



AGENDA
REGULAR
PLANNING BOARD MEETING
TUESDAY
October 28, 2008 ~ 7:00 p.m.
☞ Town Hall Chambers ☞

1. Call to Order

2. Consent Agenda: Consider approval of the September 23, 2008 Regular Planning Board Minutes.

3. Action Agenda:

- a. Discussion of options for thoroughfares in Northwest Huntersville. Consider making recommendation. (*Staff: Bill Coxe*)
- b. Petition R07-01, a request by JDH Capital to rezone approx 23.59 acres at the southwest corner of Beatties Ford Road and NC 73 (PINs# 01313202, 01313201 and 01313104) from Highway Commercial to Highway Commercial-Conditional District (HC-CD) for an approx 120,000 sq ft shopping center. (*Staff: Whitney Hodge*)
- c. Request by Glenwood Development Company, L.L.C. for a 3 year time extension to their conditional district rezoning plan from Rural (R) to Highway Commercial-Conditional District (HC-CD) on approximately 6.73 acres located on the northwest corner of the intersection of Beatties Ford Road and Mt. Holly-Huntersville Road for development of a commercial retail center. (*Staff: Brad Priest*)
- c. Petition # R08-06 is a request by Glenwood Development Company for a conditional rezoning from Rural (R) to HC-CD (Highway Commercial-Conditional District) on 59.92-acres located along NC 73 (at the intersection of Davidson-Concord Road) to create a mixed-use development to include retail (including a grocery store), restaurants, offices and 118 townhomes. (*Staff: David Peete*)

4. Adjourn

*Courtesy reminder of upcoming Board of Commissioner's meeting on November 3, 2008, at 6:30 p.m.

Petition R08-08: 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).

Petition R08-09: 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).

Petition TA08-13: request by the Town of Huntersville to consider modifying Zoning Ordinance Articles 9.11 *Conditions for Certain Uses* and 12 *Definitions* regarding child daycare homes for consistency between these two sections.

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 exempt cemeteries from tree save requirements.

Petition TA08-16: request by Town of Huntersville to remove farmhouse cluster subdivisions in Rural (R) and Transitional Residential (TR) zoning districts and removing (Section 3.2, 8.1.3 and Article 12 of the Zoning Ordinance and Section 2, 3 and 7 of the Subdivision Ordinance).

Petition TA08-17: 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.