



Planning Board
Bruce Andersen, Chairman
Sam Mount, Vice
Chairman
Addison Causey
Leonard Cook
Barry Hester
JoAnne Miller
Jeff Neely
Randy Poindexter
Joe Sailors

ACTION AGENDA

I. Call to Order

The Regular Planning Board Meeting was held on October 27, 2009, at 6:30 p.m., at the Huntersville Town Hall.

II. Consent Agenda – Approve Minutes

Barry Hester made the **Motion to Approve** the Minutes of the September 22, 2009 Regular Meeting with the revision requested by Addison Causey on page 2, fourth paragraph. Jeff Neely seconded the Motion. The Motion was carried unanimously.

III. Action Agenda

1. TA 09-06 is a request by the Town of Huntersville (“Applicant”) to modify the Zoning Ordinance Article 9.52 Uses Permitted with Conditions, 12.2.1 General Definitions, and Article 3 Zoning Districts to establish regulations for alternative energy sources, expressly wind and solar energy which are the most common types of alternative energy. The proposed text would allow small facilities by right as an accessory use in all zoning districts, and allow large facilities as a use permitted with conditions in the R, TR, HC & CB zoning districts. The Applicant agreed to defer the matter to the next regularly scheduled meeting to provide further information. Addison Causey made a **Motion to Defer** and Joe Sailors seconded the Motion. The vote carried unanimously.
2. TA 09-11: The Town of Huntersville proposes to amend both the Zoning Ordinance and Subdivision Ordinance to modify Land Development Standards Manual references. Jeff Neely made a **Motion to Approve** and Randy Poindexter seconded the Motion. The vote carried unanimously.
3. TA 09-09 is a request by John Choate of Choate Custom Homes to amend Article 9.52 and Article 12 (Country Inn Development) of the Zoning Ordinance to increase the number of rooms from 20 to 24; increase the number of cottages from 6 to 8; reduce the setback requirements for parking areas, accessory structures and special event areas; and allow these developments not to provide street connections. Jeff Neely made a **Motion to Approve** amending 9.52.3 to include that the owner/management shall reside onsite, and removing 9.52.8 in its entirety. Joe Sailors seconded the Motion. The vote carried unanimously.

4. John Choate of Choate Custom Homes requests subdivision sketch plan approval for Yellow Hill Subdivision. The property is approximately 34 acres and is located at 13145 McCord Road (PIN 011-24-104). Two lots are proposed to be created and a public road will be added. One lot will be used for a country inn development and the other will be used for a farmhouse cluster subdivision. Joe Sailors made a **Motion to Approve** the sketch plan as submitted with the recommendation that connectivity for the right of way be reserved, and if Parcel 1 is redeveloped other than what is planned, then the right of way would be dedicated. The **Motion** was further **Amended** to include that §6.200.3 requirements are met through the note of reservation if added to the sketch plan. Addison Causey seconded the Motions. The vote was 9-1 with Todd Bowland opposing.

5. John Choate of Choate Custom Homes requests a Special Use Permit to develop a country inn development in the Transitional Residential District per the conditions of Article 9.52. The property is located at 13145 McCord Road (PIN 011-24-104). Addison Causey made a **Motion to Approve** and Barry Hester seconded the Motion. The vote carried unanimously.

IV. Other Business

None

V. Adjourn
