

IREDELL COUNTY PLANNING BOARD

The Iredell County Planning Board held a **virtual** meeting on Wednesday, May 6, 2020 at 7:00 p.m. at the Iredell County Building Standards Center at 349 N. Center Street in Statesville, NC.

MEMBERS PRESENT

Harry Tsumas, Chairman
Mark Davis
Robert Palmes
Chris Carney
Raymond Burnette
Jerry Santoni
Tracy Jenkins

Absent

Kristi Pfeufer
Doug Holland

STAFF PRESENT

Leslie Meadows
Matthew Todd
Cindy Nicholson

Chairman Tsumas called the meeting to order.

Leslie Meadows presented the following case:

REZONING REQUEST: 2005-1, (OWNER/APPLICANT) DEBRA RAPER, RAPER MANAGEMENT, LLC

EXPLANATION OF THE REQUEST

This is a request to rezone a parcel of land along Old Mountain Road, approximately 19.58 acres, from Residential Agricultural (RA) to General Business (GB). This is a straight rezoning and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER/APPLICANT: Debra Raper, Raper Management, LLC

PROPERTY INFORMATION

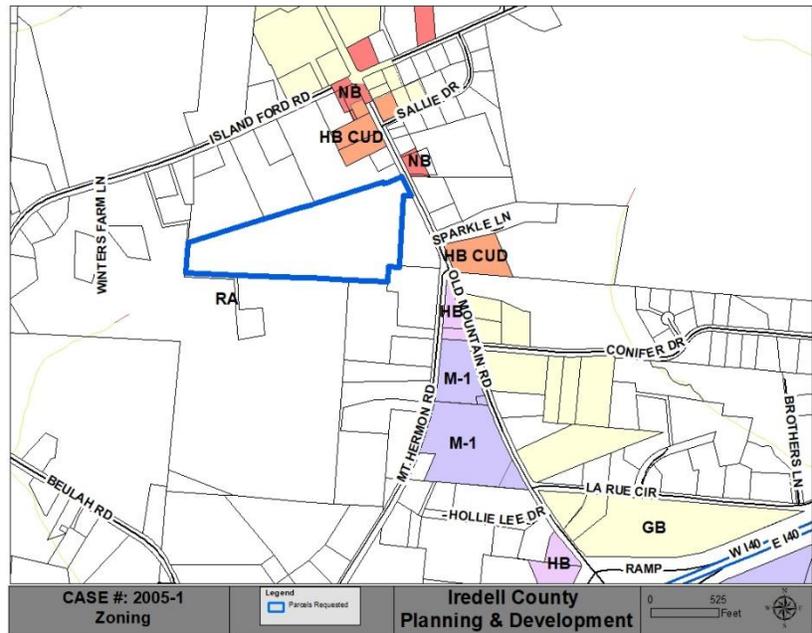
ADDRESS/LOCATION: Old Mountain Road, between Island Ford Road and Mt. Hermon Road. More specifically, PIN 4704541822.000.

SURROUNDING LAND USE:

There are a variety of NB, HB, GB and even M-1 uses to the north, east, and southeast. However, properties directly to the south and west are residential or agricultural in nature.

SIZE: The total acreage to be rezoned includes approximately 19.58 acres.

EXISTING LAND USE: Vacant, heavily wooded towards the rear of the lot. Front portion is in agricultural use.



ZONING HISTORY: The property have been zoned Residential Agricultural (RA) since county-wide zoning was established in 1990.

OTHER JURISDICTIONAL INFORMATION: The majority of the front portion of this property is within the City of Statesville's Long-Range Urban Service Area. The City of Statesville did not provide any additional comments or input.

OTHER SITE CHARACTERISTICS: This property is located within a regulated WS-IV-PA Protected Watershed Area for Catawba/Lake Norman. Proposed new development will be limited to the Non-Residential Low Density Option; for 24% - 36% built-upon area, unless a request for the Non-Residential High Density Option; for 36%-70% built-upon area, is requested and approved by the BOC. The property is not located in a flood hazard zone.

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: The closest, most recent traffic count along Old Mountain Road is near the on/off ramp for I-40, which had a traffic count of 7,300 vehicles per day in 2017. According to the Comprehensive Transportation Plan 2008 Study Report for Iredell County, the capacity for this section of Old Mountain Road is approximately 13,800

vehicles per day through the year 2030. The speed limit along this section of Old Mountain Road is 45 mph.

SCHOOLS: This is a commercial rezoning and should have no implications on local schools.

EMERGENCY SERVICES: This proposal has been reviewed by the Iredell County Fire Marshal's Office and Iredell County EMS. Neither office addressed any concerns regarding the request.

UTILITIES: This site is currently served by well and septic.

REQUIRED REVIEWS BY OTHER AGENCIES

LOCAL: The applicant must provide a site plan to the Planning & Development Department for review to develop the properties. Zoning requirements such as parking, landscaping, and buffering will be reviewed at such time. Erosion & sedimentation control standards will also be reviewed for compliance.

STATE: Other than building code, there should be no formal state agency review at this time.

FEDERAL: None at this time.

STAFF AND BOARD COMMENTS

STAFF COMMENTS: The applicant, also owner, represents Raper Management, LLC. The JL Raper Corporation provides stormwater management, erosion control, grading and landscaping services. The future plans for this property were not indicated by the applicant, whether to expand their business or for the development of other various commercial uses. Note that this is a straight rezoning and all GB uses would be allowed.

Being relatively close to I-40, the front portion of the parcel in question is within what the 2030 Horizon Plan calls the Corridor Commercial area. Corridor Commercial areas include existing commercial, office, and/or retail uses that exist along major thoroughfares and highways or areas that will include commercial development in the future, and can contain both large and small mixed-use commercial centers. These areas are both within and outside the Iredell County Urban Service Areas. They may be serviced by and incorporated into one of the municipalities at some point in the future. According to the plan, commercial uses within this area generally should include retail, restaurants, entertainment centers, automobile services, personal services, other commercial uses, and office developments.

With only the front portion of this property identified as Corridor Commercial, this request does include the entire parcel. While the land use plan designations are often viewed as conceptual, staff feels that with this particular request an amendment to the land use plan would be needed. Due to the depth and total acreage outside of the area identified as corridor commercial it would be hard to say that the entire parcel is included conceptually. However, staff does feel comfortable including the entire parcel within the corridor commercial designation. It is also worth pointing out that due to watershed restrictions and existing topography the site will be limited to a built upon area of roughly 7 acres, unless the High Density Option is pursued.

The Planning staff can support the proposed rezoning request, and subsequent 2030 Horizon Plan map amendment, based on the following: A portion of the property already lies within the 2030 Horizon Plan Corridor Commercial area, it is adjacent to various existing commercial properties, and the majority of GB uses should not exceed existing road capacity.

SITE REVIEW COMMITTEE: Staff visited site on April 17, 2020.

QUESTIONS FROM BOARD TO STAFF

Mr. Santoni asked if there has been any feedback from neighbors regarding zoning questions.

Ms. Meadows said she had received one phone call once the sign was posted, but they did not have comments for or against. It was more so just out of curiosity.

Mr. Jenkins asked what kind of business is planned for this site.

Chairman Tsumas said the applicant is requesting a rezoning from Residential Agricultural (RA) to General Business (GB) without any conditions. Therefore, anything that is allowed in that zoning class is what is being voted on.

Chairman Tsumas asked if there were any further questions or comments for staff. There were none.

Chairman Tsumas asked the applicant, Ms. Raper, if she would like to speak.

Ms. Raper, Raper Management, LLC said Ms. Meadows had already explained pretty well the intent. Ms. Raper said the front part of the property is already in the 2030 Horizon Plan and wanted to go ahead and add the back of it. With the property being in a watershed, the percentage that can actually be built upon is only approximately seven (7) acres. As seen, the back part is heavily wooded and part of it can't be built on. Also, their other business is a grading/landscaping and erosion control business and they are very familiar with the need to have an approved erosion control plan in which they have already contacted REI Engineers out of Charlotte to get a price for once the zoning decision is made. Ms. Raper said they are also aware they will need to install a buffer

according to Iredell County Code on the residential side of the property where there isn't already some there. She states they are also aware they need to contact NCDOT regarding the entrance at the corner of Island Ford Road and Old Mountain Road.

Ms. Raper said her family also lives in the community within two (2) miles of the property. It is not just a commercial piece of property, it is the community her family lives in along with other commercial properties including Dollar General, Food Lion, other retail spaces, restaurants, an animal vets office, and a gym. This property is already in the commercial corridor and hasn't been rezoned.

Chairman Tsumas asked if anyone had any questions for Ms. Raper. There were none.

Chairman Tsumas asked if there was anyone else to speak on the petitioners behalf. Ms. Raper said no.

Chairman Tsumas asked if there had been any public comment or any Facebook comments that the Board needed to hear.

Mr. Matthew Todd, Planning Director, states there has been no public comment shown up on Facebook during the meeting.

Chairman Tsumas asked if there were any further questions or comments? There were none.

After no further discussion, Mr. Santoni made a Motion to recommend approval to amend the County's 2030 Horizon Plan and approval of the zoning map amendment. The Planning Board recommends amending the County's 2030 Horizon Plan to extend Corridor Commercial designation to the entire property due to its size, and to meet the development needs of the community. The zoning approval and land use plan amendment is reasonable and in the public interest because a portion of the property already lies within the 2030 Horizon Plan Corridor Commercial area, it is adjacent to various existing commercial properties, and the majority of GB uses should not exceed existing road capacity. Mr. Carney seconded said motion and all were in favor.

VOTE: 7-0

OTHER BUSINESS: None

UNFINISHED BUSINESS: None

MINUTES: Mr. Davis made a motion to approve the April 1, 2020 meeting minutes, seconded by Mr. Jenkins. All were in favor.

MONTHLY COMMITTEE ASSIGNMENTS: None

ADJOURNMENT: There being no further business, Mr. Davis made a motion to adjourn. Chairman Tsumas declared the meeting adjourned at 7:21 p.m.

Cindy Nicholson
Administrative Assistant

Date Read and/or Approved