

IREDELL COUNTY PLANNING BOARD

The Iredell County Planning Board met on Wednesday, July 2, 2008 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
Anita Johnson
Gene Mahaffey
Jeff McNeely
Kristi Pfeufer
Harold Pruitt
Jerry Santoni
Thomas E. Stephen

STAFF PRESENT

Rebecca Harper
Steve Warren

MEMBERS ABSENT

Harry Tsumas, Jr.
Alan Williams

At this time, Chairman Fields called the meeting to order and then turned the meeting over to Steve Warren for the Election of Officers.

ELECTION OF OFFICERS (JULY 2008 – JUNE 2009): Mr. Warren opened the floor for nominations for the position of Chairman. Dr. Grigg nominated Mr. Fields as Chairman and Ms. Pfeufer seconded said motion. It was a unanimous decision.

Mr. Warren opened the floor for nominations for the position of Vice Chairman. Mr. Santoni nominated Dr. Grigg as Vice Chairman and Mr. Pruitt seconded said motion. It was a unanimous decision. Mr. Warren turned the meeting back over to Chairman Fields.

MINUTES: Dr. Grigg made a motion to approve the 5/7/08 meeting minutes. Mr. Pruitt seconded said motion and all agreed. **VOTES: 9-0.**

REZONING REQUEST; CASE NO. 0807-1: Ms. Harper presented the staff report ~

EXPLANATION OF THE REQUEST

This is a request to rezone 21.76 acres at the corner of S. Main Street and Ostwalt Amity Road in Troutman from RA, Residential Agricultural Zoning District to GB CD, General Business Conditional District. The proposed use for the properties is a 42,053 square foot grocery store along with 105,100 square feet of additional office and retail space. A conceptual site plan has been provided and is labeled Exhibit A.

OWNER/APPLICANT

OWNERS: Wanda Sherrill
180 Ostwalt Amity Road
Troutman, NC 28166

April Sherrill Stikeleather
168 Ostwalt Amity Road
Troutman, NC 28166

Christina Sherrill Pruitt
785 S. Main Street
Troutman, NC 28166

APPLICANT: Brian Fletcher
124 Iron Gate Circle
 Mooresville, NC 28117

PROPERTY INFORMATION

LOCATION: Corner of S. Main Street and Ostwalt Amity Road in Troutman; more specifically identified as PIN #s 4740-79-2209, 4740-79-3013, 4740-78-3930, 4740-78-3784, 4740-78-5683, 4740-78-8768, & 4740-79-8118.

DIRECTIONS: South on Highway 115 (S. Main Street), on the left before Ostwalt Amity Road.

SURROUNDING LAND USE: This property is surrounded by commercial uses to the south and residential uses to the north, east and west.

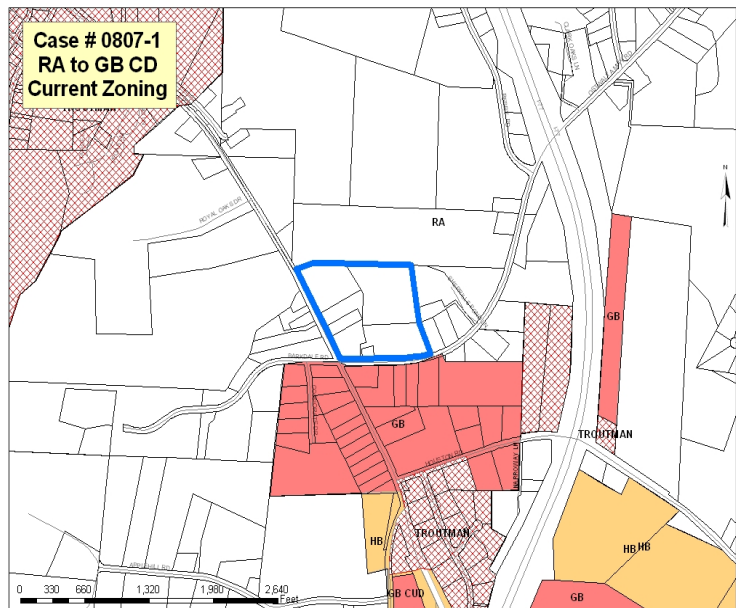
SIZE: The property is 21.76 acres.

EXISTING LAND USE: A portion of this property is being used for residential purposes and the remainder is vacant.

ZONING HISTORY: This property as well as the property to the north, east and west has been zoned RA since county wide zoning was established. The property to the south was rezoned from HB CUD to GB on July 1, 1986.

OTHER JURISDICTIONAL INFORMATION: The Planning staff has met with Town of Troutman representatives, who felt this rezoning falls in line with their future plans for the area. This property lies currently within a Neighborhood Commercial area on their plan, which is an area of mixed commercial uses with medium to low impact to surrounding areas. However, the Town is currently in the latter stages of approving a new land use plan. In the new plan, the area is designated as Interchange Commercial. This is an area that contains retail and service uses primarily geared toward the traveling public at or near highway interchanges. Discussions with the Town planning staff indicates that the proposed use fits into either land use designation. The Town has already approved water and sewer service to the development, but has no immediate intentions to annex the property.

OTHER SITE CHARACTERISTICS: This property is not located in a water supply watershed. There is a small stream that runs through the northeast corner of the property. However, no development is proposed in that area. The property has 970 feet of frontage on Highway 21 (S. Main Street) and 981 feet of frontage on Ostwalt Amity Road.



IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

TRAFFIC: In 2006, the average number of vehicles per day on Highway 21 (S. Main Street) was 13,000 and on Ostwalt Amity Road was 3,800. The capacity for Highway 21 is 13,800.

SCHOOLS: Because this is a commercial rezoning, there should be no implications on local schools.

FIRE MARSHAL: This proposal has been reviewed by the Iredell County Fire Marshal and he had no problems or comments with regards to the request.

EMS: This proposal has been reviewed by the EMS Director and he had no problems or comments with regards to the request.

REQUIRED REVIEWS BY OTHER AGENCIES

LOCAL: The applicant will have to provide a site plan to the Planning Department for review to develop the property. The Town of Troutman will also review the site plan to make sure it is in compliance with their Unified Development Ordinance. Zoning requirements such as parking and screening will be reviewed at such time. The Erosion Control division of the Planning and Development Department will review the plan for compliance with the County Soil Erosion & Sedimentation Control Ordinance.

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 Exit 42 Future Land Use Plan identifies this area as suitable for neighborhood retail. This type of land use includes small-scale commercial developments that are intended to serve adjoining and nearby developments with low-impact retail uses. Such uses are not designed to supplant existing retail uses that are found elsewhere in Troutman.

Although the Exit 42 Future Land Use Plan seems to call for a somewhat smaller-scale development at this location, the intended use falls in line with the proposed uses for the area. The grocery store and retail/office uses will serve a growing residential population in the area. Also, the County planning staff has been very active in participating in the development of Troutman's new land use plan and supports the proposed uses in that plan.

The interchange at Exit 42 has experienced substantial commercial growth in the last year. Also, the area around the interchange has experienced a tremendous amount of residential growth as well. Since 2000, the County has approved 30 major subdivisions (1213 lots) and 20 minor subdivisions (93 lots) within three miles of the site. That is an average of 175 lots per year within three miles of the site.

Based on compliance with local land use plans, tremendous growth in the area, and surrounding commercial zoning districts, the Planning staff can support the proposed rezoning request.

PUBLIC INPUT MEETING: The Public input Meeting was held on April 29, 2008 at the Building Standards Center in Statesville. Approximately 15 people attended the meeting. Their questions pertained to the impacts on their property with regards to traffic, lighting and property values. Mostly the attendees seemed to be in favor of having this type of development at this location. No further conditions were added to the request based on comments from the meeting.

SITE REVIEW COMMITTEE: Jackie Grigg and Alan Williams visited this site with the staff on June 17, 2008.

Dr. Grigg asked the staff if there was a difference between the County and the Town of Troutman Ordinances with respect to application of this request. Ms. Harper responded by explaining that Troutman now has a UDO (unified Development Ordinance) and the applicant would need to comply with these requirements including design criteria, landscaping, and utility requirements were this property to be accepted into Troutman’s jurisdiction. Mr. Fields asked if the Town officials are informed about this request. Ms. Harper stated that yes the Town staff is aware and that Emily Jackson, the Troutman planner has been consulted. Mr. Fields asked if the Town had any objections. Ms. Harper stated there were none. Mr. McNeely asked if Troutman believed this project could proceed under their jurisdiction and Ms. Harper answered that yes it could proceed.

There being no more questions by Board members, Mr. Fields asked if there was someone in the audience representing the applicant. Mr. Brian Fletcher, applicant, approached the podium. Mr. Fletcher stated that the staff presentation was very thorough and that he didn’t need to make a presentation. He would prefer in the interest of saving time to simply answer any questions. He also introduced architect Vince Watkins, who will be the shopping center designer and developer.

Mr. Stephens asked the applicant if they understood the previous discussion and the need to be able to comply with the Town of Troutman’s requirements. Mr. Fletcher responded by stating they had met already with Town officials and could meet Troutman’s requirements. The site plan as presented and the details shown on the plan will comply with the utility and UDO requirements.

Dr. Grigg asked if DOT was consulted and specifically in terms of the stoplight. Mr. Fletcher stated that their traffic consultant had recently completed the TIA (Traffic Impact Analysis) and that DOT will be reviewing the study. It will include the traffic signal.

Mr. Santoni asked about the amount of asphalt in the shopping center and expressed concerns about storm water runoff. Mr. Watkins replied that as site developer they were concerned with this issue and believed his company was sensitive to this issue. If anyone was interested in viewing examples of their other projects which supported this, the website address is www.watkinsgroup.org. The upper right corner (referring to the site plan on the PowerPoint screen) will be the location for the storm water detention pond. The buildings will be “upfront” near the public roads (referring to buildings on the out parcels) and there will be landscaping in between the ROW and the buildings. Design and scale will reflect the existing neighborhood. Mechanical components of buildings will be shielded from public view by architectural features of the buildings. Within the shopping center pedestrians will be able to utilize sidewalks. The existing woods on the site perimeter will enable the development to utilize a dense buffer. The lighting will feature lower height street lamps and lighting near the perimeter will be shielded from neighboring properties. The parking lots are necessary but will be less visible from the public roads. Mr. Fields asked about the orientation of the buildings on the outparcels and how that would be addressed. Mr. Watkins explained that some of the delivery service areas would be visible from the street but facades would hide most of these areas.

Mr. Santoni asked what the biggest concerns of the neighbors were. Mr. Fletcher responded by stating that concerns were about the affect of this project on their property values. The response from the developer would be that it should have a positive affect. The neighbors were also concerned about the affect of lighting from the shopping center and this was being addressed in the site plan. Mr. Watkins stated there was a concern also about traffic but it was explained that a traffic light was to be installed and other traffic improvements made according to DOT requirements and at developers expense.

Mr. Fields asked the applicant about the number of driveways. Mr. Fletcher stated that only three were shown on the plan and both the developer and DOT were in agreement on this number and location. Mr. Fields asked if another driveway were to be added where would it be located, next to the Mr. Fletcher explained that any driveway would need to be located away from the intersection but that part of the function of the TIA and DOT review would examine driveway locations. Also Troutman officials were in favor of three. The name of the shopping center is Troutman Gateway Center.

Mr. McNeely asked if the developer is presently in negotiations with tenants. Mr. Watkins replied that yes they were discussing the project with a grocery chain but couldn't reveal names. Mr. McNeely also asked about a creek on the property. Mr. Fletcher explained that it was more of a ditch than a creek. Mr. Watkins stated that a pond existed near their property and that some of the storm water runoff would likely continue from the site to the existing pond. Mr. McNeely asked about the location with respect to watershed restrictions. Ms. Harper explained that this site is not within a watershed.

Mr. Fields asked if anyone in the audience wished to speak in favor or against this request. No one chose to address the Board.

Dr. Grigg made a motion to recommend in favor of the zoning map amendment and to advise that it is consistent with the Iredell County Land Use Plan. Mr. McNeely seconded said motion and all agreed. The vote passed 9-0.

Under other business Ms. Harper mentioned the possibility of two citizen initiated zoning text amendments being brought to the Planning Board. One request pertained to a change in the number of children which may be allowed in a family daycare home and the amendment if approved would bring the County Ordinance into conformity with the State. The other proposal involved allowances for wind energy systems. Ms. Harper explained staff was just beginning the research on this and was not certain what staff position maybe on this proposal. Mr. Fields asked if the proposal was detailed. Ms. Harper explained that the citizen had not been specific. Several Board members expressed concern over this specific proposal and that there were some concerns about this type of land use and what it might entail. The Board members who spoke urged the staff to proceed cautiously with this specific proposal. Mr. Fields requested the staff be careful about bringing citizen initiated requests to the Board. Try to make sure these requests are reasonable proposals and use good judgment before presenting the proposals to the Board for consideration. Mr. Warren stated that the staff will exercise caution and try to use sound judgment in bringing these matters to the Board.

MONTHLY COMMITTEE ASSIGNMENTS: Mr. Santoni & Mr. Pruitt volunteered to attend the July 16th Technical Review Committee meeting at 10:00 a.m. in the Building Standards Center. Dr. Grigg, Mr. Stephens, and Mr. McNeely volunteered to go on the site visit on Tuesday, July 22nd.

ADJOURNMENT: There being no further business, Chairman Fields declared the meeting adjourned at 8:20 p.m.

Steve Warren

Date Read and/or Approved