



**AGENDA**  
**REGULAR**  
**PLANNING BOARD MEETING**  
**TUESDAY**  
**May 27, 2008 ~ 7:00 p.m.**  
**☞ Town Hall Chambers ☞**

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1. **Call to Order**
2. **Consent Agenda:** Consider approval of the April 22, 2008 Regular Planning Board Minutes.
3. **Action Agenda:**
  - A. Petition #R07-10 is a request by Craig Patterson and Shirley Holbrook to rezone approximately 4.96 acres of their properties from Corporate Business (CB) and Special Purpose (SP) to Highway Commercial Conditional District (HC-CD). The properties in question (PIN#s 011-021-26, 011-021-44, 011-021-43, and 011-021-05) are located on Old Statesville Road approximately 350 feet south of the intersection of Old Statesville Road and Sam Furr Road. The proposed use is a retail development. **(Staff: Bradley Priest)**
  - B. David DeQuick requests subdivision sketch plan approval of Blackwood Knoll, a 20-lot subdivision located on Black Farm Road. The property is 28.69 acres and zoned Rural (R). The proposed use will be single-family homes. **(Staff: Whitney Hodges)**
  - C. Bowman Development Group requests subdivision sketch plan approval for an addition of six lots to the approved Valencia Sketch Plan. The addition is approximately 1.23 acres and zoned Neighborhood Residential (NR) and Neighborhood Residential with Traditional Neighborhood Development-Overlay (NR TND-O) **(Staff: Whitney Hodges)**
  - D. Text Amendment #08-05: Bryton Town Center, LP is requesting the Board of consider amending the maximum height in the TOD-R zoning district from 4 stories or 46 feet, whichever is greater, to 13 stories or 182 feet, whichever is greater (Section 3.2.13(f)(3)) **(Staff: Jack Simoneau)**
  - E. Petition #R08-05, a request by HTCP Development One, LLC to rezone 5 parcels (totally 2 ac.) from Neighborhood Residential to Town Center Conditional District (TC-CD), located between NC 115 and Hillcrest Dr., including 111 & 113 Gilead Road, and 212 & 220 Holbrook (if extended). **(Staff: David Peete)**
  - F. Petition R08-02 is a request by Bryton Town Center, LP to rezone +/- 42-acres (consisting of 4.24-acres located along NC 115, across from Blythe Elementary School, and 36.11-acres located along Everette Keith Road) from Neighborhood Residential (NR) to Transit Oriented Development – Residential Conditional District (TOD-R-CD). **(Staff: David Peete)**

- G. Petition #TA08-06, a request by Lake Norman Gymnastics of Cornelius to allow “indoor recreation” as an accessory use within the Corporate Business (CB) zoning district. **(Staff: David Peete)**
  
- H. Petition #TA08-04, a request by the Town of Huntersville to consider requiring a Special Use Permit for schools, preschools and daycares in the following zoning districts: Rural, Transitional, General Residential, Neighborhood Residential, Neighborhood Center, Town Center, Campus Institutional, Traditional Neighborhood Development, and Transit Oriented Development-Residential. **(Staff: Jack Simoneau)**
  
- I. Tree Fund Contribution – Huntersville Volunteer Fire Station Eastfield Road: Article 7.4.2 (f) of the Huntersville Zoning Ordinance states that if circumstances prevent a development from meeting the minimum tree save area requirements, approval from the Planning Board is needed to contribute to a town tree fund/bank in lieu of preserving the required amount of trees. The Town of Huntersville is requesting approval from the Board to contribute to the tree fund in lieu of saving the required trees for the new volunteer Fire Station on Eastfield Road. **(Staff: Jack Simoneau)**

4. **Other Business, if any**

5. **Adjourn**

\*Courtesy reminder of upcoming Board of Commissioner’s meeting on June 2, 2008, at 6:30 p.m.

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.

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 to 603,250 sq ft. The properties in question (005-042-07, 005-042-18, 005-042-99, & 005-042-11) are located near the corner of Statesville Rd and Sam Furr Rd.

Petition R08-02 is a request by Bryton Town Center, LP to rezone +/- 42-acres (consisting of 4.24-acres located along NC 115, across from Blythe Elementary School, and 36.11-acres located along Everette Keith Road) from Neighborhood Residential (NR) to Transit Oriented Development – Residential Conditional District (TOD-R-CD). [Hearing held open]

There will be a presentation of the draft NC73 Davidson-Concord Area Small Plan by Zachary Gordon.