

***IREDELL COUNTY PLANNING BOARD***

The Iredell County Planning Board met on Wednesday, March 5 2008 at 6:00 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. Stephens  
Harry Tsumas, Jr.  
Alan Williams

**STAFF PRESENT**

Katrina Hewitt  
Ron Smith  
Steve Warren  
Rebecca Harper  
Faye Wagoner

**MEMBERS ABSENT**

None

At this time, Chairman Fields called the meeting to order.

**MINUTES:** Dr. Grigg made a motion to approve the 2/6/08 meeting minutes. Mr. Mahaffey seconded said motion and all agreed. **VOTES: 10-0.** (NOTE: Ms. Johnson not present at this time)

**REZONING REQUEST; MRS. S. R. HART PROPERTY, DALA CASA LANDSCAPING – APPLICANT, CASE NO. 0803-1:** Ms. Harper presented the staff report ~

**OWNER:** Mrs. S. R. Hart  
513 Bethesda Road  
Statesville, NC 28677

**APPLICANTS:** Anthony D’Alessandro & Peter Casatelli  
103 Wood Duck Loop  
Mooresville, NC 28117

**LOCATION:** Bethesda Road in Statesville, NC; more specifically a portion of PIN# 4762-58-6837. **Directions:** Salisbury Highway east from Statesville, right on Bethesda Road, on left before the bridge over Third Creek.

**REQUESTED ACTION AND CONDITIONS:** Amend the Iredell County Land Use Plan and rezone a portion of the property from RA, Residential Agricultural Zoning District to HB CD, Highway Business Conditional District.

- Use limited only to a landscaping operation with associated office, equipment, materials, and storage.
- Signage will be limited to 36 square foot sign.
- Hours of operation will be limited to 7 a.m. to 7 p.m. and closed on Sunday.
- No retail sales to general public.
- Paved driveway at the road shall be at least 36 feet wide to accommodate commercial traffic.

**PROPOSED USE:** Landscaping and nursery business.

SIZE: The property is 2.75 acres.

EXISTING LAND USE: Vacant.

SURROUNDING LAND USE: Residential and vacant.

WATERSHED REGULATIONS: This property is not located in a Watershed.

TRAFFIC: In 2006, the average number of vehicles per day on Bethesda Road near Salisbury Highway was 3,900 and on Bethesda Road just north of Ostwalt Amity Road were 1,800.

ZONING HISTORY: This property has been zoned RA since county-wide zoning went into effect in 1990. The property to the south was rezoned from RA to HB CUD on February 6, 2007.

OTHER JURISDICTIONAL INFORMATION: Discussions with the City of Statesville Planning Staff have revealed that this area does not lie within the future land use plan. Those areas are referred to the County concerning future land uses.

STAFF COMMENTS: The applicants are proposing to expand an existing commercially zoned property in order to operate their landscaping and nursery business. The adjoining property, which was rezoned last year, is almost entirely located with a flood hazard zone. The applicants were apparently not made aware of that fact before the previous request. They are asking that an additional 2.75 adjoining acres be rezoned with the same conditions as well as an additional condition on the driveway size. This would allow them to construct a building outside of the flood hazard zone. As required by the recently adopted conditional zoning district requirements, the applicants held a public meeting on February 4, 2008 at the site, which has been detailed in their Public Meeting Report. A conceptual site plan has also been submitted.

This property is located in area that has been designated as residential in the Iredell County Land Use Plan. The Plan was amended last year in order to accommodate a request from the same applicants. The proposed use of the property should not generate more traffic in the area since the business would be operating in the same capacity on this property as well as the property to the south.

Although an amendment to the Iredell County Land Use Plan is necessary, the amount of property to be included is minimal. The acreage of the request is limited to a narrow strip of pastureland adjoining the northern boundary of the HB CUD district and is significant because the subject property lies outside the flood hazard zone. It is preferable to build outside of the flood hazard zone for a wide range of environmental and public safety purposes.

Based on the existing situation and conditions and the opportunity to build outside of the flood hazard zone, the Planning staff can support the proposed rezoning and land use plan amendment.

Peter Casatelli, Applicant, stated that they sent out more letters than required to the neighbors and no one showed up for their public meeting. Mr. Casatelli stated that they were only asking for this rezoning because of the current 50' buffer requirement for the building which would locate the building in the flood zone.

The Board had many questions about the location and size of the building. Mr. Tsumas asked Mr. Casatelli if he would be willing to add a condition that he would not enlarge the operation. Chairman Fields stated that we need to be very clear that the applicant understands what he might be agreeing to since there was confusion about the size of the building. Ms. Harper stated that he can only build what is on the site plan. The Board informed Ms. Harper that they did not receive a copy of the site plan. Ms. Harper apologized for omitting the site plan and passed around a copy of the site plan in the file.

The Board had lengthy discussion about the site plan and had concerns about two different scales located on the site plan and no dimensions on the building. Chairman Fields stated that he felt there was not enough information on the site plan to make a recommendation. Ms. Harper stated the site plan met the requirements of the ordinance. Mr. Smith stated that the applicant submitted the site plan and this *Conditional District* is based on the submitted site plan.

Mr. Williams made a motion to amend the Iredell County Land Use Plan and Dr. Grigg seconded said motion.

Mr. Tsumas stated the flood zone line was confusing. Mr. Smith reminded the Board that they agreed that applicants only needed to submit a “concept plan” instead of a “site specific plan”. Mr. Pruitt stated that he felt too much information was left off this site plan. After further review it was noticed that the Board had the incorrect site plan, therefore Ms. Harper passed out the correct site plan. Mr. Smith apologized for the confusion.

After further review of the correct site plan, Mr. McNeely called the question. The Board voted unanimously to recommend amending the Iredell County Land Use Plan **VOTE: 10-0.** (*NOTE: Ms. Johnson was not present at this time*)

Mr. McNeely made a motion to recommend approval of the zoning map amendment as presented with the site plan marked “Exhibit A” and to advise that it is consistent with the Iredell County Land Use Plan. Mr. Mahaffey seconded said motion and all agreed. **VOTES: 10-0.** (*NOTE: Ms. Johnson was not present at this time*)

Chairman Fields asked the staff to prepare a punch list for the Board to use while they are reviewing site plans for these conditional district requests in the future.

Ms. Johnson is present.

**UPDATE ON PROJECTS:** Mr. Smith gave the Board information on several meetings and upcoming projects:

- ♣ Thursday, March 13<sup>th</sup> Subdivision Ordinance re-write meeting at 6pm.
- ♣ Demographic Study completed and it will be posted on the website soon.
- ♣ Perth Road Study was adopted by the Board of Commissioners at their meeting last night.
- ♣ Sawmill amendment was also approved last night.
- ♣ Exit 42 meeting was held last week, over 100 people attended and there was good input from those attending.
- ♣ We will have each Board Member a copy of the updated Zoning Ordinance by the next meeting (*been having problems with our copier in the office*).
- ♣ There was a training session for Elected Officials recently but the Planning Board members might get something out of the power point presentation that they had and copies are available.
- ♣ Introduction of Faye Wagoner, employee in the Planning & Development Dept., who will be backing up Katrina when she cannot be here.

**MONTHLY COMMITTEE ASSIGNMENTS:** Mr. Santoni & Mr. Stephens volunteered to attend the March 19<sup>th</sup> Subdivision Review Committee meeting at 10:00 a.m. in the Building Standards Center. Dr. Grigg, Mr. McNeely, & Mr. Williams volunteered to go on the site visit for next month's request on Tuesday, March 18<sup>th</sup>.

**ADJOURNMENT:** There being no further business, Chairman Fields declared the meeting adjourned at 7:15 p.m.

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*Katrina Hewitt*  
*Administrative Asst. II*

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*Date Read and/or Approved*