



Planning Board Minutes

April 11, 2019

Members Present:

David Nail, Chairman
Steve McGlothlin, Vice Chairman
Danny Martin
Mitch Abraham
John Robertson
Alan Johnson
Mark Brady
Rosalind Campbell
Joan Hutton

Also Present:

Rawls Howard, Director
Craig Culberson, Senior Planner
Jackie Thompson, Administrative Specialist
Becca Bleich, Zoning Administrator

Mr. Nail called the meeting to order at 6:00 P.M.

- 1.) Approval of the minutes from the March 14, 2019 Planning Board meeting.

ACTION: A motion by Mr. Abraham, seconded by Ms. Campbell to approve the minutes. The motion was unanimously approved.

- 2.) Consider a **REZONING** request from Wynnefield Properties, Inc. The properties located on Statesville Highway are further referenced as Iredell County Map PINs 4668008270 and 4668006431. The request is to rezone the property from R2 (Single Family Residential-2) to RMX (Residential Mixed Use).

Craig Culberson: The applicant is Wynnefield Properties, LLC. The owner of the property is Koontz Revocable Trust. The request is to rezone the property from R-2 (Single Family Residential-2) to RMX (Residential Mixed Use). This is a conventional request. No plan or conditions are proposed. The site is 6.91 acres. The Property is located along NC 115, Statesville Highway and Whitman Circle. The Property contains an existing single family structure. The Comprehensive Land Use Plan calls for Neighborhood Residential. The plan supports more dense development along major corridors.

This is a conventional rezoning request. No plan or conditions are proposed with the request. These parcels include 6.91 acres. The rail line runs in front of the property on NC 115. There is currently a single lane residential driveway accessing the property on NC 115. Based on prior discussions of similar driveways, it seems unlikely that the

railroad will allow the access to be upgraded or improved. The main or only entrance to the property will be via Whitman Circle. Approval of the conventional request does not allow for any conditions to be imposed and would allow for any use allowed in the RMX district to be located on the property. Whitman Circle is a street that does not meet current town standards and is in close proximity to the rail line. The Land Use Plan indicates the area for Neighborhood Residential so attached residential housing would be applicable in the area.

While the basic principles of the land use plan support attached residential in this area, it is staff's opinion that the request would be more appropriate as a conditional request. With a conditional request, the specific layout, site plan, traffic impacts and development items could be reviewed prior to the request, and a rezoning request could then be made for a specific development plan.

Davis Ray with Winfield Properties explained the plan for the project.

Greg Whitefield who owns property on Statesville Highway spoke against the project.

Michael Wilson who lives on Whitman Circle spoke against the project.

Kelly Parker lives on Whitman Circle and is concerned with traffic.

ACTION: A motion by Mr. martin, seconded by Ms. Hutton to deny the request. The motion was unanimously denied.

- 3.) Consider a **TEXT AMENDMENT** request from Town of Mooresville. The amendment will amend Town Center Density.

Craig Culberson: The proposed amendment will provide an opportunity for an applicant to request additional residential density in the Town Center zoning District. The proposed amendment adds language in Chapter 3, Base Zoning Districts and Chapter 5, Use Standards. Table 3.4.2 Dimensional Standards would remove 19 with CUP (attached only) in Town Center TC. New language would be added to read: Residential densities in the TC (Town Center) district may be increased beyond 16 units per acre through approval of a Conditional Zoning Request. In chapter 5.3.1 (D) new language will be added to read: (iii) In the Town center District, residential densities may be increased beyond the ordinance allowance through approval of a Conditional Zoning by the Town Board of Commissioners.

ACTION: A motion by Mr. Johnson, seconded by Mr. Abraham to approve the Statement of Reasonableness and Compliance and recommend the approval of the request.

ACTION: A motion by Mr. McGlothlin, seconded by Ms. Campbell, to adjourn the April 11, 2019 Planning Board meeting. The motion was unanimously approved.

The meeting adjourned at 6:41 P.M.

