



Board of Adjustment Minutes

January 10, 2019

Members Serving:

David Nail, Chairman
Steve McGlothlin, Vice Chairman
Rosalind Campbell
John Robertson
Mark Brady

Also Present:

Rawls Howard, Director
Craig Culberson, Senior Planner
Jackie Thompson, Administrative Specialist
Joan Hutton

Absent:

Danny Martin
Alan Johnson
Mitch Abraham
Joan Hutton

Mr. Nail called the meeting to order at 6:00 P.M.

- 1.) Consider a **VARIANCE** request from HDC-Brawley-Mooresville Partners, LP. The property is located at the corner of I-77 and Brawley School, further referenced by Iredell County Tax Map PIN 4647-91-1945. The request is in regards to signage (Section 8.3.1 Allowable Permanent Signs).

Mr. Culberson was sworn in.

Craig Culberson: The property is located at the corner of I-77 and Brawley School. The applicant is HDC-Brawley-Mooresville Partners, LP. Owner is HDC-Brawley-Mooresville Partners, LP. The request is the relocation of permitted signage. The town of Mooresville Zoning Ordinance allows Shopping Centers to have 1 primary and 1 secondary sign per street frontage. A Primary sign is allowed to be up to 25 feet in height with a sign area of up to 200 square feet. A Secondary sign is allowed to be up to 15 feet in height with a sign area of 100 square feet. Applicant request is to place the signs as depicted. Both Primary signs (25 feet tall) would be located along Brawley School Road. Both secondary signs (15 feet tall) would be located along Talbert Road. The request is only about sign location. No additional square footage is being requested.

In a variance case, the findings of fact must be answered in the affirmative:

1. There are practical difficulties or unnecessary hardships in application of the Ordinance requirements; and
2. Any Practical difficulties or unnecessary hardships are not the result of the actions of the applicant;

3. The reasons set forth in the application justify the granting of a Variance, and that the Variance is the minimum action that will make possible the reasonable use of land or structures; and
4. The Variance is in harmony with the general purpose and intent of this Ordinance and preserves its spirit; and
5. In the granting of the Variance, the public safety and welfare have been assured and substantial justice has been done.

The Board can:

1. Approve the request based on affirmative findings of fact
2. Approve the request with reasonable conditions
3. Deny the request

Note: if any of the findings are voted in the negative, the request must be denied.

Mr. Nail closed the Public Hearing and summarized the testimony.

ACTION: A motion by Mr. Brady, seconded by Ms. Campbell to close the Public Hearing. The motion was unanimously approved.

ACTION: A motion by Mr. Robertson, seconded by Mr. Brady to approve the finding of Facts. The motion was unanimously approved. The Variance was granted unanimously.

ACTION: A motion by Mr. Brady, seconded by Ms. Campbell, to adjourn the January 10, 2019 Board of Adjustment meeting. The motion was unanimously approved.

The meeting adjourned at 8:25 P.M.