



Planning Board Minutes

January 10, 2019

Members Present:

David Nail, Chairman
Steve McGlothlin, Vice Chairman
Mitch Abraham
John Robertson
Alan Johnson
Mark Brady
Rosalind Campbell
Joan Hutton
Danny Martin

Also Present:

Craig Culberson, Senior Planner
Jackie Thompson, Administrative Specialist

Absent:

Rawls Howard, Director

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

- 1.) Approval of the minutes from the December 13, 2018 Planning Board meeting.

ACTION: A motion by Mr. Brady, seconded by Mr. Abraham to approve the minutes. The motion was unanimously approved.

- 2.) Consider an **ESTABLISHMENT OF ZONING** request from Town of Mooresville. The property located at 1080 Shearers Road, Mooresville, NC 28115 is further referenced as Iredell County Map PIN# 4655-98-4684. The request is to establish zoning from RA (County, Residential Agricultural) to R2 (Town, Single Family Residential 2).

Craig Culberson: The applicant is Town of Mooresville. Owners are Martin and Elisabeth De Obando. The request is to Establishment of Municipal zoning on recently annexed parcel. It is 24.2 acres. The property was annexed into the Town of Mooresville on December 3, 2018. State statutes require that the town establish municipal zoning on the property, the county zoning of the property is RA (County-Residential Agricultural). The municipal designation that most closely matches is R-2 (Town-Single Family Residential). The Comprehensive Land Use Plan indicates Town Residential. Staff recommends Establishment of Municipal Zoning as R2 (Single Family residential-2).

ACTION: A motion by Mr. Martin, seconded by Ms. Hutton to approve the request. The motion was unanimously approved.

- 3.) Consider a **CONDITIONAL REZONING** request from MT Land, LLC on behalf of R.M. Brawley Jr. Trust, Vickie McAuley, Honeycutt Family Properties & William Rinehardt. The property located on Rinehardt Road and East Plaza Drive is further referenced as Iredell County Map PIN#'s 4657-64-7767, 4657-64-5948, 4657-65-3332, 4657-67-4630, 4657-66-4282, 4657- 65-9287 & 4657-75-4181. The request is to rezone the property from R-2 (Single Family Residential-2) & HB (Highway Business) to R-5 (Single Family Residential-5) & CMX (Corridor Mixed Use).

Craig Culberson: Applicant is MT Land, LLC on behalf of R.M. Brawley Jr. Trust, Vickie McAuley, Honeycutt Family Properties & William Rinehardt. Owners are William Darrell Rinehardt, Honeycutt Family Properties, Vickie Rinehardt McAuley and R.M. Brawley Jr. Trust. The request is to rezone the property from R-2 (Single Family Residential-2) to R-5 (Single Family Residential-5) and from HB (Highway Business) to CMX-C (Corridor Mixed Use with Conditions).

The site is a total of 123.75 acre. Properties are located on Rinehardt Road and NC150 (Plaza Drive). Extension of Rinehardt Road would enhance mobility between NC 150 and Rinehardt Road. Site is proposed for predominantly Single Family detached and attached development. Parcel along NC 150 includes options for mixed use development.

Comprehensive Land Use Plan calls for Town Residential which Promotes more dense development in close proximity to major thoroughfares and services. Corridor Mixed Use promotes a mix of uses along major thoroughfares. The request is compliant.

Total site area is 123 acres. Area to the west of Rinehardt Road is proposed to be rezoned to R5-C (Single Family Residential-5 with Conditions). Plan proposed up to 217 single family detached homes. Proposes up to 255 townhome units in addition.

The 7.3-acre parcel adjacent to NC 150 is proposed to be rezoned CMX-C (Corridor Mixed Use with Conditions). The proposed conditions allow for this site to be developed with up to 50 townhome units and a minimum of 2 acres of nonresidential development. This allows for some flexibility in the development of the parcel along NC 150. Proposal includes a rerouting of Rinehardt Road to a new location on NC 150. The realignment will allow for safer vehicular movement between NC 150 and Rinehardt Road. The new location is positioned so that consideration may be given for a future signal at the intersection. Town Engineering Staff and NCDOT have endorsed the realignment.

In addition to constructing a realigned Rinehardt Road, the development will be making numerous upgrades to existing roadway infrastructure around the project site. The improvements include turn lanes and right of way reservations for future upgrades. Location of roadway mitigations are indicated on the attached map.

Staff recommends rezoning the property from R-2 (Single Family Residential-2) to R5-C (Single Family Residential-5 with Conditions). Staff also recommends rezoning from HB (Highway Business) to CMX-C (Corridor Mixed Use with Conditions).

Tommy Blackwelder: Concerned that the new development will make more traffic. Traffic is an issue now.

Teresa Sky: Use an independent TIA agency.

Tim Thiel: Does not feel that enough consideration has been put into Rinehardt Road. There is enough traffic on Rinehardt now. I think the project is good.

Jerry Hollenbeck: Concerned about the grade on Rinehardt Road.

Tracy Hall: I am a 4th generation Rinehardt. Our biggest concern is traffic.

Debbie Rinehardt: Concerned about the toxic dump that was on the property previously. Concerned about the animals.

Jill Lowe: Concerned with growth and traffic. I am a Mooresville native. Traffic on Highway 150 is bad getting to Chilies or Target. Concerned about the intersection of Rinehardt and 150.

Victoria McIlrath: Concerned with traffic and wildlife.

Beth Blackwelder Howard: Rinehardt Road can't handle any more. Even the schools are going to be bad for Rinehardt Road.

Mark McIlrath: Will there be an annexation of properties? I feel there is absence of data.

Kent Honeycutt: From Indiana. These problems are not unique to Mooresville.

ACTION: A motion by Mr. Johnson, seconded by Mr. Robertson to approve the Statement of Reasonableness and Compliance and recommend the approval of the request. The motion was unanimously approved.

ACTION: A motion by Mr. Robertson, seconded by Mr. Abraham, to adjourn the January 10, 2019 Planning Board meeting. The motion was unanimously approved.

The meeting adjourned at 7:48 P.M.