



# Planning Board Minutes

## June 13, 2019

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### 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:

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

### Absent:

Rawls Howard, Director

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

- 1.) Approval of the minutes from the May 9, 2019 Planning Board meeting.

**ACTION: A motion by Mr. Robertson, seconded by Mr. McGlothlin to approve the minutes. The motion was unanimously approved.**

- 2.) Consider a **CONDITIONAL REZONING** request from Gross Residential. The property located on Talbert Road is further referenced as Iredell County Map PIN#'s 4657-04-6370, 4657-04-3354, 4657-03-3964 & 4657-14-2038. The request is to rezone the property from to R-2 (single Family Residential-2), CMX (Corridor Mixed Use) & HB (Highway Business) to CMX-C (Corridor Mixed Use with Conditions).

Craig Culberson: The Owners of the property are Woods Limited Partnership, Richard & Suzanne Woods & Barry Cashion. The request is a Conditional Rezoning from Single Family Residential (R2), Corridor Mixed Use (CMX) and Highway Business (HB) to Conditional CMX (CMX-C).

The property is 28.5 acres. It is located at 269 & 291 Talbert Road with unaddressed adjacent parcels. Current uses on the property are residential & vacant. The CMX zoned parcel is a previously approved multi family site that was never developed. The request for density is 14.8 units per acre with 424 total with 80 designed as attainable housing. There will be 12, three story buildings; seven carriage units buildings, clubhouse and pool.

The Comprehensive Land Use Plan calls for Multifamily Development. The Brawley School Road Small Area Plan calls for Multifamily Development.

The plan is for Conditional rezoning for multifamily development. The plan includes a street running through the center of the site and an intersection connecting to Romany Road. The street will provide a second entrance to Meadows at Reed Creek Subdivision. The project includes a density bonus of 80 units through the Town of Mooresville Inclusionary Housing Ordinance. A traffic light will be installed at the entrance, aligning with Terrace Drive. Improvements will result in dedicated left turn lanes in all directions.

The request is compliant with the Land Use Plan and Brawley School Road Small Area Plan. Staff recommends approval of this plan.

**ACTION: A motion by Mr. Brady, seconded by Mr. McGlothlin to approve the Statement of Reasonableness and Compliance and recommend the approval of the request. The motion was unanimously approved.**

- 3.) Consider a **CONDITIONAL REZONING** request from Town of Mooresville. The property located 135 E. Catawba Avenue is further referenced as Iredell County Map PIN# 4667-00-2446. The request is to rezone the property from to CMX (Corridor Mixed Use) to CMX-C (Corridor Mixed Use with Conditions).

Craig Culberson: The applicant and owner for the case is the Town of Mooresville. The request is for a Conditional Rezoning from Corridor Mixed Use (CMX) to Conditional CMX (CMX-C). The lot size is 0.25 acres. It is located at 135 Catawba Avenue. Current use of the land is residential. The property is to be subdivided into two lots. This would allow for two single family detached homes to be built.

Comprehensive Land Use Plan calls for mixed use. Downtown Master Plan calls for infill sites of “new residential development in traditional building forms. The Conditional rezoning request is for single family development. The Zoning Ordinance requires a conditional zoning for single family homes in CMX. Base zoning district will not change.

The request is compliant with the Land Use Plan and Downtown Master Plan. Staff recommends approval.

**ACTION: A motion by Mr. Johnson, seconded by Ms. Hutton to approve the Statement of Reasonableness and Compliance and recommend the approval of the request. The motion was unanimously approved.**

- 4.) Consider a **TEXT AMENDMENT** request from the Town of Mooresville. The amendment will amend town Home locations.

Craig Culberson: This text amendment will allow townhomes in the R2 and R3 zoning designations through a conditional zoning request. It will also unify the building forms of all residential designations. Table 5.1.4 is the only section of the zoning Ordinance that will be changed. The proposed text amendment will allow for more housing options in the R2 and R3 zoning designations and will require building forms in R2, R3 and R5 to be attached residential through a conditional zoning request and unify the building forms of all residential designations. The proposed amendment changes language in: Chapter 5, Use Standards and also Table of Allowed Uses.

**ACTION: A motion by Mr. Brady, seconded by Mr. Robertson to approve the Statement of Reasonableness and Compliance and recommend the approval of the request. The motion was voted yes by Mr. Brady, Mr. Robertson, Mr. McGlothlin, Ms. Campbell and Ms. Hutton. Voting no to the motion was Mr. Abraham, Mr. Martin and Mr. Johnson.**

- 5.) Election of Officers.

**ACTION: A motion by Mr. Martin, seconded by Ms. Campbell to nominate David Nail to serve as Chairman of the Planning Board and Steve McGlothlin as Vice Chairman. The motion was unanimously approved.**

**ACTION: A motion by Mr. Brady, seconded by Mr. Robertson, to adjourn the June 13, 2019 Planning Board meeting. The motion was unanimously approved.**

The meeting adjourned at 7:20 P.M.