



AGENDA
Regular Planning Board Meeting
December 21, 2021 - 6:30 PM

Town Hall 101 Huntersville-Concord Road Huntersville NC 28078

Live Stream: <https://www.facebook.com/HuntersvilleNCTownGovernment>

1. **Call to Order/Roll Call**
2. **Approval of Minutes**
 - 2.A. Consider approval of the November 16, 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. Consider recommendation on Petition #TA21-11, a request by the Town of Huntersville Planning Department to amend Hearing Requirements for Special Use Permits; Conditions For Certain Uses; Appeals and Variances in MIL-O District; and Appeals and Variances in LN-O District. The purpose of the amendment is to standardize existing requirements for certain Special Use Permits and delete repetitive standards; and amend definitions of major and minor variances from Watershed regulations and findings of fact required for variances from Watershed regulations to be consistent with the North Carolina Administrative Code. (Kayleigh Mielenz)
 - 4.B. Consider recommendation on Petition #TA21-16, a request by the Town of Huntersville Planning Department to amend various provisions of the Town of Huntersville Zoning Ordinance, Subdivision Ordinance, and Code of Ordinances to comply with NC SB 300 to decriminalize certain ordinances adopted under Article 18 of G.S. 153A (Planning and Regulation of Development) or 160D of the General Statutes and to comply with NC HB 218 to allow an applicant to exceed the allowable built-upon area (density) under the water supply watershed rules if all statutory requirements are met. (Kayleigh Mielenz)
 - 4.C. Petition #R21-10, a request by ADE 883, LLC, to rezone 10401 Hambright Road (Parcel 01740103) from Corporate Business to Corporate Business Conditional

District to reduce the planting requirements of the 80' CB buffer. Applicant requests public hearing be continued to December 6, 2021. (*Brad Priest*)

5. Other Business

- 5.A. Consider adjustment to 2022 Planning Board Meeting Schedule due to conflict with adopted Town Board Schedule ()

6. Adjourn