



Planning Board Minutes May 13, 2010

Members Present:

David Nail, Chairman

John Robertson, Vice Chair

Allen Brawley

Danny Martin

Steve McGlothlin

Larry Stamm

Joe Thompson

Also Present:

Tim Brown, Planning Director

Craig Culberson, Senior Planner

Jim King, Senior Planner

Angela Thompson, Administrative Support Specialist

(Due to a technical difficulty, the May 13, 2010 minutes were not recorded electronically. Due diligence by the Planning Staff has been exercised to record the presentation and discussions which occurred during the meeting.)

Mr. Nail opened the meeting with prayer at 6:05 p.m.

1. Approval of the minutes of the April 8, 2010 Planning Board meeting.

ACTION: Mr. Martin made the motion to approve the minutes as recorded. Mr. Brawley seconded the motion. The motion carried.

2. Consideration of a **REZONING** request from John R. Shell, Jr. The property located at 630 River Highway is further referenced as Iredell County Map PIN 4647-27-8225. The request is to rezone the property from R-2 (Single-Family Residential-2) to HB (Highway Business).

Mr. Culberson began the presentation by stating that the applicant's request was to rezone the property at 630 River Highway from R-2 (Single-Family Residential-2) to HB (Highway Business). He further stated that there were no conditions with the request. He also presented a Power Point slide presentation.

He indicated on the subject property map the location of the property in front of the Winslow Bay Shopping Center where Target is located. He also indicated on the Comprehensive Land Use map that all of the surrounding properties were already zoned HB (Highway Business). He said the proposed request was consistent with existing uses along NC 150.

He said that the 3.215 acre site was within the WS-IV Catawba/Lake Norman Critical Area Watershed District, which would allot a maximum imperious coverage of fifty (50%) percent using the high impervious option.

He said the request was in keeping with the 2007 Comprehensive Land Use Plan and that Staff recommended approval of the request.



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Mr. Stamm asked if there were any plans for the property. Mr. Culberson stated that there were no plans for the development of the property.

Mr. Stamm asked if the subject property was located next to the Winslow Bay boat storage facility. Mr. Culberson said that it was not located there. He said that there was a creek and retention pond behind the property.

ACTION: Mr. Robertson made the motion to adopt the Statement of Reasonableness and Compliance and to recommend approval of the Rezoning request. Mr. Thompson seconded the motion. The motion passed unanimously.

3. Consideration of a **TEXT AND MAP AMENDMENT** from the Town of Mooresville to the adopted 2009 Brawley School Road Small Area Plan.

Mr. Brown began the Power Point presentation by stating that the request was to expand the study area the Brawley School Road Small Area Plan to include the southeast quadrant of the US 21 and West Wilson Avenue intersection. He said that the request would also eliminate the Retail/Service/Hospitality use category from consideration in the area.

He said the proposed Text Amendment clearly defined what uses were appropriate for the Study Area. He stated that it would add additional guiding principles that emphasize the importance of building to street relationship, building orientation and characteristics, and the appropriate locations for parking lots.

He explained that the transportation recommendations specified where a park and ride facility should be sited.

He stated that "Large box" highway oriented retail uses associated with the NC 150 should be prohibited in the study area. He said retail mixed-uses would provide services to the surrounding communities and neighborhoods or support professional office or employment uses. He also said that professional office and supporting service uses should be encouraged as the dominant nonresidential uses within the study area.

He said that single use buildings exceeding sixty thousand (60,000 s.f.) square feet, with the exception of office and employment uses, should be limited to the immediate intersection of Exit 35. He said that destination-oriented retail uses; free standing fast food restaurants with drive-through uses and automotive sales and services should be prohibited along the corridor of the study area.

Mr. Robertson asked if there would be any big box stores at the new interstate interchange at Brawley School Road. He stated that the Brawley School Road widening and the interchange project was



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intended to solve existing traffic problems in the area. He stated that he did not want Exit 35 to resemble Exit 36, as that would not be good for the citizens of Mooresville. Mr. Brown agreed, saying that the Planning Staff agreed that development around Exit 35 should be managed.

Mr. Robertson said that at the last Planning Board meeting when the Langtree at the Lake project was discussed, he had asked Mr. Rick Howard to assure him that Exit 31 would not resemble Exit 36. Mr. Howard replied, at the time, that his company did not intend to allow the exit to develop as Exit 36 had. He said that Lowe's Corporate Center would also not approve of development of the exit if it looked like Exit 36. Mr. Brown also agreed. Mr. Robertson said that the citizens of Mooresville deserved the same when development began at Exit 35.

He asked Mr. Brown what a fifty thousand (50,000 s.f.) square foot building look like. Mr. Brown said that a building that size would possibly house a grocery store or drug store.

ACTION: Mr. Robertson made the motion to adopt the Statement of Reasonableness and Compliance and to recommend approval of the Text and Map Amendment to the Brawley School Road Small Area Plan. Mr. Stamm seconded the motion. The motion passed unanimously.

4. Consideration of other business the Board may consider.

There was no other business.

ACTION: Mr. Stamm made the motion to adjourn the meeting. Mr. McGlothlin seconded the motion. The motion passed unanimously.