

IREDELL COUNTY PLANNING BOARD

The Iredell County Planning Board met on Wednesday, September 2, 2009 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
Harry Tsumas, Jr., Vice-Chairman
Dr. Jackie Grigg
Anita Johnson
Gene Mahaffey
Jeff McNeely
Kristi Pfeufer
Harold Pruitt
Jerry Santoni
Thomas E. Stephens
Alan Williams

STAFF PRESENT

Katrina Hewitt
Ron Smith
Rebecca Harper
Matthew Todd

MEMBERS ABSENT

None

At this time, Chairman Fields called the meeting to order. (*Mr. McNeely was not present at this time.*)

REZONING REQUEST; JAMES & KARYN DAUGHTERY PROPERTY, CASE NO. 0909-1: Rebecca Harper presented the staff report:

This is a request to rezone 12.2 acres at 833, 847, & 855 River Highway in Mooresville from RA, Residential Agricultural Zoning District to NB-CD, Neighborhood Business Conditional District with the following conditions:

- all NB uses would be permitted except funeral homes, automobile washing facilities, animal shelters, private kennels, and farm buildings;
- front yard buffer in excess of 15 feet shall be provided;
- no metal facades on the front or sides of the two large buildings and all sides of the smaller building; and
- access for the smaller building to remain as is on the approved site plan if subdivided in the future.

The proposed use for the property is a furniture store and future retail space. The request would be tied to the attached site plan. The applicant does not intend to use municipal utilities and therefore will not be requesting annexation.

OWNER: James and Karyn Daughtery
1418 South Stratford Road
Winston Salem, NC 28103

LOCATION: At 833, 847, & 855 River Highway in Mooresville; more specifically identified as a portion of PIN #s 4637-87-4627, 4637-88-1178, & 4637-87-1826.

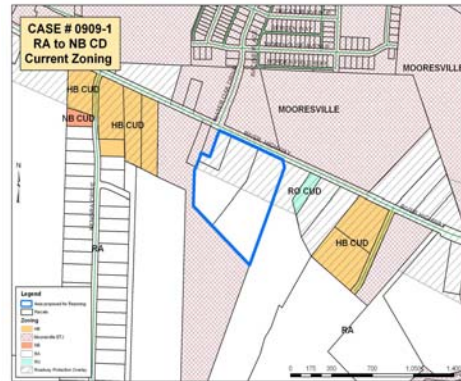
DIRECTIONS: West on Highway 150, on the right before Water Oak Drive.

SURROUNDING LAND USE: This property is surrounded by residential and commercial uses.

SIZE: The property is 12.2 acres.

EXISTING LAND USE: The parcel currently has three existing residential structures.

ZONING HISTORY: This property as well as the surrounding property has been zoned RA since county wide zoning was established. The Town of Mooresville has jurisdiction of the area abutting the property to the west and south and across Highway 150 to the north.



OTHER JURISDICTIONAL INFORMATION: The Town of Mooresville Planning Department has reviewed the site plan for this lot. Suggestions in regards to parking lot configuration made by the staff have been incorporated into the site plan.

OTHER SITE CHARACTERISTICS: This property is located the Catawba/Lake Norman WSIV-CA water supply watershed. The Board of Commissioners has approved the site for utilization of the High-Density option, which will allow them to develop at up to 50 percent impervious coverage. The site plan was reviewed for compliance with the Watershed Ordinance during the High-Density request process.

TRAFFIC: In 2006, the average number of vehicles per day on River Highway was 38,000. The capacity for Highway 150 is 12,000 vehicles per day. The applicant has worked with NC DOT and the neighboring property owner to minimize the impacts of the development by:

- creating a driveway that is directly across Hwy 150 from Water Oak Drive instead of creating offset driveway cuts;
- providing access to the property south of the applicant's property while not creating additional driveway cuts;
- designating a right in right out only to prevent left turns onto the heavily traveled Hwy 150; and
- creating a stub out on the east side of the property for access to future development and placed a condition on the request that prevents another driveway cut for a possible future out parcel.

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's Office. The Fire Marshal's Office has no issues with the proposal.

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

LOCAL: The applicant will have to provide a site plan to the Planning & Development Department for review to develop the property. Zoning requirements such as parking and screening will be reviewed at such time. Plans will also be reviewed by the Planning & Development Department for compliance with Erosion & Sedimentation Control standards.

STATE: Other than building code, there should be no formal state agency review at this time. NC DOT will issue a driveway permit for the site once the plan has been submitted.

FEDERAL: None at this time.

STAFF COMMENTS: This site is designated as mixed-use on the River Highway Corridor Plan and high-density residential/mixed-use on the 2030 Horizon Plan because of its proximity to the Town limits and water and sewer. The proposed retail uses fit into the mixed use designation. The applicant has worked with the planning staff and NCDOT to develop a site plan that takes into account traffic impacts and aesthetics.

The Planning staff can support the proposed rezoning request based on the following: the site is located on both the River Highway Corridor Plan and the 2030 Horizon Plan future land use map as mixed use and the development as proposed on the site plan has helped to mitigate any traffic impacts caused by the site.

PUBLIC INPUT MEETING: The Public Input Meeting was held on July 28, 2009, at the Charles Mack Citizen Center in Mooresville. John Grigorian, the adjoining property owner who has worked with the applicant on the shared driveway cut, was the only person to attend. They worked out a few minor details about the driveway easement, but there were no issues with the proposal itself.

SITE REVIEW COMMITTEE: Jackie Grigg and Harry Tsumas visited this site with the staff on August 11, 2009.

The Board had questions regarding the proposed access/utility easement to be recorded as shown on the site plan. Ms. Harper stated that the proposed easement met the RPO regulations and that NCDOT will regulate the driveway cuts. Chairman Fields asked if the easement has been recorded yet and Jim Daughtery said it was in the process of being recorded. Mr. Tsumas stated that he would like to make it part of the conditions that the easement be recorded as shown on the site plan.

Karl Fritschen, WSP Sells, stated that the easement will be recorded by the time this request is heard by the Board of Commissioners. Mr. Fritschen stated that the proposed furniture store would employ 40-50 employees. He also stated that NCDOT will determine access to Highway 150 when the driveway permit is applied for. Mr. Fritschen stated the reason they were pursuing the easement on the adjoining property was to align the driveway with the other driveway across the street. Mr. Tsumas asked Mr. Daughtery if they would accept adding a condition to their request that the easement is part of the site plan and Mr. Daughtery stated they didn't have a problem with that.

Dr. Grigg asked if they had any plans for annexation to the Town of Mooresville and Mr. Daughtery stated they didn't at this time. There was no one else present to speak in regard to this request.

After further discussion, Mr. Tsumas made a motion to recommend in favor of the zoning map amendment and to advise that it is consistent with the River Highway Corridor Plan and the proposed 2030 Horizon Plan. Ms. Pfeufer seconded said motion and all agreed. **VOTES: 10-0.**
(Note: Mr. McNeely was not present at the beginning of this request, therefore, did not vote on this request.)

Mr. McNeely is present at this time.

REZONING REQUEST; HOMER PREVETTE PROPERTY, CASE NO. 0909-2:

Matthew Todd presented the staff report:

This is a request to rezone 13.37 acres at 306 Stamey Farm Road from GB, General Business Zoning District and R-20, Single Family Residential to M1 CD, Light Manufacturing Conditional District. The proposed use for the property is for a mixed light industrial and commercial with retail, restaurant and farmers market site. The request will be tied to the attached site plan.

OWNER: Homer Prevette
(Homer's Truck Stop)
6451 Wilkesboro Hwy
Union Grove, NC 28689

APPLICANT: Robert Stamey
255 Stamey Farm Road
Statesville, NC 28677

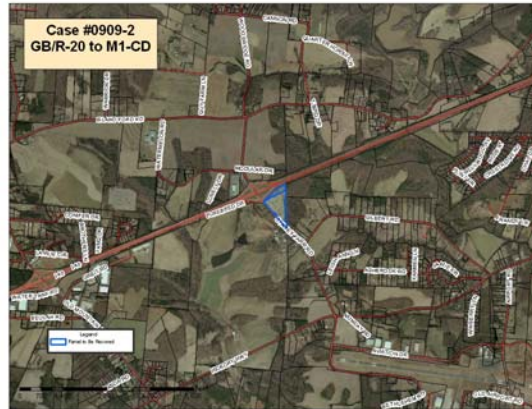
LOCATION: At 306 Stamey Farm Road; more specifically identified as PIN #'s 4714449252, 4714540925, and 4714540434.

DIRECTIONS: West I40, exit onto Stamey Farm Road, turn left and site is on the left.

SURROUNDING LAND USE: This property is adjacent to I-40 and Stamey Farm

Road. Residential and farming uses surround the remaining portions.

SIZE: The entire property is 13.37 acres, and is being requested for rezoning.



EXISTING LAND USE: Formerly known as Homer's Truck Stop, this parcel had a gas station/truck stop/restaurant facility that has recently shut down. Currently the property is not being used and the Stamey's have been working on removing all underground fuel storage tanks with North Carolina Department of Environmental Resources supervision.

ZONING HISTORY: In 1987 this property was rezoned HB, highway business for a convenience store with the sale of gasoline and fuel oil and all other permitted uses under HB. In 1990 the property was rezoned from HB to GB, general business for a proposed dairy product distributing facility (which is not a permitted use in GB in the current ordinance).

OTHER JURISDICTIONAL INFORMATION: The property in question is within Statesville short term urban service area. The Statesville Planning Department made the following comments after reviewing the site plan:

1. The City would be in support of the rezoning from GB to M1 CD.
2. This property is in the "Draft" County Land Use Plan and is projected to be within the Statesville Short Range USA boundary and the land use is projected as Highway Interchange Commercial and Employment Center-Industrial-Flex-Office. The combined use of retail and manufacturing for ice cream would fit these designations and be a catalyst for this area.
3. Because the property is projected within the short term USA boundary, it is recommended that more urban standards apply to the development of the site such as Street Trees, Parking Lot Trees/Landscaping and sidewalks (Stamey Farm Road).

4. If fencing is to be installed so that it is visible from the street, it is the city's preference to have it coated black or green and evergreen screening should be provided along the Stamey Farm Road in front of the Trailer parking lot.
5. It is also recommended to limit number of drive cuts along Stamey Farm Road; the city would recommend eliminating the retail entrance since it is the closest to the interchange.

OTHER SITE CHARACTERISTICS: This property is not located in a drinking water supply watershed.

TRAFFIC: In 2007, the average number of vehicles per day on Stamey Farm Road was 3500, with a capacity of 9,000 vehicles per day.

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's Office. The Fire Marshal's Office has no issues with the proposal.

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

LOCAL: The applicant will have to provide a site plan to the Planning Department for review to develop the property. Zoning requirements such as parking and screening will be reviewed at such time. An erosion and sedimentation plan will be required and reviewed before any new construction begins.

STATE: Other than building code and food and septic standards through the Health Department, and NC DOT for the driveway locations there should be no formal state agency review at this time.

FEDERAL: None at this time.

STAFF COMMENTS: The 1997 Land Use Plan shows a commercial node at this intersection covering a majority of the rezoning request. The proposed 2030 Horizon Plan shows the same node and specifically calls for interchange commercial with surrounding future industrial land use. The Horizon Plan received a favorable recommendation from the Planning Board on June 3, 2009, and is currently being reviewed by the Board of Commissioners.

The planning staff would like to see the removal of the first driveway cut near the interchange. However, planning staff is still supporting the proposed rezoning request based on the following: the site is shown on both the 1997 Land Use Plan and the 2030 Horizon Plan as commercial and interchange commercial respectively, and the proposed development will aesthetically and environmentally clean up an abandoned commercially developed property.

Public Input Meeting: The public input meeting was held on August 11th at 6pm at Homer's Truck Stop. Eleven attendees from the community showed up to hear the proposal and voice their opinion. Main comments from the public included adding a turn lane on Stamey Farm for traffic concerns, how much of the property would be utilized, out parcel, and the types of use that could locate in the proposed zoning district.

SITE REVIEW COMMITTEE: Jackie Grigg and Harry Tsumas visited this site with the staff on August 11, 2009.

Robert Stamey stated that his son, David, and he were here tonight to ask the Board for consideration of their request. Mr. Stamey stated that for over 75 years, Iredell County has been the leading dairy county in North Carolina and that his family has been in the dairy business for many years. Mr. Stamey stated in the late 50's early 60's there were 320 dairies but now there were only 35 dairies but the number of cows remain the same.

Mr. Stamey stated that the dairy industry is experiencing tough economic times and they were just looking for a way to enhance their product. Mr. Stamey stated that they have sold cows all around the world and one of their biggest clients is from Ecuador and this client has a yogurt business which supplies 75% of yogurt to their country. Earlier this year, the company came to North Carolina to look at the possibility of opening a dairy plant to process milk. Mr. Stamey stated that they formed a partnership with this company then proceeded to purchase the Mooresville Ice Cream Company to form one phase of their business.

Mr. Stamey stated the truck stop went down hill over the years and it has been a less desirable site now since it's been closed. Mr. Stamey decided to purchase the property for a processing facility after much study was done on the property. Mr. Stamey stated that this is a significant investment and it should take about one year to start production.

Mr. Stephens asked what was proposed for the triangle portion of the property on the southern end and Mr. Stamey stated they will keep it vacant and landscaped as a buffer to protect the neighbors.

Mr. Mahaffey asked how many employees did they plan to hire and Mr. Stamey stated approximately 25 and possibly more later. Mr. Santoni asked who would supply the water and Mr. Stamey stated West Iredell Water Corporation. Chairman Fields asked about hours of operation and Mr. Stamey stated five days a week (one shift). Mr. Santoni asked if NCDOT had reviewed the driveway entrances and Mr. Stamey stated yes that NCDOT has reviewed their plans. The Board continued to review the proposed plans.

Mr. Tsumas asked about the combination of the retail/industrial part of the business. Mr. Stamey stated that there will be a retail store to allow the traveling public to stop along I-40 and for local citizens to purchase their products (ice cream, yogurt, and other dairy products) then they could observe production behind the glass window to see how the products are made.

George and Johnie McLeod, adjoining property owners, were present to make sure the triangle portion of this property was left vacant as a buffer between their home and the property. Mr. Stamey again stated that they had no plans to develop this portion of the property.

After further discussion, Ms. Pfeufer made a motion to recommend in favor of the zoning map amendment and to advise that it is consistent with the Iredell County Future Land Use Plan. Mr. Mahaffey seconded said motion and all agreed. VOTES: 11-0.

Comments by the Board: Mr. Tsumas stated that he was excited to see this type of endeavor and what it will do for Iredell County. Mr. McNeely stated that this was like the light at the end of the tunnel for dairy farmers. Mr. Mahaffey stated that he thought the viewing station was a great idea and Mr. Santoni agreed.

Chairman Fields declared a five-minute break at this time.

PROPOSED HIGHWAY 3 CORRIDOR STUDY: Ron Smith stated that at the last meeting the Board discussed that they wanted to wait until the Town of Mooresville met to see what they did with the plan and since that time the Town of Mooresville has scheduled a joint workshop between their Planning Board and Town Board on September 22nd. Mr. Smith stated that this Board and the Iredell County Board of Commissioners are invited to attend this public meeting.

Mr. Smith stated that he felt the approval of this plan was still a couple months out therefore he didn't necessarily expect a recommendation from this Board tonight. Several Board Members felt the Board should wait until after the Town of Mooresville meets to make a recommendation.

Chairman Fields asked Mr. Smith if this Board went ahead and made a recommendation tonight and send it forward to the Board of Commissioners did he think they would act on it. Mr. Smith commented that he felt like they would probably act on it, or at least hear it, but he didn't feel like they would make it conditional upon what Mooresville did.

Mr. Smith stated that the biggest issue that the 2030 Plan doesn't address but that this study addresses is the view shed buffers and that the public wants to keep the area rural so that's where view shed buffers come in play.

After further discussion, Mr. Williams made a motion to table this matter until the next meeting. Mr. Pruitt seconded said motion and all agreed. **VOTES: 11-0.**

MINUTES: Mr. Santoni made a motion to approve the 8/5/09 meeting minutes and Dr. Grigg seconded said motion. The motion passed in favor. **VOTES: 11-0.**

MONTHLY COMMITTEE ASSIGNMENT: Dr. Grigg & Mr. McNeely volunteered to go on the site visit for next month's requests on Tuesday, September 15th.

ADJOURNMENT: There being no further business, Chairman Fields declared the meeting adjourned at 8:55 p.m.

Katrina Hewitt
Administrative Asst. II

Date Read and/or Approved