



Planning Board
Bruce Andersen, Chairman
Brian Hines, Vice Chairman
Addison Causey
Nancy Clarke
Leonard Cook
Barry Hester
Jo Anne Miller
Sam Mount
Jeff Neely
Randy Poindexter
Joe Sailors

ACTION AGENDA

I. Call to Order

The Regular Planning Board Meeting was held on June 24, 2008, at 7:00 p.m. at the Huntersville Town Hall.

II. Consent Agenda – Approve Minutes

The April 22, 2008 Workshop Planning Board Minutes, and the May 27, 2008 Regular Meeting Minutes were unanimously approved.

III. Action Agenda

- A. Davidson-Concord Road/NC 73 Small Area Plan. Presentation of plan. Board recommendation required. **Motion to Defer was unanimous.**
- B. Petition # R07-03 is a request by American Asset Corporation to amend the existing conditional district rezoning plan for the Northcross Shopping Center. The amendment would allow an expansion of the shopping center from 550,000 ft² to 603,250 ft². The expansion proposal would be in 4 phases. The properties in question (PIN#s 005-042-07, 005-042-18, 005-042-99, 005-042-012, 005-042-17, 005-42-16) are located near the corner of Statesville Road and Sam Furr Road. The proposed use would be for further commercial/retail development. **Motion to Approve was unanimous.**
- C. Mid Atlantic Homes, LLC requests a subdivision sketch plan revision to Monteith Park Subdivision to add two (2) single family lots to the interior of the project. Monteith Park is located on Stumptown Road. **Motion to Approve was unanimous.**
- D. Text Amendment TA08-07 is a request by John Choate of Choate Custom Homes to request changes to Article 3.2.2, Article 12.2.1 and add Article 9.52 to the Zoning Ordinance in order to create a new use called “country inn” in the Transitional Residential Zoning District as a use permitted with a special use permit. The amendment proposes specific requirements for the special use permit. **Motion to Approve was unanimous.**
- E. Hopper Communities requests subdivision sketch plan approval for Estates at Arbormere, a 100-lot single family subdivision on Bud Henderson Road approximately 1500 feet east of the intersection of Bud Henderson Road and Beatties Ford Road. The property is 110.45 acres, owned by Agnes B. Barnette and is identified as Tax PIN # 015-02-113. **Motion to Approve (8-1).**

IV. Other Business

1. Monument pillar in front of Abormere Subdivision; compliance in question.
2. Phillips Rezoning meeting needs to be rescheduled; conflicts with Public Hearing.
3. Bruce Andersen doing research on aerobic treatment systems.

V. Adjourn