

**IREDELL COUNTY BOARD OF COMMISSIONERS
BRIEFING MINUTES
SEPTEMBER 21, 2004**

The Iredell County Board of Commissioners met in Briefing Session on Tuesday, September 21, 2004, 5:00 p.m., in the Iredell County Government Center (South Wing Conference Room), 200 South Center Street, Statesville, NC.

Present were:

Chairman Steve D. Johnson
Vice Chairman Godfrey Williams
Doug Madison
Marvin Norman
Sara Haire Tice

Staff present: County Manager Joel Mashburn, Finance Director Susan Blumenstein, Planning Supervisor Ron Smith, Tax Administrator Bill Doolittle, Recycling Coordinator Carla Parks, Chief Animal Control Officer Robert Tatham, Purchasing Agent Dean Lail, Support Services Director Jim Vernon, Emergency Services Director Tracy Jackson, and Clerk to the Board Jean Moore.

CALL TO ORDER by Chairman Johnson.

REQUEST FROM THE CITY OF STATESVILLE FOR THE RELEASE OF ZONING AND SUBDIVISION JURISDICTION (ETJ) FOR PROPERTY LOCATED EAST OF I-77 BETWEEN EXIT 45 & EXIT 49: Attending the meeting to assist in the presentation of this request were Statesville Planning Director David Currier, Thomas Scott (a principal of GS Carolina LLC out of Charlotte, NC) John Kindley (Equity Commercial Properties) and Iredell County Planning Supervisor Ron Smith.

Smith said a request for the release of extraterritorial zoning jurisdiction had been submitted from the City of Statesville for approximately 1,120 acres (48 tracts). He said there was a proposal to design the property into a mixed-use development with potentially 2.5 million square feet of office, retail, and commercial usage along with 3,000 to 4,000 dwellings. He said the property was located east of I-77 between Exit 45 and Exit 49, and a project of this size needed water and sewer. He said for this reason, the city wanted to be an active participant in the initial planning phase.

Scott said there were “no firm plans” on the property; however, the proposal was for an upscale large, mixed-use development. He said Statesville could provide the utilities and zoning, and seeking ETJ from the county was the first step. Mr. Scott said the Shook Design Group out of Charlotte had been hired for the design work for the 1,400 acres (1,120 acres currently in the county’s jurisdiction). Scott said approximately 940 acres were already “in contract or option.” He continued by saying public input would be needed during the planning process, and numerous charrettes would be held. Scott said input would also be needed from the school system and the local governments about the development’s impact in the area. He said there had already been preliminary meetings with Department of Transportation officials. Mr. Scott said enough property was already under contract to begin the project.

Commissioner Tice asked about the project’s timeline. She also asked about the roads and the rights-of-way.

Scott said it was a matter of demographics; however, the residential aspect could be started as of “today.” He said the commercial end might be farther out -- five years or so. Mr. Scott said the planning charrettes would answer transportation questions.

Chairman Johnson asked to be notified about the charrette dates. He said some county residents had talked to him about the project, and these individuals were told that in order to receive a service, such as the availability of water, something (zoning)

had to be given up. He said the individuals were also told that their property values would increase if utilities were available.

Scott said a listing of all interested and affected persons would be compiled for meeting notifications.

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All other agenda requests were then explained by the county staff, and additional information regarding these items may be found in the regular minutes.

ADJOURNMENT: Chairman Johnson adjourned the briefing session at 5:55 p.m.

Approval: _____

Clerk to the Board