



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 Sailors

ACTION AGENDA

I. Call to Order

The Regular Planning Board Meeting was held on December 16, 2008, at 7:00 p.m. at the Huntersville Town Hall. All members were present with the exception of Nancy Clarke.

II. Consent Agenda – Approve Minutes

Addison Causey made a **Motion to Approve** the November 18, 2008 Regular Meeting Minutes and Jeff Neely seconded the Motion. The Motion was carried unanimously.

III. Action Agenda

1. Petition TA08-13, is a request by the Town of Huntersville to amend Articles 9.11 and 12.2.1 of the Zoning Ordinance regarding child day care homes. Sam Mount made a **Motion to Approve** and JoAnne Miller seconded the Motion. The vote was unanimous.
2. Petition TA08-15, is a request by Beatties Ford Memorial Gardens, Inc. to amend Article 7 of the Zoning Ordinance to add an Article 7.1(f) to reduce required tree-save percentage for non-residential uses in the Rural District from 50% to 30%. Joe Sailors made a **Motion to Approve** with conditions and Jeff Neely seconded the Motion. The Motion passed 9-1 with Randy Poindexter opposing.
3. Davidson-Concord/NC 73 Small Area Plan update. Joe Sailors made a **Motion to Recommend Adoption** and Sam Mount seconded the Motion. The Motion passed 8-2 with Brian Hines and JoAnne Miller opposing.
4. Prosperity Church Road Thoroughfare Alignment. Joe Sailors made a **Motion to Refer** the alignment to MUMPO staff with a request for technical review and comment with the understanding that the southern end of the proposed realignment may need to shift to deal with issues identified south of this location. The Motion passed 6-3 with JoAnne Miller, Randy Poindexter and Brian Hines opposing.
5. Petition #R08-06, 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). Joe Sailors made a **Motion** for the Town Board to remand this matter to the January 27, 2009 Planning Board Regular Meeting. Sam Mount suggested that the Motion be amended to include that the TIA be completed

before the remand. Joe Sailers amended his Motion as such. Addison Causey seconded the Motion. Brian Hines made a Substitute Motion to not make a recommendation. The Motion did not receive a second, and failed. The vote on Joe Sailers's Amended Motion was unanimous.

6. Petition TA08-17 is a request by Sherpa Land Co, LLC to amend section 3.2.7 and Article 9 of the Zoning Ordinance to allow climate controlled storage facilities with conditions in the Highway Commercial (HC) zoning district. Brian Hines made a **Motion for Withdrawal** of the Petition by the Town Board as requested by the applicant. Joe Sailers seconded the Motion. The vote was unanimous.
7. Further discussion and consideration of a recommendation for the Northwest Huntersville Thoroughfare was held. Brian Hines made a **Motion to Recommend Option 1**, and Sam Mount seconded the Motion. The vote was a split decision of 5-5, with Randy Poindexter, JoAnne Miller, Bruce Andersen, Addison Causey and Lenny Cook opposing. All opposing recommended Option 3. After the failure of the first Motion to gain a majority, and at the request of Commissioner Jeter, the Planning Board considered a Motion to endorse Option 3. Leonard Cook made a **Motion to Recommend Option 3**, and JoAnne Miller seconded the Motion. The vote was a split decision of 5-5, with Jeff Neely, Barry Hester, Brian Hines, Sam Mount, and Joe Sailers opposing.
8. JDH Capital requests approval of a Tree Mitigation Plan in order to contribute funds to a Tree Fund/Bank for the ten (10) trees that they cannot save on the site at NC 73 and Beatties Ford Road. Leonard Cook made a **Motion to Approve**. Sam Mount seconded the Motion. The vote was unanimous.
9. 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 Recommend** deferral to the Town Board suggesting it be sent back to the Planning Board for consideration on January 27, 2009 with the decision on R07-01. Joe Sailers seconded the Motion. The vote was unanimous.
10. Petition R08-09, is a request by Birkdale Inn, LLC to rezone 2 acres at 8521 Sam Furr Road from Neighborhood Residential to Highway Commercial Conditional District (HC-CD) for a 16 room inn/hotel located 440 feet west of Birkdale Commons Parkway. Leonard Cook made a **Motion to Deny**. Sam Mount seconded the Motion. The vote was a split decision with Bruce Andersen, Leonard Cook, Barry Hester, Jeff Neely, and Sam Mount in favor. Addison Causey, JoAnne Miller, Randy Poindexter, Brian Hines and Joe Sailers opposed the Motion.
11. There is a Special Use Permit requested by Birkdale Inn, LLC to locate a 16 room inn/hotel less than 250 feet from a residential zoning district. Joe Sailers made a **Motion to Approve** including the proposed tree mitigation plan and Addison Causey seconded the Motion. The vote was 9-1 with Sam Mount opposing.

12. Petition TA08-20, is a request by the Town of Huntersville to amend Article 12.2.1 *General Definitions* of the Zoning Ordinance to add definitions for single-family, multi-family and deck, and modify bed and breakfast inn to specify “detached” single-family for clarification. Brian Hines made a **Motion to Approve**. Jeff Neely seconded the Motion. The vote was unanimous.
13. Petition TA08-16, is a request by Town of Huntersville to remove farmhouse cluster subdivisions in Rural (R) and Transitional Residential (TR) zoning districts and removing references to farmhouse clusters in the Subdivision Ordinance, Section 3.2, 8.1.3 and Article 12 of the Zoning Ordinance and Section 2, 3 and 7 of the Subdivision Ordinance. Brian Hines made a recommendation that the Ordinance remain the same, with the inclusion that if a farmhouse cluster seeks its road(s) to become a public road, it would have to meet current Ordinance requirements that are in effect at the time of the request to turn the road over to the public. Jeff Neely seconded the Motion. The vote was unanimous.
14. A discussion was held on the Planning Board and Board of Commissioner’s proposed plan submission schedule changes. While no vote was required, all of the Planning Board members present supported the change.

IV. Other Business

None.

V. Adjourn
