

IREDELL COUNTY PLANNING BOARD

The Iredell County Planning Board met on Wednesday, August 4, 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
Doug Holland
Robert Palmes
Jerry Santoni
Tracy Jenkins
Andy Webster
Ronda Hoke

STAFF PRESENT

Leslie Meadows
Matthew Todd
Cindy Nicholson
Jake Lowman

MEMBERS ABSENT

Harry Tsumas, Chairman
Chris Carney
Mark Davis

Vice-Chair Pfeufer called the meeting to order.

Leslie Meadows presented the following case:

REZONING REQUEST: 2108-1, “CLAY” & JEAN LUNSFORD (OWNER/APPLICANT(S))

EXPLANATION OF THE REQUEST

This is a request to rezone an approximately 3.16 acres property in Union Grove, along West Memorial Highway, from split-zoned General Business (GB)/Heavy Manufacturing (M-2) to straight General Business (GB). This is a conventional rezoning and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER/APPLICANT(S): “Clay” & Jean Lunsford

PROPERTY INFORMATION

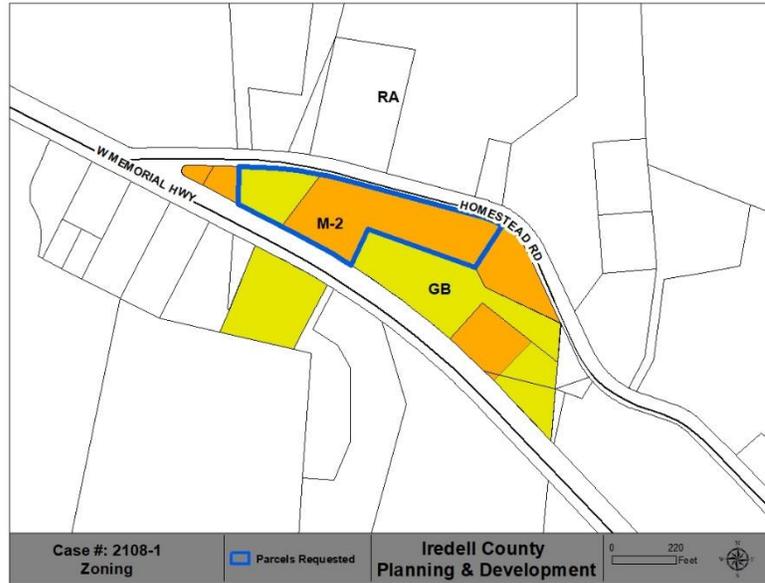
ADDRESS/LOCATION: 1716 West Memorial Highway; more specifically, PIN#: 4853205781.000

SURROUNDING LAND USE:

There are GB/M-2 commercial uses directly surrounding the site. To the north are residential agricultural lands.

SIZE: The total acreage to be rezoned is approximately 3.16 acres.

EXISTING LAND USE: The existing GB portion of the parcel contains the accounting offices of Hawkins & Hawkins, PC. The M-2 portion of the property has remained vacant.



ZONING HISTORY: This property was originally zoned Heavy Manufacturing (M-2) when county-wide zoning was established in 1990. However, the accounting office portion of this property, and the property to the east/southeast were both rezoned to General Business (GB) in 2005.

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 majority of this property is not located within a regulated Watershed Area. However, a small edge of the northeast corner of the property 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). This small corner in the watershed area should not affect development capabilities. The property is not located in a flood hazard zone.

UTILITIES: This site may be served by well and septic, but also has access to private water utility service through Iredell Water Corporation.

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, and the speed limit along Homestead Road is 55 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 down-zoning of a currently split-zoned parcel to allow for all General Business uses. Various other GB properties already surround this property. Most recently, in August 2017, the property directly across W. Memorial Highway, to the south, was rezoned to straight GB. Thus, rezoning the property in question would bring more uniformity to an existing block of GB district, and the property would no longer be split-zoned. As M-2 districts do not allow for retail sales, a down-zoning to GB would open this site up to less intense uses, such as community retail sales and services, and the resulting traffic impacts should not exceed road capacity.

Being along a major thoroughfare, West Memorial Highway, and landlocked between two roadways, this property; which used to house a lumberyard/sawmill, is within what the 2030 Horizon Plan calls a Rural Industrial area. Rural Industrial areas include existing industrial uses or lands intended for future industrial use. These areas lay outside of defined Urban Service Areas in Iredell County. The intent of these areas is that they will remain rural in character for the planning period and will not be serviced by public or private water and sanitary sewer systems. Land uses appropriate within Rural Industrial areas generally include smaller scale light industrial uses.

The Planning staff can support the proposed rezoning request based on the following: The property lies within the 2030 Horizon Plan Rural Industrial designation, it is surrounded by various existing commercial uses, the property will no longer be split-zoned, and traffic impacts should not exceed road capacity.

SITE REVIEW COMMITTEE: Staff performed a site visit on July 16th, 2021, to post property and take photo documentation.

QUESTIONS FROM BOARD TO STAFF

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

Mr. Santoni asked Ms. Meadows in the aerial view that was presented, was there a residence on the corner?

Ms. Meadows said no, that is Hawkins & Hawkins Accounting office.

Mr. Santoni asked about the sawmill that was there before and if there were any environmental issues.

Mr. Holland said the sawmill has gone out of business, and there were no environmental issues.

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 speak.

THOSE SPEAKING ABOUT THE CASE

Mr. Clay Lunsford, 6245 Wilkesboro Highway, Union Grove said the reason for the request for rezoning is for an Ace Hardware. Mr. Lunsford said that Mr. John LaRue has been operating the Ace Hardware in Union Grove for a number of years since 1984. The lease will be up at the end of the year on the current building. Another location was intended to build on, but the deal fell through. Therefore, he and Mr. LaRue had a discussion to see if this site in question could work.

Mr. Lunsford said the location would sell hardware and some lumber sales. He feels this Ace Hardware is needed in the community.

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

There were no questions for Mr. Lunsford.

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

Mr. Gerald Campbell, 432 Mullis Road, Harmony came forward and said he and his daughter own the property directly across from this site on Homestead Road. His daughter's home is directly across the road. Mr. Campbell said he is for having the Ace Hardware in the community, but wants to protect her house since her front door view will be the hardware store. Mr. Campbell said his daughter would have been in attendance tonight, but her family is on vacation at the beach. He is unsure if there will be traffic off Homestead Road and wanted that addressed.

Mr. Campbell said he wishes it could be moved more toward the upper side of the site in front of the old dairy farm/bins, instead of directly in front of his daughter's house.

Mr. Campbell said Homestead Road has a terrible entrance into Highway 901/Memorial Highway. He said it is impossible to make a right hand turn the way it is currently, and feels that NCDOT would need to address that intersection if the location will be serviced from the back.

Vice-Chair Pfeufer said NCDOT would for sure be involved with any of the driveway entrances.

Mr. Santoni asked Mr. Campbell if he had talked with the property owner and expressed his concerns involving screening or anything of that nature.

Mr. Campbell said he has called Mr. Lunsford's house and spoke with his wife because Mr. Lunsford was out of town.

Mr. Campbell said he is in favor of having Ace Hardware in Union Grove, although, he doesn't think anyone would like having it in their front door.

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

There were no further questions for Mr. Campbell.

Vice-Chair Pfeufer asked Ms. Meadows what type of buffering will be required on Homestead Road?

Ms. Meadows said due to this location being a double road frontage lot, they will have a greater setback than they would otherwise with a 30' setback.

Vice-Chair Pfeufer asked Ms. Meadows if it is approved by NCDOT, would they be able to have a driveway off Homestead Road and Highway 901/Memorial Highway.

Ms. Meadows said that would be a decision that NCDOT would make.

Vice-Chair asked if there were any others to speak in opposition.

There were no others to speak in opposition of the request.

Vice-Chair Pfeufer asked Mr. Lunsford if he would like to come back to the podium with any closing statements.

Mr. Lunsford came back and said he appreciates what Mr. Campbell has said. The main entrance would be off Highway 901/Memorial Highway. He said he has also spoken with Mr. Gunter from the business next door, and they will have a shared driveway, and the bulk of the traffic will be from Highway 901. Mr. Lunsford said he has also spoken with NCDOT, and possibly once a week or every two weeks, an ACE truck will come to unload, which may come out on Homestead Road from the lower end. It would not be a major driveway in the back.

Mr. Lunsford said they will do whatever the County requires to make it as ascetically pleasing to look at. He said previously, there was a sawmill on this site, and actually the M-2 zoning would have permitted many different types of businesses there. They want to make the back of the building conducive and not much of a hindrance to Mr. Campbell's daughter.

At this time, Vice-Chair Pfeufer closed the public input meeting.

Mr. Santoni said this seems like a good fit for the neighborhood being an ACE Hardware, and encouraged Mr. Lunsford to work with Mr. Campbell to get things resolved. He said in looking at the 2030 Horizon Plan, it is consistent in meeting the needs of the community.

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 Rural Industrial designation, it is surrounded by various existing commercial uses, the property will no longer be spit-zoned, and traffic impacts should not exceed road capacity. Mr. Palmes seconded said motion, all were in favor.

VOTE: 7-0

REZONING REQUEST: 2108-2, COLEMAN & CLAYTON ABSHER, ABSHER LIVING TRUST (OWNERS/APPLICANT)

EXPLANATION OF THE REQUEST

This is a request to rezone a parcel of land, at the corner of Taylorsville Highway and Absher Farm Loop, approximately 8.34 acres, from Residential Agricultural (RA) to General Business Conditional District (GBCD). This request is conditional per the submitted application, and will be limited by excluding certain GB uses as attached to the request.

OWNER/APPLICANT

OWNERS/APPLICANT: Coleman and Clayton Absher, *Absher Living Trust*

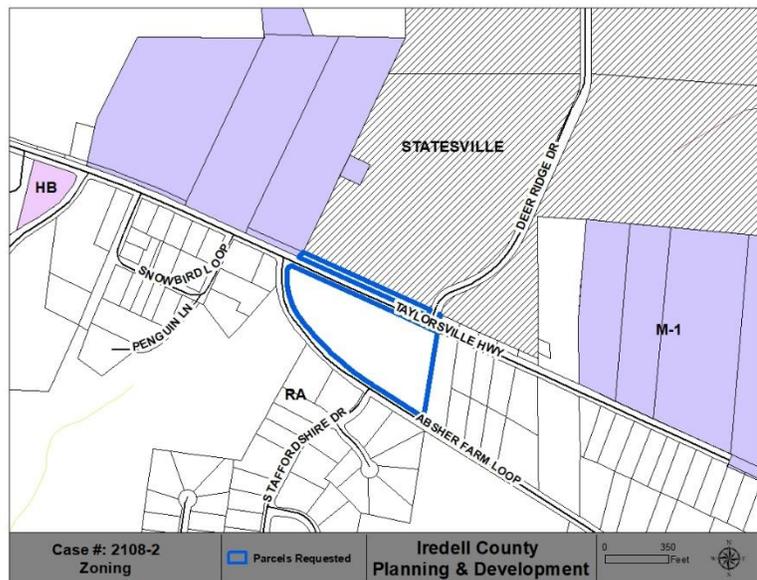
PROPERTY INFORMATION

ADDRESS/LOCATION: Corner of Taylorsville Highway and Absher Farm Loop (West end). More specifically, PIN#: 4715868715.000.

SURROUNDING LAND USE:

There are M-1, light manufacturing uses to the north, both northeast and northwest of this site. Otherwise, RA, residential agricultural lands surround the property in all other directions.

SIZE: The total acreage to be rezoned includes approximately 10 acres; only 8.34 acres that are considered taxable acres.



EXISTING LAND USE: Vacant, grasslands cut for hay.

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

OTHER JURISDICTIONAL INFORMATION: The property is inside of the City of Statesville's Long-Range Urban Service Area. The City of Statesville 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 not located within a drinking-water supply regulated Watershed Area. Built upon area of proposed new development will not be limited. The property is not located in a flood hazard zone.

UTILITIES: This site is currently served by Energy United water and private septic system; but could have access to public utilities through the City of Statesville into the future.

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: Absher Farm Loop 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, west of the property along Taylorsville Highway, had a traffic count of 4,300 vehicles per day in 2018. The speed limit along this section of Taylorsville Highway is 55 mph, while the speed limit along Absher Farm Loop is 35 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/landowner, Mr. Colman Absher Jr., represents the Absher family living trust. Regretfully, the parcel in question is no longer able to be farmed by the Absher family, and it was felt that a commercial rezoning would increase the marketability of this site. The property, flanked by two roadways, is adjacent to the Alexander Railroad, and various other manufacturing/industrial uses across Taylorsville Highway; causing this site to be less desirable for residential purposes. Note that this is a

conditional rezoning and specific conditions imposed as part of the application are as follows:

- 1.) The following GB uses would be excluded, not permitted: Amusement arcades and indoor places of entertainment; including bowling alleys, pool rooms, skating rinks, Correctional institutions, Dance halls; including night clubs, Go-kart, motorcycle, & similar vehicle tracks, Adult oriented businesses, Bars, Bus stations, Crematories not associated with a funeral home, Drive-in theaters, Liquor stores, Motels & hotels, Pawn shops, and Race shops.
- 2.) The existing, approximately 700 foot-long berm along Absher Farm Loop shall remain in place. This berm, with additional landscaping, will block view of the commercial site proposed from Absher Farm Loop.

It is noted that these conditions exclude certain GB uses as may be perceived unsavory by the surrounding neighborhood, and retaining the existing berm protects the citizens' of the Castlegate subdivision from views at the intersection of Staffordshire Drive and Absher Farm Loop.

Being along Taylorsville Highway, and directly across from Statesville City Limits, 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 adjacent to various existing commercial uses, the conditions of the request aim to safeguard the surrounding homeowners.

PUBLIC INPUT MEETING: A public input meeting was held onsite Thursday, July 1, 2021 from 5:15 - 6:15 pm, along Absher Farm Loop. Approximately 20 property owners from the area chose to attend. The applicant discussed the rezoning proposal and tried to address citizens' questions and concerns about future commercial 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 performed a site visit on July 16th, 2021, to post property and take photo documentation.

QUESTIONS FROM BOARD TO STAFF

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

Mr. Santoni asked Ms. Meadows how high the existing berm is.

Ms. Meadows said Mr. Coleman Absher will speak more in regards to the berm.

Mr. Palmes asked Ms. Meadows to show the aerial again and the extent of the berm.

Ms. Meadows showed the aerial on the overhead for Mr. Absher to speak about.

Mr. Santoni asked if the buildings right next to the site are residential.

Ms. Meadows said yes.

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 speak.

THOSE SPEAKING ABOUT THE CASE

Mr. Coleman M. Absher, Jr., said his summer residence is 3321 Sedgefield Road, Statesville and his permanent address is 884 Gloucester Street, Boca Raton, Florida. Mr. Absher states this property has been in his family many years. He feels they have been victims of progress over the years with three roads coming through the property. He said of the ten acres there, eight acres are usable land, and if not commercial now, it will be in the near future.

Mr. Absher said, as seen, the site borders a railroad track, with roads around both sides. There is already commercial uses around the site. Mr. Absher said the existing berm is approximately 15' high and will be left in place, therefore, the three houses to the West should be masked from the development by elevation and with additional vegetation planned. He said the elevation is key to this property due to its uniqueness and the impact of noise and road impacts should be minimal. Mr. Absher states that Mr. Corza will speak in more detail concerning the planned building and other details regarding the request.

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

There were no questions for Mr. Absher.

Vice-Chair Pfeufer asked if there were any others to speak in favor of this request.

Mr. Ishmel Corza, CEO of Hawk Logistics, 210 Volt Circle, Statesville. Mr. Corza handed out a packet of notes to the Board members. Mr. Corza said they are currently renting a location and wants to build a permanent location here in Statesville to operate their interstate trucking company.

Mr. Corza said he wanted to point out there are other much larger/similar businesses in close proximity to this site that are near residences. There are currently trucks entering/exiting these other businesses in the area.

Mr. Corza said the proposed building will be roughly 100' wide x 220' high, with four bays and office space. Mr. Corza said the operation is an over-the-road fleet with trucks being out on the road for months at a time. Currently, they operate 115 units. They have terminals in Virginia, Georgia, and Texas and most of the fleet does not call North Carolina home. On a daily basis, they have five trucks entering/exiting their terminal. If it were to be a really busy day, there might be ten trucks, which he says is a lot less truck traffic than what the business directly across from the site has that can reach 40 – 50 trucks daily.

Mr. Corza said he would also like to comment on how state of the art their diesel trucks are in their fleet, and most are fairly new. They are no longer noisy and smelly like they once were. They have special filters that reduce particulates released into the atmosphere. They have also invested heavily on the assisted idle devices so trucks don't stay on continuously. Mr. Corza said they do not use refrigerator units in their fleet. Only dry-run trailers. Most of the traffic at the terminal will be during the daytime hours, typically 8:00 am – 5:00 pm.

Mr. Corza said the elevation would block noise along with planted vegetation. The plantings will not be something that grows extremely fast, and will take some time to mature.

Mr. Corza feels the economic impact on the area would be very good. He said they currently employ thirteen office staff, and hope to hire six diesel mechanics, two truck wash operators, two hikers, one logistics manager, and three driver managers. They would like to expand within the next three years to hire seventy-five more drivers. Mr. Corza said he hopes to exceed four million dollars between local payroll, local purchases that they will need in order to sustain the business.

Mr. Corza said they take pride in the company with the image of their truck fleet. He said they also want the new site to look nice with ideas they have in mind. There is already in place, a 15' landscape roadway yard, with additional trees/landscaping to be added to beautify the site.

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

Mr. Santoni asked Mr. Corza if he had any intent to have a driveway on Absher Farm Loop.

Mr. Corza said no. There will be only one driveway from Taylorsville Highway pending approval from NCDOT. He said the property is basically inaccessible from Absher Farm Loop.

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

There were no further questions for Mr. Corza.

Vice-Chair asked if there were any others to speak in favor of the request.

Mr. Zachary Kyle Butts, 133 Langtree Shore Drive, said there are other commercial/industrial businesses across the street, as well as down the street. Also, the site is in close proximity to I-40. Mr. Butts said the natural buffering already in place along with the additional vegetative buffering the applicant is planning to add will help to decrease the chance of any disruptions to nearby homeowners/developments.

Mr. Butts feels there won't be a large number of trucks entering/exiting because the objective is to keep the trucks moving on the road. He feels this request will create jobs for the area and be a positive impact to the community.

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

There were no questions for Mr. Butts.

Vice-Chair Pfeufer asked if there were any others that wished to speak in favor of the request.

There were no others to speak in favor of the request.

Vice-Chair Pfeufer then asked those that wished to speak in opposition of the request to form a line on the left side in order to keep the process flowing.

Mr. Steve Bowman, 163 Greythorn Drive, Statesville. Mr. Bowman said he lives in the Castlegate Subdivision, which is directly across Absher Farm Loop. He said there are 100 homes in this subdivision that are \$300,000+ homes that were just built. He said he feels that should be taken into consideration when deciding about this request, when the homeowners are already invested in the area.

At this time, Mr. Bowman submitted pictures to the Board he had gone and taken of the current business location of Hawk Logistics.

Mr. Bowman said the current berm in question at the site is closer to 10' in height. He said the neighbors would like to have something in writing from the owner stating what plantings/screenings there will be put in place if this request is approved. He suggested

minimum plant size of 8' – 10', such as Leyland Cypress that could grow 4' per year on Absher Farm Loop side of the road. Along with a 10' fence with plastic slats behind the plantings.

Mr. Bowman said he assumes the tractor-trailers they are speaking of are full size being 15' tall at least, and he questions if the landscaping and sound protection will be enough to decrease the noise pollution from the neighbors.

Mr. Bowman said many of the neighbors are concerned about maintenance repairs on the equipment at the business, particularly using impact wrenches, etc., and what noise pollution would be on the adjoining neighborhood. He said he questions the six trucks on eight acres that Mr. Corza is talking about which seems light from his prospective.

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

Mr. Santoni asked Mr. Bowman about the pictures he presented to the Board.

Mr. Bowman said the pictures show what the current location of Hawk Logistics in Statesville currently looks like, and questions if the new site will end up looking like the current site and not pretty.

There were no further questions for Mr. Bowman.

Mr. Matthew Gibson, 193 Greythorn Drive, Statesville said his house backs up to this site in question and his main concern is the sound. He currently hears the tractor-trailers coming in/out of Lineage Logistics at 4:00 in the morning, also the trash trucks emptying the containers, which wakes them up.

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

There were no questions for Mr. Gibson.

Ms. Mildred Sweeney, 167 Greythorn Drive, Statesville said she has a number of concerns with this request. She feels Mr. Corza has contradicted himself on many items tonight. One being the size of the building, and the amount of trucks entering/exiting the site with the number of drivers currently and in the future. Ms. Sweeney feels that the number of trucks added will only increase the number of drivers, which will increase the amount of traffic entering/exiting on a daily basis.

Ms. Sweeney feels their property values will go down. She said the builder of their subdivision had informed them the majority of the community would be those who are retired and into their 60's, 70's, and 80's. She asked how the Board would feel if this were happening to them after all their years of hard work for this to happen. Ms. Sweeney thanked the Board for their time.

Mr. Jerome Monaco, 192 Staffordshire Drive, Statesville said he has been a safety professional for twenty years. Mr. Monaco said he moved to his home a year ago, and picked this neighborhood due to the aesthetics.

Mr. Monaco gave examples of sound decibels, and what happens when someone is exposed to different noise levels in reference to OSHA and NIOSH. They have been told there will be a maintenance repair shop at this site, and this site will be the main terminal for Hawk Logistics.

Mr. Monaco referred to Mr. Corza saying the hours would be 8:00 – 5:00. He said their website states their operation hours are 24 hours a day. That means there will be trucks coming/going all the time, with the potential of mechanics working at all hours in order to keep trucks on the road.

Mr. Monaco said as a safety professional, he has developed and monitored hearing conservation programs at nuclear power plants, coal plants, and a variety of industrial settings and knows that loud noises effects hearing. He feels these noises from this site will affect the quality of lives of those in the nearby neighborhoods.

Ms. Cathy Monaco, 192 Staffordshire Drive, Statesville said her only comment is the fact it will be a growing business based on what she has heard tonight. She feels there is no reason for it to be placed on the residential side of Taylorsville Highway, when there is plenty of room on the other side already zoned commercial, rather than rezoning residential property.

Ms. Janice Hoover Elder, 198 Little Farm Road, Statesville said she lives less than a ¼ mile from this site, but her mother lives in one of the houses that adjoins the site shown in the slides. She is concerned about the noise this will bring, as she's been in the trucking business herself for a number of years. Ms. Elder said after speaking with some of the others in the community, they would prefer residential uses nearby, and let commercial uses stay on the railroad side.

Mr. Bob Morris, 167 Staffordshire Drive, Statesville asked what Mr. Corza was referring to as a trucking terminal by definition. Also the berm everyone is referring to is covered in brush currently, and if the berm is 10' high, he would be surprised.

Mr. Morris said as far as noise is concerned, last week people were jackhammering cement across the street by the railroad tracks and it sounded like it was in their backyard, they were feeling the bounce. Mr. Morris said noise echoes already into their subdivision and gets louder as you go down. Anyone will tell you that, even when they cut grass.

Mr. Morris wanted verification about drivers sleeping in their trucks overnight. Also, about the expansion Mr. Corza talked about that would happen in the future. Mr. Morris states those are questions he would like to be answered by Mr. Corza.

Ms. Joanne Christman, 187 Greythorn Drive, Statesville said she heard a discrepancy tonight from Mr. Corza that caught her attention concerning building a four-bay garage, but looking to hire six mechanics. She can only come to the assumption that they will be working a second shift, weekends, or a combination of both. In that case, it would place something in their backyard they would not like to see or hear.

Ms. Christman said she feels they are asking the residents of Castlegate to absorb a commercial business, even though they are surrounded by residential areas. She said across the street is a huge grassy area with a huge water tower and not much else that she feels is more acceptable. Instead, they are proposing to place commercial inside a residential bubble. Ms. Christman said she is concerned this will start a domino effect on more commercial entering and causing a decrease in their property values. Ms. Christman said she is not opposed to a company providing jobs and taxes, but feels this location is not suitable for this request.

At this time, Vice-Chair Pfeufer entered two letters that were given to Ms. Meadows to be entered into the record.

Vice-Chair Pfeufer asked the applicant/representatives if they would like to come back to the podium for their closing statements by addressing the Board only.

Mr. Corza came back to clarify some questions/concerns those in opposition had. He verified the building size to be 100' x 200' x 20'. He states the land will be graded, but plans to leave the berm currently in place. The building will basically be lower than the berm they see currently on the Absher Farm Loop side, and may see only the top of the building from certain angles. Mr. Corza addressed the noise concerns regarding impact wrenches. He said there are high decibel levels for the person holding the impact wrench. As far as those on the outside, you have to take into consideration these impact wrenches will be inside a closed building and will be approximately ¼ mile away from the subdivision itself and doubts they will hear it. He said not to mention the insulation in the building itself for soundproofing and weathering. Also, he noted the physical berm obstruction that will be on the outside, already in place on the property, along with vegetation that will be added.

Mr. Corza gave clarification on the amount of trucks. He states this is an over-the-road trucking company, that services customers like Goodyear Tire, Walmart, etc., that will be on the road most of the time and don't return for months at a time. He said there will be expansion over a two year period and will add mechanics. He said diesel trucks are not like a car. When the trucks/trailers are being serviced, it usually takes about ten hours to perform. One truck may sit in a bay for a shift and a half for one mechanic to do maintenance.

Mr. Corza addressed the concerns regarding the building they are currently using with the pictures submitted. He states this is a rental building and their landlord refuses to maintain it and the building has looked that way since they rented it. He states they have outgrown that location and is why they are looking to build something permanent.

Mr. Corza said the word terminal is a term used to identify where the office staff will be from 8:00 – 5:00. He addressed the concern about multiple shifts. He said the most likely shifts even for mechanics will be 8:00 – possibly 6:00 at the latest. He doubts he could find any mechanics so dedicated that would stay to work overnight to get trucks back out on the road. He said their trucks are on the road 24 hours a day, and they have a call center in another country oversees that handles overnight calls to assist the drivers.

Vice-Chair Pfeufer asked if the Board had any further questions for Mr. Corza.

Mr. Santoni asked Mr. Corza would he have any screening placed to help alleviate any potential noises, etc. from Mr. Gibson's property.

Mr. Corza said it will depend on what is required by the County. Their hope is to build the building more on the far side, in the center of the property, where the berm is higher to help with any concentration (if any) of noise. He said the entire lot will be fenced in using the nicest fence possible. The vegetation is something they plan to add, although it will take time for it to grow to full grown height.

Vice-Chair Pfeufer asked Mr. Corza about entrances on Absher Farm Loop.

Mr. Corza said there will be no entrances/exits on Absher Farm Loop. There will be one entrance on Taylorsville Highway.

Vice-Chair Pfeufer asked Mr. Corza how many trailers will be in storage on site.

Mr. Corza said they currently have 10 – 15 trailers on site, but possibly will be more. He said it would be hard to tell exactly at this time.

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

There were no further questions for Mr. Corza.

Mr. Butts came back up to say he felt the concerns voiced tonight are negligent because currently right across the street there are numerous trucks already operating daily from the other businesses that are in close proximity. He states he feels this proposed plan will be a positive impact to the area.

Mr. Absher came back and thanked the Board for their time. He also thanked those that spoke in opposition and said they have a right to object and he supports their right. He said he also understands noise concerns due to previously being a fighter pilot in the navy on flight decks with extreme noise. He feels the neighbors knew this when they purchased their homes in an industrial area with a minimum of 150 big trucks per day. Mr. Absher feels this site, once built with the addition of shrubs/trees/fencing, will drop the noise and help to mask the industrial area across the highway.

Vice-Chair Pfeufer closed the public input meeting.

Vice-Chair Pfeufer asked the Board if they had any further questions for staff.

Mr. Jenkins asked if the berm will be layered or just one row of trees.

Ms. Meadows said the current conditions are listed in the staff report that has been reviewed, and if there is anything more specific the Board feels should be included, they could make suggestions.

Vice-Chair Pfeufer clarified with Ms. Meadows the county is only requiring a 30' vegetative buffer on the property line that joins a residential area. There will also be a natural buffer that is already in place in which Mr. Corza said will be left as is.

Ms. Meadows said that is correct. Again, the Board can recommend specific landscaping/plantings as additional conditions if they choose.

Vice-Chair Pfeufer reminded those in attendance that this property is being requested to be rezoned General Business (GB) with those exclusions listed. The Board is not making a recommendation based on a site plan for a trucking company being committed to going on this site. This request is not tied to a specific site plan.

Ms. Meadows said that is correct.

Mr. Palmes clarified the berm is to be left as is as a condition and not be taken down. The Board is voting on the rezoning to General Business (GB) to exclude the uses listed.

Ms. Meadows said yes.

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 because the property lies within the 2030 Horizon Plan Corridor Commercial area, it is adjacent to various existing commercial uses, the conditions of the request aim to safeguard the surrounding homeowners. Mr. Webster seconded said motion.

VOTE: 6-1 Opposed: Jenkins

REZONING REQUEST: 2108-3, BELIEVERS FAITH CENTER, INC. (OWNER) ERIC DYSON(BUYER) & ERIC THOMPSON(BROKER), EQUITY COMMERCIAL PROPERTIES (APPLICANTS)

EXPLANATION OF THE REQUEST

This is a request to rezone an approximately 14.69 acres property at the corner of Brookview Road and Old Mocksville Highway, from Single Family Residential (R-20) to straight General Business (GB). This is a conventional rezoning and no conditions are proposed at this time.

OWNER/APPLICANT

OWNER: Believers Faith Center, Inc.
APPLICANT(S): Eric Dyson(Buyer) & Eric Thompson(Broker), Equity Commercial Properties

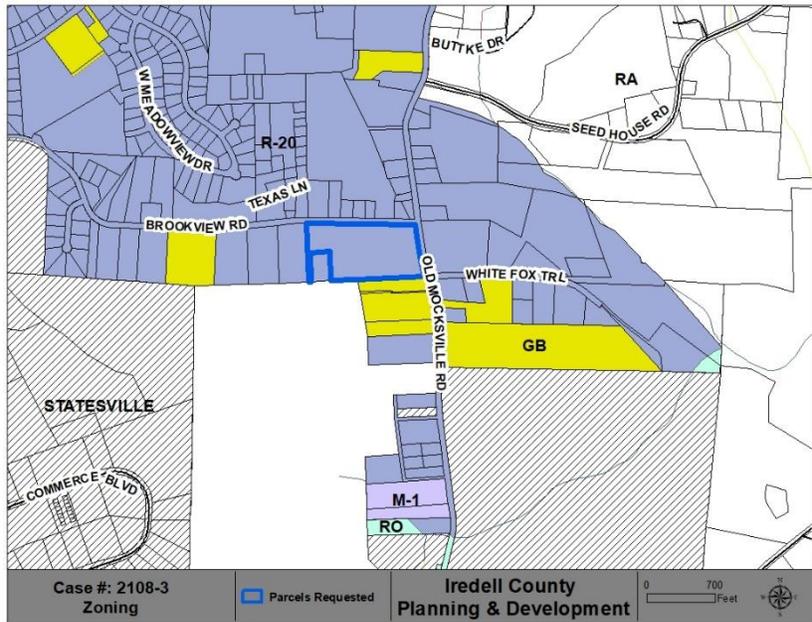
PROPERTY INFORMATION

ADDRESS/LOCATION: Corner of Brookview Road and Old Mocksville Road; more specifically, PIN#: 4756627585.000

SURROUNDING LAND USE: There are GB commercial uses directly to the south and southeast of the site. Directly to the west is Believers Faith Center Church, as well as American Storage Trailers, Inc. North of the site is predominately residential, R-20, in nature.

SIZE: The total acreage to be rezoned is approximately 14.69 acres.

EXISTING LAND USE: The site is currently vacant, grassland. However, within the property, there are 1.38 acres owned by Energy United that houses an electrical substation.



ZONING HISTORY: This property has been zoned Single-Family Residential (R-20) since county-wide zoning was established in 1990. The properties to the south and southeast, containing Country Boy Landscaping, Inc. were rezoned to General Business (GB) in 2005, and expanded to include additional parcels in 2016.

OTHER JURISDICTIONAL INFORMATION: This property lies just outside the City of Statesville's municipal Urban Service Area. The City of Statesville 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 not located within a drinking-water supply regulated Watershed Area. Built upon area of proposed new development will not be limited. The property is not located in a flood hazard zone.

UTILITIES: This site may be served by well and septic, but also has access to private water utility service through Iredell Water Corporation.

IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: Brookview Road is considered a secondary road, not currently covered by the CRTPO Comprehensive Transportation Plan. The closest and most recent NCDOT traffic count, just in front of this property along Brookview Road, had a traffic count of 1,100 vehicles per day in 2016. The closest traffic count along Old Mocksville Road is to the north near Jane Sowers Road, which had a traffic count of 3,700 vehicles per day in 2017. According to the current CRTPO Comprehensive Transportation Plan, Old Mocksville Road is considered a Boulevard in need of improvements. The 2008 Comprehensive Transportation Plan, a Study Report for Iredell County, lists the capacity for this section of Old Mocksville Road as approximately 11,000 vehicles per day through the year 2030. The speed limit along this portion of Old Mocksville Road is 55 mph, and the speed limit along Brookview Road is 35 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 a corner lot along Old Mocksville Road for all General Business uses. Various other GB properties already exists nearby, adjacent to this property. Approximately one mile to the south along Old Mocksville Road, this property is accessible via an I-40 interchange, and the other end of Brookview Road intersects with the entrance to City of Statesville's Crawford Business Park. Thus, rezoning the property in question would bring more uniformity to a growing block of Light Industrial/GB commercial district, and the resulting traffic impacts should not exceed road capacity.

Being relatively close to Statesville City Limits, and along Old Mocksville 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 Horizon Plan Employment Center-Industrial/Flex/Office designation, it is adjacent to various existing commercial uses, and traffic impacts should not exceed road capacity.

SITE REVIEW COMMITTEE: Staff performed a site visit on July 16th, 2021, to post property and take photo documentation.

QUESTIONS FROM BOARD TO STAFF

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

Mr. Palmes said he would like to apologize to the Board and the applicant for not recognizing the name of the road prior. He states he has family members that are neighbors of this site and hopes it will not create an issue as far as legalities.

Mr. Matthew Todd, Planning & Development Director states as long as Mr. Palmes feels he can be impartial regarding the case and has no financial gain, he should be fine to sit on the Board. Mr. Todd said there are enough Board members present, if Mr. Palmes would like to recuse himself, he could.

Mr. Palmes said no, he is not aware of anything financially. He still feels since there is enough for a quorum, he would like to recuse himself.

Mr. Santoni made a motion to allow Mr. Palmes to recuse himself from Case #2108-3, seconded by Mr. Holland. All were in favor.

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

There were no questions for staff.

Vice-Chair Pfeufer asked if either applicant would like to come and speak.

THOSE SPEAKING ABOUT THE CASE

Mr. Eric Thompson, 3606 Amity Hill Road, Statesville came forward and thanked the Board for hearing the case. He states this request fits the 2030 Horizon Plan for the county. Mr. Thompson noted the close proximity of Crawford Business Park, I-40 is within a mile, and multiple similar industrial uses off Brookview Road and Crawford Road.

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

Mr. Webster asked Mr. Thompson if there were any specific plans for this site.

Mr. Thompson said not at this time.

Vice-Chair asked if there were any others to speak in favor of this request.

There was none.

Vice-Chair asked if there was anyone to speak in opposition of this request.

There was none.

At this time, Vice-Chair Pfeufer closed the public input meeting.

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 and furthers the goals of the 2030 Horizon Plan because the property is within the Employment Center-Industrial/Flex/Office designation, it is adjacent to various existing commercial uses, and traffic impacts should not exceed road capacity. Mr. Jenkins seconded said motion, all were in favor.

VOTE: 6-0

OTHER BUSINESS: None

UNFINISHED BUSINESS: None

MINUTES: Mr. Hoke made a motion to approve the June 2, 2021 meeting minutes, seconded by Mr. Holland, all were in favor.

MONTHLY COMMITTEE ASSIGNMENTS: None

ADJOURNMENT: There being no further business, Vice-Chair Pfeufer declared the meeting adjourned at 8:38 p.m.

Cindy Nicholson
Administrative Assistant

Date Read and/or Approved