

IREDELL COUNTY PLANNING BOARD

The Iredell County Planning Board met on Wednesday, June 2, 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

Kristi Pfeufer, Vice-Chair
Raymond Burnette
Doug Holland
Chris Carney
Jerry Santoni
Tracy Jenkins
Andy Webster
Ronda Hoke

STAFF PRESENT

Leslie Meadows
Jake Lowman
Cindy Nicholson

MEMBERS ABSENT

Harry Tsumas, Chairman
Mark Davis

Vice-Chair Pfeufer called the meeting to order.

Leslie Meadows presented the following case:

REZONING REQUEST: 2106-1, MICHAEL “DEAN” RICHON (OWNER/APPLICANT) & JANET H. FOX (OWNER)

EXPLANATION OF THE REQUEST

This is a request to rezone approximately 2 acres of a 7.7 acres tract of land, along Beulah Road off Old Mountain Road, from Residential Agricultural (RA) to Highway Business (HB). This is a conventional rezoning request, with no conditions proposed at this time.

OWNER/APPLICANT

OWNERS: Michael “Dean” Richon & Janet H. Fox (Siblings)

APPLICANT: Michael “Dean” Richon

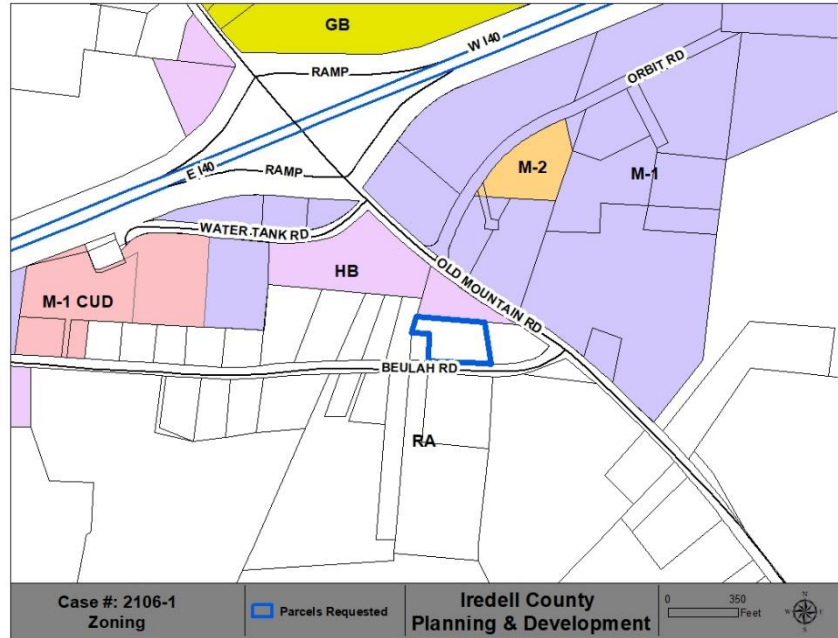
PROPERTY INFORMATION

ADDRESS/LOCATION: Directly across from 129 Beulah Road; more specifically, the northern portion of PIN#: 4704801287.000.

SURROUNDING LAND USE:

In close proximity to this site, to the north, northeast, and northwest, are a variety of commercial uses; primarily HB and M-1 Light Manufacturing operations. Properties directly to the east, south, and west are still residential in nature.

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



EXISTING LAND USE: Currently, vacant lot.

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

OTHER JURISDICTIONAL INFORMATION: This area is considered entirely the County's jurisdiction, and lies just outside of the City of Statesville's Long-Range Urban Service Area.

OTHER SITE CHARACTERISTICS: This property is located within the 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% built-upon area with curb and gutter, or up to 36% built-upon area without curb and gutter. The Non-Residential High Density Option could be applied for via the Board of Commissioners at this site; for up to 70% built-upon area. The property is not located in a flood hazard zone.

UTILITIES: This site is currently served by West Iredell Water Company and septic.

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: Beulah Road is considered a secondary road, not currently covered by the CRTPO Comprehensive Transportation Plan. The closest and most recent NCDOT traffic count, was just west of this property along Beulah Road, having a traffic count of 1,600 vehicles per day in 2015. Overall traffic capacity for Beulah Road is currently unknown. The speed limit along this section of Beulah 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.

REQUIRED REVIEWS BY OTHER AGENCIES

LOCAL: The applicant/developer 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, Michael "Dean" Richon, is co-owner of the property in question, alongside his sister, Janet H. Fox. In attempts to sale this portion of the larger property in question, the applicant is requesting a commercial HB rezoning due to the fact that potential buyer, Keith Slaughter, who happens to live directly across from the site in question, would like to purchase the property for a commercial use. It is also felt that the site is no longer as favorable/attractive for residential purposes because it adjoins other HB parcels and is in close proximity to a variety of Light Manufacturing (M-1) uses. The property directly to the east, at the intersection of Old Mountain Road, currently serves as the over-flow parking lot for Beulah Baptist Church of Statesville. It is noted that the smaller lot size and the Catawba/Lake Norman WS-IV-PA Protected Watershed restrictions in this area should limit or help control HB development at this site.

Being relatively close to the on/off ramp for I-40, along Old Mountain Road, the parcel in question is inside what the 2030 Horizon Plan calls an Employment Center - Industrial/Flex/Office designation. The Employment Center – Industrial/Flex/Office areas are intended for development of industrial, flex space, and office uses including light manufacturing and assembly, research and development, warehousing, and building trade showrooms and offices. These lands are either currently served or are planned to be served in the future by public or private water or sanitary sewer systems. Development should provide adequate transitions to adjacent lower intensity uses, such as residential

and commercial uses, in the form of vegetated buffers, landscaping, setbacks, and building heights.

The Planning staff can support the proposed rezoning request based on the following: The property lies within the 2030 Employment Center – Industrial/Flex/Office designation, it is adjacent to various existing commercial uses, and protected watershed restrictions should limit development to smaller-scale HB uses into the future.

SITE REVIEW COMMITTEE: Staff performed a site visit on May 14, 2021, to post property and take photo documentation. Staff was accompanied by Planning Board member Ronda Hoke.

QUESTIONS FROM BOARD TO STAFF

Vice-Chair Pfeufer asked if there were any questions for staff.

Mr. Santoni asked Ms. Meadows if there is an amendment needed to the 2030 Horizon Plan?

Ms. Meadows said no, there does not need to be an amendment because it does meet the plan.

Mr. Santoni questioned the action plan stating motion to recommend approval of the zoning map amendment, implying an amendment.

Ms. Meadows explained it is stating an amendment to the zoning map, not to the long-range 2030 Horizon Plan.

Vice-Chair Pfeufer asked if there were any further questions for staff.

There were no further questions for staff.

Vice-Chair Pfeufer then asked the applicant/owner if he would like to come forward to share anything.

THOSE SPEAKING ABOUT THE CASE

Mr. Richon said he has no need to speak unless there are any questions for him.

Vice-Chair Pfeufer asked if there were any questions for Mr. Richon.

There were no questions for Mr. Richon.

Vice-Chair Pfeufer asked if there were any others to speak for or against this request.

There were no others to speak for or against the request.

After no further discussion, Mr. Holland 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 because the property lies within the 2030 Horizon Plan Employment Center – Industrial/Flex/Office designation, it is adjacent to various existing commercial uses, and protected watershed restrictions should limit development to smaller-scale HB uses into the future. Mr. Carney seconded said motion and all were in favor.

VOTE: 8-0

OTHER BUSINESS: None

UNFINISHED BUSINESS: None

MINUTES: Mr. Santoni made a motion to approve the May 5, 2021 meeting minutes, seconded by Mr. Hoke, all were in favor.

MONTHLY COMMITTEE ASSIGNMENTS: Site visit: Friday, June 18, 2021 (pending any application)

ADJOURNMENT: There being no further business, Vice-Chair Pfeufer declared the meeting adjourned at 7:08 p.m.

Cindy Nicholson
Administrative Assistant

Date Read and/or Approved