



AGENDA
REGULAR
PLANNING BOARD MEETING
TUESDAY
June 24, 2008 ~ 7:00 p.m.
☞ Town Hall Chambers ☞

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1. **Call to Order**
 2. **Election of Chairman and Vice Chairman for one year term**
 3. **Consent Agenda:** Consider approval of the May 27, 2008 Regular Planning Board Minutes, and the Workshop Meeting Minutes of April 22, 2008.
 4. **Action Agenda:**
 - A. Davidson-Concord Road/NC 73 Small Area Plan. Presentation of plan. Board recommendation required. (Staff: Zac Gordon)
 - B. 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 ft² to 603,250 ft². The expansion proposal would be in 4 phases. The properties in question (PIN#s 005-042-07, 005-042-18, 005-042-99, 005-042-012, 005-042-17, 005-42-16) are located near the corner of Statesville Road and Sam Furr Road. The proposed use would be for further commercial/retail development.
 - C. Mid Atlantic Homes, LLC requests a subdivision sketch plan revision to Monteith Park Subdivision to add two (2) single family lots to the interior of the project. Monteith Park is located on Stumptown Road. (Staff: Whitney Hodges)
 - D. 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. (Staff: Whitney Hodges)
 - E. Hopper Communities requests subdivision sketch plan approval for Estates at Arbormere, a 100-lot single family subdivision on Bud Henderson Road approximately 1500 feet east of the intersection of Bud Henderson Road and Beatties Ford Road. The property is 110.45 acres, owned by Agnes B. Barnette and is identified as Tax PIN # 015-02-113. (Staff: Whitney Hodges)
 5. **Other Business, if any**
 6. **Adjourn**

*Courtesy reminder of upcoming Board of Commissioner's meeting on July 7, 2008, at 6:30 p.m.