petitioner to run concurrently R06-12, the general rezoning and to submit a conditional rezoning plan with no additional fees and with the understanding that staff will try to move this with priority as fast as feasibly possible, taking into consideration all necessary items to review the request.</p>	

<p>December 20, 2007</p>	<p><u>JDH Capital submitted an application and site plan for a conditional rezoning.</u> Mr. Phillips sent a letter stating that he agrees to the application submittal as the owner of the property. This was not a full submittal, but was a placeholder for the conditional rezoning request until further decisions were made regarding the Northwest Huntersville Thoroughfare (Vance Road alignment).</p>	
<p>April 1, 2008</p>	<p>Town staff, MUMPO staff, PBS&J consultant, JDH Capital, Mr. Phillips and Kimley-Horn meet regarding the recommendations of the MPO consultant. As there was a proposed alignment, planning staff began review of Mr. Phillips project</p>	
<p>April 8, 2008</p>	<p>Redlines were returned to the applicant—via email and left for pick-up at Town Hall.</p>	
<p>April 16, 2008</p>	<p>2nd Public Workshop on the Northwest Huntersville Thoroughfare Plan was held.</p>	
<p>June 2, 2008</p>	<p>Formal submittal package submitted</p>	
<p>June 6, 2008</p>	<p>TIA submitted</p>	
<p>June 23, 2008</p>	<p>Planning Redlines returned to petitioner</p>	
<p>July 1, 2008</p>	<p>Legal Ad sent to Huntersville Herald for ads to run 7/18 and 7/25</p>	
<p>July 7, 2008</p>	<p>Neighborhood Meeting held at the North County Regional Library</p>	
<p>August 4, 2008</p>	<p>Public Hearing. Applicant requested to defer public hearing until October 6, 2008. Town Board granted requested and asked that an additional neighborhood meeting be held.</p>	
<p>September 3, 2008</p>	<p>2nd Neighborhood Meeting held at North County Regional Library</p>	
<p>October 1, 2008</p>	<p>Town staff and the developer met to discuss the TIA improvements. NCDOT had a meeting conflict and a subsequent meeting was schedule for October 2, 2008.</p>	
<p>October 6, 2008</p>	<p>Public Hearing was closed on R07-01 and the Board voted to approve R06-12 (The official vote was 4-1. Following the meeting, Commissioner Julian indicated to the Town Clerk that his intent was to vote in opposition of the motion.)</p>	
<p>October 16, 2008</p>	<p>3rd Public Workshop on the Northwest Huntersville Thoroughfare Plan was held.</p>	
<p>October 28, 2008</p>	<p>Planning Board made a motion to defer R07-01 until November 18, 2008.</p>	

November 3, 2008	The Town Board made a motion for the Northwest Huntersville Thoroughfare to be sent back the Planning Board for reconsideration and that the Planning Board be provided appropriate documentation and any other analysis that was not provided at their original meeting and that the item return to the Town Board on January 5, 2009 with information about whether Option 3 is a viable option given the constraints brought up at the meeting.
November 18, 2008	Planning Board made a motion to recommend to the Town Board that they defer action on R07-01 until after the Town Board makes a recommendation to MUMPO on the alignment of the Northwest Huntersville Thoroughfare.
December 15, 2008	The final motion of the Town Board was to send the conditional rezoning and subdivision sketch plan back to the Planning Board for a recommendation in January 2009 based on the premise that the Town Board would be making a recommendation on the NW Thoroughfare at the January 5, 2009 meeting. The Town Board voted to have that the conditional rezoning and sketch plan return to them on February 2, 2009.
December 16, 2008	Planning Board made a motion to approve the tree mitigation plan of R07-01. The Planning Board made a motion to recommend to the Town Board send the sketch plan back to the Planning Board on their January 27 th meeting.
January 5, 2009	The approved motion from the Town was to discuss the NW Thoroughfare at the Town Board Retreat, January 15-16, 2009 to discuss a hybrid of Options 1 and 3.
January 16, 2009	Town Board retreat
January 27, 2009	Planning Board recommended that the conditional rezoning plan and sketch plan be approved subject to MUMPO making a final determination of the Northwest Huntersville Thoroughfare on or by June 1, 2009 and recommended approval of the buffer waiver.