



AGENDA
REGULAR
PLANNING BOARD MEETING
TUESDAY
November 18, 2008 - 7:00 p.m.
❧ Town Hall Chambers ❧

1. **Call to Order**

2. **Consent Agenda:** Consider approval of the October 28, 2008 Regular Planning Board Minutes.

3. **Action Agenda:**

- a. Petition TA08-13 is a request by the Town of Huntersville to amend Article 9.11& 12.2.1 regarding child day care homes (Staff: Lisa McCarter)
- b. Davidson-Concord / NC 73 Small Area Plan (Staff: Zac Gordon)
- c. Northwest Huntersville Thoroughfares (Staff: Bill Coxe)
- d. Petition R07-01 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)
- e. 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. This project is associated with R07-01. (Staff: Whitney Hodges)
- f. 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. (PID # 00537401) (Staff: Bradley Priest).
- g. Special Use Permit: Birkdale Inn, request by Birkdale Inn, LLC to locate a 16 room inn/hotel less than 250 feet from a residential zoning district. (PID # 00537401) (Staff: Bradley Priest).
- h. Petition R08-08 is a request by Novant Health to amend its conditional district rezoning plan to expand the allowable square footage of the hospital campus from 325,000 sq. ft to 529,292 sq. ft at 10030 Gilead Road on the southeast corner of Gilead Road and Reese Boulevard (PID #s 01716601, 01716603, 01716604) (CI-CD). (Staff: Bradley Priest).
- i. 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. (Staff: Bradley Priest).
- j. Holly Crossing Sketch Plan Extension Request: a request by Glenwood Development to extend the 3 year vesting period for the Holly Crossing commercial subdivision located at the intersection of Beatties Ford Road and Mt. Holly-Huntersville road (Staff: Bradley Priest).

- k. 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). (Staff: Jack Simoneau)

4. Other Business, if any

- a. Update on Huntersville East proposal (Jack Simoneau)

5. Adjourn

*Courtesy reminder of upcoming Board of Commissioner's meeting on December 1, 2008, at 6:30 p.m.

Petition TA08-15: request by Beatties Ford Memorial Gardens, Inc. to amend Article 7 of the Zoning Ordinance to add an Article 7.1(f) - to reduce tree save requirements for non-residential uses in the (R) Rural District.

Petition R08-06 is a request by Glenwood Development Company to rezone 59.52-acres located along NC 73 (south of the intersection of Davidson-Concord Road) from R (Rural) to HC-CD (Highway Commercial – Conditional District). The conditional rezoning is requested to create a mixed-use shopping center with 140,000+ sq. ft. of commercial/retail space, 41,000 sq. ft. of office space and 125 townhomes.