



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 Sailers

ACTION AGENDA

I. Call to Order

The Regular Planning Board Meeting was held on January 27, 2009, at 7:00 p.m. at the Huntersville Town Hall. There were ten (10) members in attendance; Addison Causey was absent.

II. Consent Agenda – Approve Minutes

Jeff Neely made a **Motion to Approve** the December 16, 2008 Regular Meeting Minutes and Joe Sailers seconded the Motion. Nancy Clarke abstained from voting, which is considered an affirmative vote. Therefore, the Motion was unanimous.

III. Action Agenda

1. R07-01, which is a request by JDH Capital to rezone approximately 23.59 acres at the southwest corner of Beatties Ford Road and NC 73 (PIN# 01313202, 01313201 and 01313104) from Highway Commercial to Highway Commercial-Conditional District (HC-CD) for an approximate 120,000 square foot shopping center. Sam Mount made a **Motion to Approve** conditioned on the MUMPO alignment resolution if made on or before June 1, 2009. Joe Sailers seconded the Motion. The vote was 9-1 to approve the conditional Motion (Randy Poindexter abstained from voting, which is an affirmative vote). Bruce Anderson opposed the Motion.

2. JDH Capital requests a subdivision sketch plan approval of Shops at Crossroads Village. The subdivision sketch plan is a multi-building site consisting of 8 lots and will contain a 120,000 square foot shopping center. Sam Mount made a **Motion to Approve** the sketch plan conditioned on the MUMPO alignment resolution if made on or before June 1, 2009. Jeff Neely seconded the Motion. The vote was unanimous.

3. TA08-21, which is a request by Glenwood Development Company, LLC to amend Article 3.2.7 to increase the permitted percentage of attached residential units from 30% to 80% with certain conditions in the Highway Commercial Zoning District. Brian Hines made a **Motion to Approve** with the Staff recommended language, but without the one (1) block language in the proposed Amendment. Joe Sailers seconded the Motion. The vote was 5-5, with Nancy Clarke, Barry Hester, JoAnne Miller, Jeff Neely and Randy Poindexter opposing. The Board members expressed concerns with the density in the proposed Amendment. Jeff Neely made a **Substitute Motion to Approve** the proposed Amendment including staff recommendations. Joe Sailers seconded the Motion. The vote was 3-7, with Bruce Andersen, Jeff Neely and Joe Sailers in

favor, and therefore the Substitute Motion failed. Therefore, the proposed Amendment is being sent to the Board of Commissioner (without the block recommendation) for approval.

4. R08-06, which is a request by Glenwood Development Company to rezone 59.92 acres located along NC 73 (near Davidson-Concord Road) from R (Rural) to HC-CD (Highway Commercial – Conditional District). This matter was not before the Board for a recommendation as Town Board did not refer this item back to Planning Board. However, as background information for discussion about the Sketch Plan, it was important to include this item. No Motions or votes were made, but several comments relative to the rezoning were given to send on to Town Board. Those comments will be further described within the Minutes.

5. Glenwood Development Company, LLC requests a subdivision sketch plan approval of Huntersville East. The subdivision sketch plan is a multi-building site consisting of 137 lots (commercial, townhomes & detached homes) and will contain a 175,000 square foot shopping center. Joe Sailers made a **Motion to Approve** with staff recommendations. The staff recommendations were conditioned (among other things) on approval of Text Amendment TA08-21 and Rezoning 08-06. Leonard Cook seconded the Motion. The vote was 8-2 with Nancy Clarke and JoAnne Miller opposing.

6. TA08-18, which is a request by Lenux Stables and Riding Academy, Inc. to consider amending Article 6 and 9 of the Huntersville Zoning Ordinance to allow gravel parking areas and driveways for commercial riding stables, horticultural, floricultural, and silvicultural uses. Sam Mount made a **Motion to Approve** and JoAnne Miller seconded the Motion. The vote was unanimous.

7. R08-12, which is a request by Spectrum Hearing to rezone approximately .78 acres from Neighborhood Residential (NR) to Neighborhood Center Conditional District (NC-CD) for a proposed medical office. The lot is located on the southeastern corner of the intersection of Rich Hatchett Road and Statesville Road. Sam Mount made a **Motion to Recommend** to the Town Board that they defer this matter until completion of Interchange Modification Report or completion of the updated Small Area Plan for the Rich Hatchett Community, and that the Town Board take no action until this matter is brought back before the Planning Board for a recommendation. Jeff Neely seconded Motion. The vote was 9-1 with Brian Hines opposing.

IV. Other Business

Joe Sailers made a **Motion** to revise the time of the Regular Planning Board Meetings to begin at 6:30 p.m. Discussion was made, and Leonard Cook made a **Substitute Motion** for a beginning time of 6:00 p.m. The Substitute Motion failed. Sam Mount seconded the **Motion** for 6:30 p.m., and the vote was unanimous.

V. Adjourn