



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 March 24, 2009, at 6:30 p.m. at the Huntersville Town Hall.

II. Consent Agenda – Approve Minutes

Jeff Neely made the Motion to Approve the February 24, 2009 Regular Meeting Minutes and Barry Hester seconded the Motion. Leonard Cook and Brian Hines abstained from the vote, which were considered affirmative votes. The vote was unanimous.

Nancy Clarke requested a modification on page 18, paragraph 3, of the March 10, 2009 Special Meeting Minutes to incorporate language stating the acceleration was due to the developer's financing options expiring at the end of the month. Jeff Neely made the Motion to Approve the March 10, 2009 Special Meeting Minutes with the modification. Nancy Clarke seconded the Motion. Leonard Cook and Brian Hines abstained from the vote, which were considered affirmative votes. The vote was unanimous.

III. Action Agenda

1. Bradley Priest, Senior Planner presented R08-14, which is a request by Chen Development LLC to rezone a vacant lot located on the NE corner of Gilead Road and Boren Street from Traditional Neighborhood Development-Urban Conditional District (TND-U CD) to Highway Commercial-Conditional District (HC-CD) for a drive through restaurant. Nancy Clarke made a **Motion to Deny**. The vote was 4-3, with Bruce Anderson, Brian Hines, and Joe Sailors opposing the denial.

2. Bradley Priest, Senior Planner presented a request by HTCP Development One, LLC to mitigate the 30% Specimen Tree Save Requirement per Article 7.4(G)2 of the Huntersville Zoning Ordinance. Brian Hines made a **Motion to Approve**, and Joe Sailors seconded the Motion. The vote carried unanimously.

IV. Other Business

(Pre-Meeting) Jack Simoneau, Planning Director updated the Board concerning the status of the website with new links for residents to sign up for email notifications.

Jack Simoneau, Planning Director updated the Board on the objective measures taken in other localities concerning connectivity.

V. Adjourn

The meeting adjourned at 9:00 p.m.