

IREDELL COUNTY PLANNING BOARD

The Iredell County Planning Board met on Wednesday, January 6, 2021 at 7:00 p.m. in the Commissioners Meeting Room of the Iredell County Government Center (Old Courthouse) at 200 S. Center Street in Statesville, NC.

MEMBERS PRESENT

Chris Carney
Doug Holland
Robert Palmes
Tracy Jenkins
Raymond Burnette
Jerry Santoni
Andy Webster
Ronda Hoke

STAFF PRESENT

Leslie Meadows
Matthew Todd
Cindy Nicholson

MEMBERS ABSENT

Harry Tsumas, Chairman
Kristi Pfeufer, Vice-Chair
Mark Davis

Mr. Chris Carney called the meeting to order.

Leslie Meadows presented the following cases:

REZONING REQUEST: 2101-1, LEE & AMANDA LEVANDOWSKI, CHARLOTTE SKI BOATS (APPLICANT)

EXPLANATION OF THE REQUEST

This is a request to rezone a split-zoned parcel of land, at the corner of Beech Tree Road and Blume Road (off Brawley School Road), approximately 2 acres, from Residential Agricultural/Neighborhood Business (RA/NB) to Highway Business Conditional District (HBCD). This request is conditional per the submitted application, and will be limited by allowing for only specific HB uses as attached to the request.

OWNER/APPLICANT

OWNER: JT Brown Heirs

APPLICANT: Lee & Amanda Levandowski, Charlotte Ski Boats

PROPERTY INFORMATION

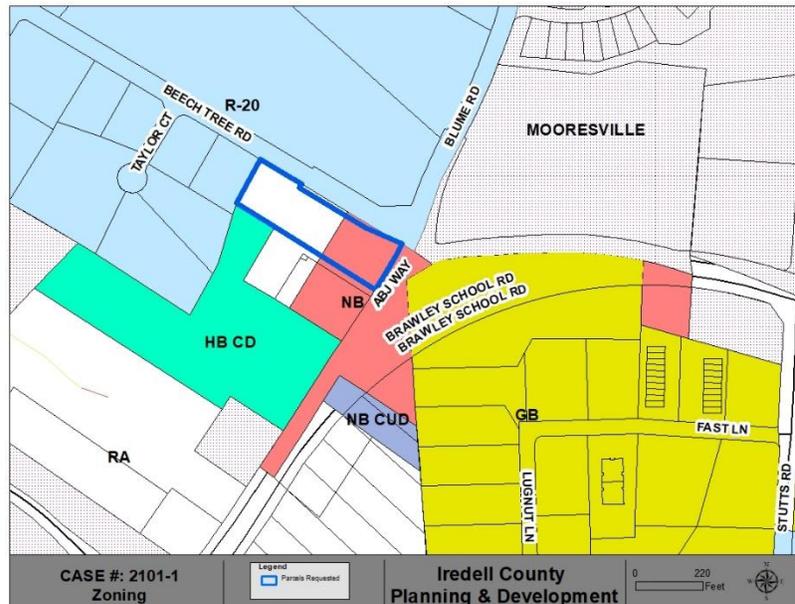
ADDRESS/LOCATION: 105 Beech Tree Road, Corner of Beech Tree Road and Blume Road, off Brawley School Road; more specifically PIN# 4636277620.000

SURROUNDING LAND USE:

There are a variety of NB, HB, and GB uses to the south, east, and southwest. However, properties directly to the north are residential in nature.

SIZE: The total acreage to be rezoned includes approximately 2 acres.

EXISTING LAND USE: Vacant, besides an abandoned SFD, built in 1969, that will be removed. Otherwise, heavily wooded.



ZONING HISTORY: The property has been split-zoned, Residential Agricultural (RA) to the rear, and the front portion Neighborhood Business (NB), since county-wide zoning was established in 1990.

OTHER JURISDICTIONAL INFORMATION: The property is just outside of the Town of Mooresville's Long-Range Urban Service Area, to the southwest. The Town of Mooresville was made aware, and seems to agree the request appears to be consistent with most of the existing surrounding development.

OTHER SITE CHARACTERISTICS: This property is located within the regulated WS-IV-CA Critical Watershed Area for Catawba/Lake Norman. Proposed new development will be limited to the Non-Residential Low Density Option for 24% built-upon area. The Non-Residential High Density Option is not an option along Brawley School Road in the County's jurisdiction. The property is not located in a flood hazard zone.

UTILITIES: This site is currently served by well and septic, but could have access to public utilities through the Town of Mooresville.

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: Beech Tree Road is not considered a major or minor thoroughfare according to the current CRTPO Comprehensive Transportation Plan. Thus, traffic capacities are unknown. The closest and most recent traffic count, east of the property along Brawley School Road, had a traffic count of 26,000 vehicles per day in 2016. The speed limit along this section of Beech Tree Road is 30 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.

REQUIRED REVIEWS BY OTHER AGENCIES

LOCAL: The applicant must provide a site plan to the Planning & Development Department for review to develop the property. 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 represents Charlotte Ski Boats, a premier boat dealership that offers a variety of marine products. Future plans include use of a portion of the property in question for additional outdoor storage of boats. Note that this is a conditional rezoning and specific conditions imposed as part of the application are as follows:

- 1.) Only the following specific HB uses shall be permitted: Boat Dealer – Sales, Services, and Repairs, Motorcycle/ATV – Sales and Services, General Office Space.

It is noted that these conditions, limiting the site to very specific and limited HB uses, are the same conditions agreed upon for Charlotte Ski Boats' existing boat lot located just to the southwest of this property, HBCD Case#: 1608-1. Thus, the adjoining properties will have consistent conditions zoning-wise, and this split-zoned property will be brought under one zoning district.

Being relatively adjacent to Brawley School Road, the parcel in question is inside 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.

The Planning staff can support the proposed rezoning request based on the following: The property lies within the 2030 Horizon Plan Corridor Commercial area, it is surrounded by various existing commercial uses, the conditions of the request are consistent with surroundings, and the property will no longer be split-zoned.

PUBLIC INPUT MEETING: A public input meeting was held on Thursday, November 12th, 2020 from 5:30pm - 6:30 pm at Charlotte Ski Boats on Brawley School Road. No surrounding property owners from the area chose to attend. Staff members were present to hear their proposal and ask questions about future development. A copy of the applicant's summary of said public input meeting has been included at the end of this report.

SITE REVIEW COMMITTEE: Staff visited site on December 18, 2020.

QUESTIONS FROM BOARD TO STAFF

Mr. Carney asked if there were any questions for staff.

There were no questions for staff.

Mr. Carney asked if the applicant would like to come forward to add anything to the presentation.

THOSE SPEAKING ABOUT THE CASE

Mr. Lee Levandowski, Charlotte Ski Boats, said he and his wife Amanda Levandowski own the adjoining property at 1206 Brawley School Road, which are the old John's Trading Post and Fire Department and are working on a re-development plan to make the area look better. Mr. Levandowski stated they have a more long-term plan with the original piece of property, but with this property, they are looking to make into a more residential boat storage facility with a gated entrance. The idea is for more of an interior boat storage facility that you would see in a neighborhood, with a large vegetative buffer. This facility would be an insulated facility and people wouldn't really be able to see the small developed portion of this property. Mr. Levandowski said there would be directive lighting similar to what shopping mall complexes have, which would be surveillance.

Ms. Levandowski asked if the Board had any questions for them.

Mr. Santoni asked if there would be a fence around the facility?

Mr. Levandowski said yes, but you really wouldn't be able to see it. The only thing you would see from the road would be the gates on Beech Tree Road, which are automated quick gates. These would be the same in appearance as what is at 1206 Brawley School Road of masonry columns with exterior ornamental lighting that will be more comfort lighting. Mr. Levandowski said they have a plan to tie in the look of things in the area to be more seamless.

Mr. Burnette asked if this will be a storage facility, indoor or outdoor.

Mr. Levandowski said it will be an storage lot. There would be no construction really other than grading and removing the abandon house. Customers will have a gate code they will punch in to allow them to pull their boats in and out. There is a big need for this type of facility due to the large amount of housing being built in the area behind this location.

Mr. Santoni asked if it will be gravel or asphalt.

Mr. Levandowski said it will be gravel to start with.

Mr. Santoni said he felt like that would be a good approach to deal with water run-off, which could affect other neighbors down the street.

Mr. Carney asked if there were any further questions for Mr. Levandowski.

There were no further questions for Mr. Levandowski.

Mr. Carney asked if there were any others to speak on behalf of the applicant.

There were no others to speak on behalf of the applicant.

Mr. Carney then asked if there were any to speak in opposition of the application.

There were none to speak in opposition of the application.

Mr. Carney asked if there were any further questions for staff.

There were no further questions for staff.

After no further discussion, Mr. Holland made a Motion to recommend in favor of the zoning map amendment and to make a finding that the approval is reasonable and in the public interest because the property lies within the 2030 Horizon Plan Corridor Commercial area, it is surrounded by various existing commercial uses, the conditions of the request are consistent with surroundings, and the property will no longer be split-zoned. Mr. Santoni seconded said motion and all were in favor.

VOTE: 8-0

REZONING REQUEST: 2101-2, CLIFTON & BARBARA BENGE AND GARY & CHRISTINE EDWARDS (OWNERS/APPLICANTS)

EXPLANATION OF THE REQUEST

This is a request to rezone an approximately 1.3 acre property in Union Grove, along West Memorial Highway, 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(S): Clifton & Barbara Benge and Gary & Christine Edwards

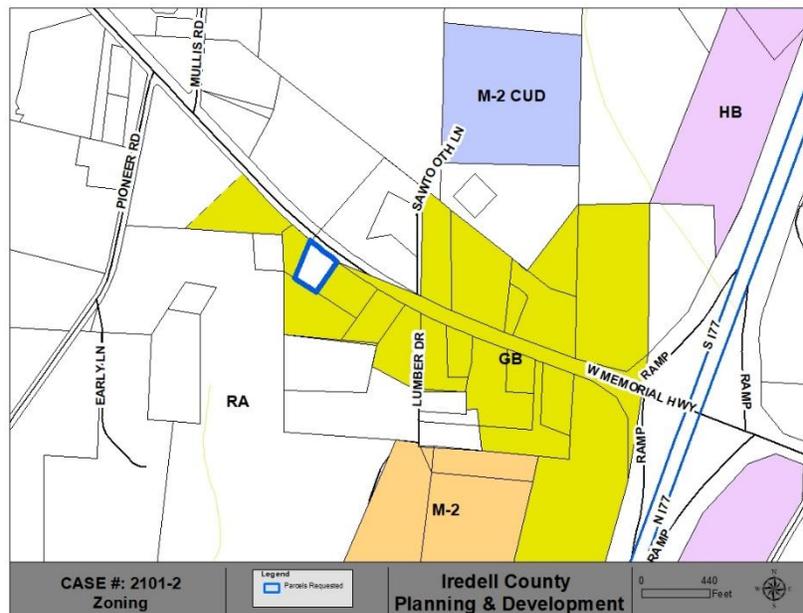
PROPERTY INFORMATION

ADDRESS/LOCATION: 1511 West Memorial Highway; more specifically, PIN 4852572506.

SURROUNDING LAND USE: There are GB commercial uses directly surrounding the site. To the north are residential agricultural lands.

SIZE: The total acreage to be rezoned is approximately 1.3 acres.

EXISTING LAND USE: The parcel recently became vacant. The property formerly contained a manufactured home, which has been removed.



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

OTHER JURISDICTIONAL INFORMATION: This rural property is located entirely within the County's jurisdiction, and is not in close proximity to any municipal Urban Service Area.

OTHER SITE CHARACTERISTICS: The rear portion of this property is not located within a regulated Watershed Area. However, the front half falls within the Hunting Creek WS-III-Balance of Watershed Area, which allows for 70% built upon area, with only 12% after 10% built upon (10/70 Rule). The property is not located in a flood hazard zone.

UTILITIES: Iredell Water Corporation, as well as, well and septic options would currently serve this site.

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: The closest traffic count along West Memorial Highway is to the east near the on/off ramp for I-77, which had a traffic count of 5,700 vehicles per day in 2018. According to the Comprehensive Transportation Plan 2008 Study Report for Iredell County, the capacity for this section of West Memorial Highway is approximately 13,800 vehicles per day through the year 2030. The speed limit along this portion of West Memorial Highway is 50 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.

REQUIRED REVIEWS BY OTHER AGENCIES

LOCAL: The applicant must provide a site plan to the Planning & Development Department for review to develop the property. 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 is requesting a straight commercial rezoning of the vacant parcel to allow for all General Business uses. Various other GB properties already surround this property. Most recently, in December 2020, a portion of the adjoining property to the west was rezoned to straight GB. Thus, rezoning the property in question

would primarily bring uniformity to an existing block of GB district. Also, the relatively small size of the property would aid in limiting some of the more intensive GB uses.

Being just off I-77, the site is highly visible, and along such a major thoroughfare/highway. This property is within what the 2030 Horizon Plan calls a Highway Interchange Commercial area. Highway Interchange Commercial areas include existing or future commercial, retail, and service uses located proximate to interstate interchanges on major arterial roadways. Traditional strip commercial development is discouraged within these areas. Instead, developments should be designed to provide greater connectivity within and to adjacent developments; pedestrian access should be a priority, and landscaping, signage, and building design and orientation should be consistent within individual developments. Uses within these areas generally should include gas stations, hotel/motels, restaurants, and other highway travel related businesses. Secondary uses may include retail, office developments, and higher-density residential uses.

The Planning staff can support the proposed rezoning request based on the following: The property is within the Highway Interchange Commercial corridor according to the 2030 Horizon Plan, it adjoin various existing GB commercial properties, and traffic impacts should not exceed road capacity

SITE REVIEW COMMITTEE: Staff visited site on December 18, 2020.

QUESTIONS FROM BOARD TO STAFF

Mr. Carney asked if there were any questions for staff.

There were no questions for staff.

Mr. Carney asked if the applicant had anything to add to the presentation.

THOSE SPEAKING ABOUT THE CASE

Mr. Clifton Bengé came forward and said he had nothing further to add.

Mr. Carney asked if there were any questions for Mr. Bengé.

There were no questions for Mr. Bengé.

Mr. Carney asked if there was anyone else to speak for or against this case.

There was none.

Mr. Carney asked if there were any further questions for staff.

There were no further questions for staff.

Ms. Meadows stated the applicants do not have a potential buyer at this time, but felt no one would ever want to buy it as a residence, therefore requesting the commercial rezoning.

After no further discussion, Mr. Santoni made a Motion to recommend approval of the zoning map amendment, and to make a finding that said approval is reasonable and in the public interest and furthers the goals of the 2030 Horizon Plan because the property is within the Highway Interchange Commercial corridor, it is adjacent to various existing General Business commercial properties, and traffic impacts should not exceed road capacity. Mr. Jenkins seconded said motion and all were in favor.

VOTE: 8-0

OTHER BUSINESS: None

UNFINISHED BUSINESS: None

MINUTES: Mr. Jenkins made a motion to approve the November 4, 2020 meeting minutes, seconded by Mr. Holland, all were in favor.

MONTHLY COMMITTEE ASSIGNMENTS: Site visits: Friday, January 15, 2021.

ADJOURNMENT: There being no further business, Mr. Carney declared the meeting adjourned at 7:25 p.m.

Cindy Nicholson
Administrative Assistant

Date Read and/or Approved