



Joint Planning Board/Town Board Workshop Minutes May 31, 2011

Members Present (Planning Board):

David Nail, Chairman
David Steen
John Robertson, Vice Chair
Danny Martin

Town Commissioners:

Chris Carney, Commissioner
Miles Atkins, Commissioner
Mitch Abraham, Commissioner
Thurman Houston, Commissioner
Rhett Dusenbury, Commissioner

Also Present:

Tim Brown, Planning Director
Erskine Smith, Interim Town Manager
Jim King, Senior Planner
Ryan Rase, Executive Director for Public Services
Maureen Gable, Planning Associate
Craig Culberson, Senior Planner
Tammy Heck, Zoning Administrator
Jahni Vickers, Executive Assistant/Deputy Town Clerk

1. Cornelius Road Small Area Plan Workshop

Tim Brown, Planning Director for the Town of Mooresville opened the meeting at 6:15 PM and welcomed all those in attendance. He thanked those in the Planning Department who worked on the Cornelius Road Small Area Plan Amendment.

Mr. Brown gave a Power Point presentation concerning the Cornelius Road Small Area Plan Amendment. A copy of the presentation is on file in the Planning Department.

Mr. Brown stated that the Southwest Quadrant in the Cornelius Road Small Area Plan Amendment is anticipated to be service oriented retail and hospitality. The Southern section remains the same as it is currently.

Mr. Brown introduced Mr. Neil Burke, Transportation Planner with the Town of Mooresville. Mr. Burke continued the Power Point presentation concerning the traffic impact of the America's Park development. A copy of this presentation is on file in the Planning Department.

Commissioner Abraham asked about the \$100,000 feasibility study which was mentioned in Mr. Burke's Presentation. He wanted to know how long the results of this study would be used. Mr. Burke responded that he believed the shelf life of this study should be about five to ten years. The study would look at future road improvements.

Commissioner Carney asked how the anticipated employment center use fits in with the retail and hospitality uses. Mr. Brown responded that uses along Mazeppa are "flex industrial" and therefore, promote employment uses.

Ryan Rase, Executive Director for Public Services for the Town of Mooresville said that there is tremendous truck traffic at Mazeppa and 115. He asked if the Town should spend the money on a feasibility study or on the realignment of Mazeppa Road.



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Commissioner Houston said the Town should focus on the realignment of Mazeppa Road and improving connectivity to Interstate 77.

Commissioner Carney said the growth of the area covered by the Cornelius Road Small Area plan amendment would be held between Bluefield and Highway 21.

Commissioner Abraham said the Town needs to work on the Extra Territorial Jurisdiction with the County.

Craig Culberson, Senior Planner for the Town of Mooresville said if we request Extra Territorial Jurisdiction, we have to provide a utility plan for the area.

Mr. Brown said that there is an annexation boundary agreement between Mooresville, Troutman, and Statesville.

Mr. Rase stated that the Town needs to get started on appraisals for properties affected by the realignment of Mazeppa Road.

Commissioner Atkins asked if communicating with the county to advise them of the plan would be a good idea.

Commissioner Abraham suggested a possible joint meeting with the county planning staff to make this a collaborative effort.

Mr. Ryan Rase, Executive Director for Public Services presented information about way finding signs. The last page of the handout shows the interstate signs, the way finding signs, and the Town Limit signs and their proposed locations. There is a two year phase of bringing the way finding signs to the Town Board with the associated costs. The gateway signs have not been included in the phase plan.

Mr. Rase said that the problem with the gateway signs was mostly an issue of height.

Commissioner Carney said that the idea was to signify that someone had entered Mooresville from the interstate. There were other options, such as a planting, discussed if the gateway signs were not possible.

Commissioner Carney said we may be missing something if we fail to tie in the "Race City USA" slogan with the new interstate signage.

Craig Culberson said he agreed with Commissioner Carney.



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Mr. Rase said the issue that the idea was to be cost sensitive. He felt like the best value for Mooresville was to get thirty signs for ninety thousand dollars rather than one hundred and forty thousand dollars for only two gateway signs.

Commissioner Atkins said that “Race City USA” could be added to the two interstate signs. He asked that if comprehensive plans could be drawn up for the next joint workshop.

Mr. Rase said he would love to have everything approved and have an encroachment agreement with the North Carolina Department of Transportation by the next joint meeting.

Commissioner Dusenbury said he appreciated the staff being proactive on this issue.

Commissioner Abraham asked the staff to work on dedicated turning lanes at Highway 21 and Wilson Avenue.