

## ***IREDELL COUNTY PLANNING BOARD***

The Iredell County Planning Board met on Wednesday, **December 6, 2006** 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**

Eric Fields, Chairman  
Dr. Jackie Grigg, Vice-Chairman  
Jeff McNeely  
Kristi Pfeufer  
Harold Pruitt  
Franklin Rash  
Jerry Santoni  
Thomas E. Stephens  
Harry Tsumas, Jr.

### **STAFF PRESENT**

Katrina Hewitt  
Steve Warren  
Ricky Hurley

### **MEMBERS ABSENT**

Anita Johnson  
Alan Williams

At this time, Chairman Fields called the meeting to order and announced that *Case No. 0612-2* has been withdrawn and will not be heard by the Board.

**MINUTES:** Dr. Grigg made a motion to approve the 11/1/06 meeting minutes. Mr. Pruitt seconded said motion and all agreed. **VOTES: 9-0.**

### **REZONING REQUEST; PAGE DISTRIBUTING COMPANY LLC PROPERTY, CASE NO. 0612-1:** Mr. Hurley presented the staff report:

**OWNER /APPLICANT:** Page Distributing Company, Inc  
150 Stratford Court  
Winston-Salem, NC 27113

**LOCATION:** Southeast corner of River Highway and McCrary Road in Mooresville, NC; more specifically identified as PIN#'s 4637-39-0694 and 4637-39-0966 **Directions:** West on River Highway from Mooresville; property on left at McCrary Road intersection.

- **REQUESTED ACTION:** Rezone subject parcels from SC and GB-CUD, Shopping Center and General Business Conditional Use to GB, General Business.

**PROPOSED USE:** Any and all GB uses.

**SIZE:** 12.33 acres.

**EXISTING LAND USE:** Vacant.

**SURROUNDING LAND USE:** Commercial uses surround site, with vacant land to east along River Highway.

**WATERSHED REGULATIONS:** The subject parcels is located within the WSIV Critical Area.

**TRAFFIC:** A section of River Highway just west of the Catawba River Bridge had an average of 18,000 vehicles per day in 2005; according to the 1993 Iredell County Thoroughfare Plan, this section of River Highway has a carrying capacity of 10,500 vehicles per day.

***Page 2, 12/6/06 PB Meeting Minutes***

**ZONING HISTORY:** The subject parcels were rezoned from RA, when countywide zoning took effect in 1990, to SC and GB-CUD in January of 1995 as part of the River Park Development. Several parcels situated west and northwest of the intersection of River Highway and McCrary Road were rezoned to General Business in July of 1987. Three parcels located north of River Highway were rezoned Highway Business in September of 1985. The adjacent parcels to the south and east were included as part of the River Park Development when rezoned to RO-CUD, GB-CUD and SC in January of 1995. In January of 1997, the RO-CUD was rezoned to RO and in November of 2005 a small portion of RO just west of River Park Road was rezoned to SC.

**STAFF COMMENTS:** The subject parcels were rezoned as part of the River Park Development in December of 1994. The River Highway corridor has experienced significant growth in commercial development in response to continued residential development along Lake Norman. The River Highway Corridor Plan identifies this area as suitable for future commercial development. The applicant has chosen the GB District classification, which allows for a greater range of commercial uses than allowed under the current SC designation, and intends to market the property as broadly as possible. Several adjacent parcels are zoned GB and staff recommends in favor of this request.

Paula Shillinglaw stated that she was representing Roger Page and they had several points to make as to why this property should be rezoned from shopping center to general business: (1) Shopping Center being built within a few blocks on Perth Road and there is a Harris Teeter being constructed within a half mile and there is not enough population density to support two grocery stores in this area; (2) Shopping Center zoning is very limited and therefore would like a broader use for their property; (3) General Business zoning uses surrounding our property (lumber mill, warehouse, and boat storage); and (4) General Business fits the River Highway Corridor Small Area Plan.

Chairman Fields asked if they envisioned subdividing this property to make it more marketable and Ms. Shillinglaw stated not at the present time. There was no one present to speak in regard to this request.

Dr. Grigg made a motion to recommend approval of the zoning map amendment and to advise that it is consistent with the River Highway Corridor Plan. Mr. Tsumas seconded said motion and all agreed. **VOTES: 9-0.**

**MONTHLY COMMITTEE ASSIGNMENTS:** Mr. Pruitt & Mr. Santoni volunteered to attend the December 20<sup>th</sup> Subdivision Review Committee meeting at 10:00am in the Old City Hall. Dr. Grigg, Mr. McNeely, and Mr. Pruitt volunteered to go on the site visit for next month's requests on Tuesday, December 19<sup>th</sup>.

**ADJOURNMENT:** There being no further business, Chairman Fields declared the meeting adjourned at 7:20 p.m.

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Katrina Hewitt  
Planning Support Specialist

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Date Read and/or Approved