

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

The Iredell County Planning Board met on Wednesday, May 5, 2021 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

Kristi Pfeufer, Vice-Chair  
Raymond Burnette  
Robert Palmes  
Tracy Jenkins  
Andy Webster  
Ronda Hoke  
Jerry Santoni

### STAFF PRESENT

Leslie Meadows  
Matthew Todd  
Cindy Nicholson  
Jake Lowman

### MEMBERS ABSENT

Harry Tsumas, Chairman  
Doug Holland  
Chris Carney  
Mark Davis

*Vice-Chair Pfeufer called the meeting to order.*

Leslie Meadows presented the following case:

***REZONING REQUEST: 2105-1, MARCI GALLMAN (OWNER) & CHRISTY ALLEN, THE ALLEN TEAM, INC. (APPLICANT)***

### **EXPLANATION OF THE REQUEST**

This is a request to rezone an approximately 2.95 acres parcel of land along Stutts Road, off Brawley School Road, from Residential Agricultural (RA) to General Business (GB). This is a conventional rezoning request, with no conditions proposed at this time.

### **OWNER/APPLICANT**

**OWNER:** Marci Gallman

**APPLICANT:** Christy Allen, *The Allen Team, Inc.*

## PROPERTY INFORMATION

**ADDRESS/LOCATION:** 164 Stutts Road; more specifically PIN# 4636450987.000.

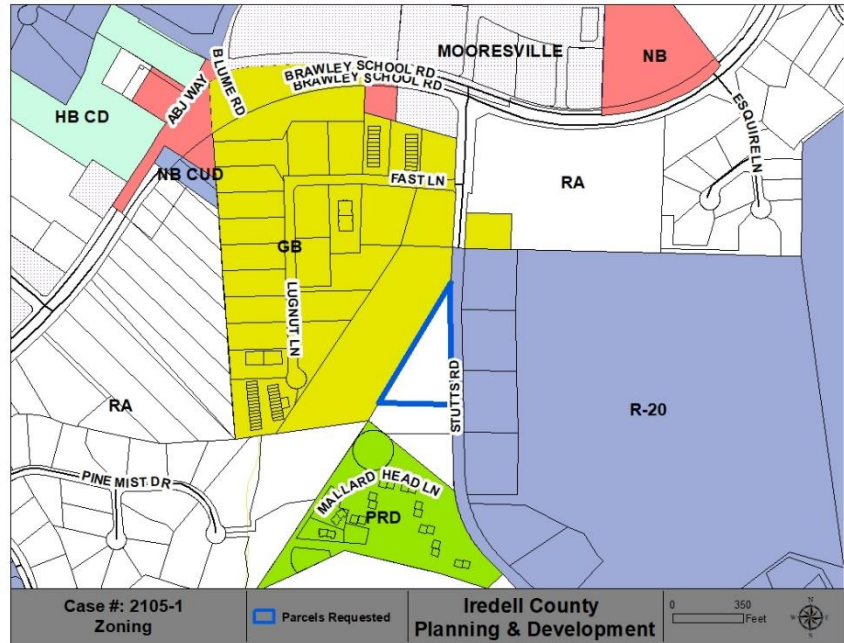
### **SURROUNDING LAND USE:**

Adjoining and adjacent to this site, to the north and west, are a variety of commercial uses, primarily GB. Properties directly to the east and south are still residential in nature.

**SIZE:** The total acreage to be rezoned includes approximately 2.95 acres.

### **EXISTING LAND USE:**

Vacant, former single-family dwelling.



**ZONING HISTORY:** The property has been zoned, Residential Agricultural (RA) since county-wide zoning was established in 1990.

**OTHER JURISDICTIONAL INFORMATION:** This area is considered entirely the County's jurisdiction, and is not with the Town of Mooresville's Long-Range Urban Service Area.

**OTHER SITE CHARACTERISTICS:** This property is located within the regulated WS-IV-CA Critical Watershed Area for Catawba/Lake Norman. Proposed new development will be limited to the Non-Residential Low Density Option for 24% built-upon area. Being in the Brawley School Road area, the Non-Residential High Density Option would not be available at this site. The property is not located in a flood hazard zone.

**UTILITIES:** This site is currently served by well and septic only.

## IMPACTS ON LOCAL INFRASTRUCTURE AND/OR FACILITIES

**TRAFFIC:** Stutts Road is considered a minor thoroughfare needing improvements according to the current CRTPO Comprehensive Transportation Plan. The closest and most recent NCDOT traffic count, just north of this property along Stutts Road, had a traffic count of 4,600 vehicles per day in 2019. Overall traffic capacity for Stutts Road is currently unknown. The speed limit along this section of Stutts Road is 45 mph.

**SCHOOLS:** This is a commercial rezoning and should have no implications on local schools.

**EMERGENCY SERVICES:** This proposal has been reviewed by the Iredell County Fire Marshal's Office and Iredell County EMS. Neither office addressed any concerns regarding the request.

#### **REQUIRED REVIEWS BY OTHER AGENCIES**

**LOCAL:** The applicant must provide a site plan to the Planning & Development Department for review to develop the property. Zoning requirements such as parking, landscaping, and buffering will be reviewed at such time. Erosion & sedimentation control standards will also be reviewed for compliance.

**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 applicant, Christy Allen, a realtor with The Allen Team, Inc., represents Landowner Marci Gallman in attempts to sale the property in question. Due to the adjoining self-storage facility and adjacent, growing business park, it is felt that a rezoning to GB will make this site more marketable. It is no longer as favorable/attractive for residential purposes. However, the smaller lot size and the Catawba/Lake Norman WS-IV-CA Critical Watershed restrictions in this area should limit or help control GB development at this site.

Being relatively close to Brawley School Road, the parcel in question is inside what the 2030 Horizon Plan calls the Corridor Commercial designation. Corridor Commercial areas include existing commercial, office, and/or retail uses that exist along major thoroughfares and highways or areas that will include commercial development in the future, and can contain both large and small mixed-use commercial centers. These areas are both within and outside the Iredell County Urban Service Areas. They may be serviced by and incorporated into one of the municipalities at some point in the future. According to the plan, commercial uses within this area generally should include retail, restaurants, entertainment centers, automobile services, personal services, other commercial uses, and office developments.

The Planning staff can support the proposed rezoning request based on the following: The property lies within the 2030 Horizon Plan Corridor Commercial designation, it is adjacent to various existing commercial uses, and critical watershed restrictions should limit development to smaller-scale GB uses into the future.

**SITE REVIEW COMMITTEE:** Staff performed a site visit on April 16, 2021, to post property and take photo documentation.

### **QUESTIONS FROM BOARD TO STAFF**

Vice-Chair Pfeufer asked if there were any questions for staff.

There were no questions for staff.

Vice-Chair Pfeufer then called the applicant, Ms. Christy Allen, The Allen Team, Inc. to come forward to speak if she so chooses.

### **THOSE SPEAKING ABOUT THE CASE**

Ms. Christy Allen, Allen Team Real Estate, Mooresville, said she feels it makes more sense for this site to be General Business (GB), and would be glad to answer any questions concerning the site.

Vice-Chair Pfeufer asked if there were any questions for Ms. Allen.

There were no questions for Ms. Allen.

Vice-Chair Pfeufer asked if there were any others to speak for or against this request.

There were no others to speak for or against the request.

Vice-Chair Pfeufer closed the public hearing.

After no further discussion, Mr. Burnette made a Motion to recommend approval of the zoning map amendment, and to make a finding that said approval is reasonable and in the public interest because the property lies within the 2030 Horizon Plan Corridor Commercial designation, it is adjacent to various existing commercial uses, and critical watershed restrictions should limit development to smaller-scale GB uses into the future. Mr. Jenkins seconded said motion and all were in favor.

**VOTE: 7-0**

**OTHER BUSINESS:** None

**UNFINISHED BUSINESS:** None

**MINUTES:** Mr. Hoke made a motion to approve the April 7, 2021 meeting minutes, seconded by Mr. Burnette, all were in favor.

**MONTHLY COMMITTEE ASSIGNMENTS:** Site visit: Friday, May 14, 2021, Beulah Road.

**ADJOURNMENT:** There being no further business, Vice-Chair Pfeufer declared the meeting adjourned at 7:09 p.m.

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*Cindy Nicholson*  
*Administrative Assistant*

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*Date Read and/or Approved*