



AGENDA
REGULAR
PLANNING BOARD MEETING
TUESDAY
January 27, 2009 - 7:00 p.m.
❧ **Town Hall Chambers** ❧

I. Call to Order

II. Consent Agenda: Consider approval of the December 16, 2008 Regular Planning Board Minutes

III. Action Agenda:

- 1. Rezoning** R07-01, which is a request by JDH Capital to rezone approx 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. *(Staff: Whitney Hodges)*
- 2. Sketch Plan** 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. *(Staff: Whitney Hodges)*
- 3. Amendment** 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. *(Staff: David Peete)*
- 4. Rezoning** 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). *(Staff: David Peete)*
- 5. Sketch Plan** 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. *(Staff: David Peete)*
- 6. Amendment** 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. *(Staff: Bradley Priest)*
- 7. Rezoning** 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. *(Staff: Bradley Priest)*

IV. Other Business

None

V. Adjourn

*Courtesy reminder of upcoming Board of Commissioner's meeting and Public Hearing on February 2, at 6:30 p.m.

TA09-01, a request by the Town of Huntersville to consider amending Section 7.280 of the Huntersville Subdivision Ordinance regarding floodplains for consistency with the Mecklenburg County Subdivision Ordinance and to update background information.

R08-11, a request by Crescent Resources, LLC to rezone 28.44 ac located at intersection of Eastfield Rd and Prosperity Church Rd from Rural to Highway Commercial-Conditional District.

Continuation of public hearing on R08-10, a request by Harris Development Group to rezone 53.29 ac. located along Hwy 115 (across from Caldwell Station) from Transitional Residential (TR), Corporate Business (CB) and Corporate Business Conditional District (CB CD) to Transit Oriented Development Residential Conditional District (TOD-R CD). The development would consist of 135,500 sq ft of office, 99,500 sq ft of commercial retail and 1,030 multi-family units.