



AGENDA
Regular Planning Board Meeting
August 24, 2021 - 6:30 PM
Virtual Meeting

Virtual Meeting Information- *Members of the public may view or access the meeting on Facebook Live at <https://www.facebook.com/HuntersvilleNCTownGovernment>. If you would like to speak at the upcoming meeting during public comment, please send your name and email address to Tracy Barron tbarron@huntersville.org by 3:00 pm on the day of the meeting, to be added to the speaker's list. The Town will use your email address to send you an email invitation from Ring Central. This will allow you to call in and/or access the meeting to deliver your comments (the 3-minute time limit still applies). In addition, the Town will receive written comments below by email to Tracy Barron tbarron@huntersville.org until twenty-four (24) hours prior to the meeting.*

- 1. Call to Order/Roll Call**
- 2. Approval of Minutes**
 - 2.A. Consider approval of the July 27, 2021 Regular Meeting Minutes
- 3. Public Comments** - *Speakers are limited to 3 minutes. The Chairperson reserves the right to shorten the time limit for speakers when an unusually large number of persons have signed up to speak. Speakers may not give all or a portion of their time to other speakers*
- 4. Action Agenda**
 - 4.A. TA21-06 Detached Garages in Farmhouse Clusters
 - 4.B. R21-09 Caldwell Creek Mixed Use rezone from Corporate Business (CB) & Transitional Residential (TR) to Traditional Neighborhood Development – Urban Conditional District (TND-U-CD) for a mixed-use development with commercial, apartments, and townhomes.
 - 4.C. Ranson Road Subdivision
 - 4.D. Petition #TA21-09, a request by Strategic Capital Partners to amend the Zoning Ordinance allowing the Board of Commissioners to approve modification of a SWIM buffer through a conditional rezoning process in the Corporate Business zoning district.

- 4.E. R21-08 - Beltway 77 Industrial rezone subject properties from Corporate Business to Corporate Business Conditional District to modify the ordinance buffer requirements for the proposed industrial development.
- 4.F. TA21-10 - CB/CI/SP - Buffer flexibility along public streets and rights of way

5. Other Business

- 5.A. Discussion on Affordable Housing
- 5.B. Review updated Rules of Procedure
- 5.C. Discussion on Planning Board trainer/refresher with Town Attorneys

6. Adjourn