



Planning Board
Bruce Andersen, Chairman
Sam Mount, Vice Chairman
Harold Bankirer
Todd Bowland
Addison Causey
Leonard Cook
Barry Hester
JoAnne Miller
Jeff Neely
Randy Poindexter
Joe Sailers

ACTION AGENDA

I. Call to Order

The Regular Planning Board Meeting was held on August 25, 2009, at 6:30 p.m. at the Huntersville Town Hall.

II. Consent Agenda – Approve Minutes

Sam Mount made the Motion to Approve the Minutes of the July 28, 2009 Regular Meeting and Jeff Neely seconded the Motion. The Motion was carried unanimously.

III. Public Comment

No individuals signed up for public comments.

Jack Simoneau, Planning Director took this opportunity to discuss the new Agenda section for public comments. By decision of the Town Board on August 17, 2009, this section is now included on the Planning Board's Agenda.

IV. Action Agenda

1. David Peete, Principal Planner presented Petition R09-03, which is a request by American Asset Corporation (Bryton Town Center, LP & Bryton Corporate Center Limited Partnership) to rezone 11.55-acres located at the southern portion of Bryton, as follows: 1) add 0.46 ac located on Alexanderana Rd approx 600' east of Old Statesville Rd. from Neighborhood Residential (NR) to Special Purpose-CD (SP-CD); 2) rezone 7.32 ac approx 500 ft north of Alexanderana Rd from Highway Commercial-CD (HC-CD) to Special Purpose-CD (SP-CD); 3) rezone 3.77 ac located along Alexanderana Rd. (between old rail bed & new rail bed) from Special Purpose-CD (SP-CD) to Highway Commercial-CD (HC-CD). Sam Mount made a **Motion to Approve** as presented, and Joe Sailers seconded the Motion. The vote was unanimous.

2. Jack Simoneau, Planning Director addressed the members about the modification of the Planning Board Rules of Procedure to include public comments at the beginning of the meetings, and consider attendance requirements. Joe Sailers made a **Motion to Adopt** the Planning Board Rules of Procedure as presented with the suggested

modifications involving the Chairman allotting time for speakers and future amendments to the Rules. Sam Mount seconded the Motion. The vote was unanimous.

V. Other Business

Non-Agenda Item: The members of the Board requested that the Planning Director give an update of the projects known as Holly Crest and JDH Capital. Jack Simoneau, Planning Director, advised the Board of the current status of each matter.

VI. Adjourn