



Planning Board Minutes

March 14, 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
Becca Bleich

Absent:

Rawls Howard, Director

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

- 1.) Craig Culberson: Agenda item c. CZC 2019-02 Oakridge Farm Highway, the applicant has asked that it be removed.
- 2.) Approval of the minutes from the January 10, 2018 Planning Board meeting.

ACTION: A motion by Mr. McGlothlin, seconded by Ms. Campbell to approve the minutes. The motion was unanimously approved.

- 3.) Consider an **ESTABLISHMENT OF ZONING** request from Town of Mooresville. The property located on Cornelius Road, Mooresville, NC 28117 is further referenced as Iredell County Map PIN# 4648-93-0955 (4.11 portion of). The request is to establish zoning from M-1 (County, Light Manufacturing) to GI (Town, General Industrial).

Craig Culberson: The applicant is Town of Mooresville. Owner is Stoney ridge Properties, LLC. The request is the Establishment of Municipal zoning on property that has been released from Iredell County. The property is 4.11 acres. The property was released by Iredell County on February 19, 2019. State statutes require that the town establish municipal zoning on the property, the county zoning of the property is M1 (Light Manufacturing). The municipal designation that most closely matches is GI (General Industrial). Property is to be combined with existing industrial property.

The Comprehensive Land Use Plan indicates Town Residential. Property is adjacent to existing Industrially zoned property. Industrial zoning would be compliant with adjacent uses. Comprehensive Land Use Plan would be amended with the zoning

establishment. Staff recommends Establishment of Municipal Zoning as GI (General Industrial).

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

- 4.) Consider a **REZONING** request from ERP Langtree, LLC. The property located on Langtree Road & Transco Road is further referenced as Iredell County Map PIN#'s 4645-73-3073, 4645-73-0331, 4645-63-8510, 4645-74-6009, 4645-74-7147, 4645-74-9116 & 4645-83-2540 portion of. The request is to rezone the property from NMX (Neighborhood Mixed Use), VC (Village Center) & R-3 (Single Family Residential-3) to CMX (Corridor Mixed Use) & VC (Village Center).

Craig Culberson: Applicant is ERP Langtree LLC, Cove Church. The request before you tonight is for a rezoning from R-3 (Single Family Residential-3), NMX (Neighborhood Mixed Use), and VC (Village Center) to CMX (Corridor Mixed Use, and VC (Village Center).

The site is 12.02 acres. Properties are located on Langtree Road and Transco Road. These properties are part of a larger overall development.

The Comprehensive Land Use Plan calls for Employment center Office. The plan supports restaurant, retail and attached residential close to predominate office uses. Mount Mourne small Area Plan indicated the need for a mixed use development along Langtree Road to support services to the employment Center Office development. Development should transition from commercial to residential. This request is compliant.

This is a Conventional Rezoning request. No plan or conditions are proposed with the request. These parcels are a 12-acre portion of a large overall mixed-use development project. The applicant's plan includes a mix of retail, restaurant, and office uses, as well as attached residential development. The total proposed project size is approximately 54 acres. Much of the property of the plan is already entitled. The rezoning of the 12 acres along Langtree will facilitate development that can serve existing and surrounding employment center uses. The rezoning request is not necessarily about allowed uses on the site, but more so about size of potential uses. Parcels are already entitled for commercial development. Change in zoning will allow for more flexibility in the size of the proposed users. The portion that is currently zoned R-3 will facilitate the intersection improvements and a northern section of the East West Connector. The plan indicates that in addition to the predominant office uses, that there should be support uses such as restaurants and retail located near office uses. The plan also indicates allowance for hotels and multifamily use. This is a Conventional request so there are no conditions on the request. There may be a need for future conditional zoning on certain parcels to facilitate restaurant uses. The request is compliant with the Land Use Plan.

Staff recommends rezoning from R-3 (Single Family Residential-3), NMX (Neighborhood Mixed Use), and VC (Village Center) to CMX (Corridor Mixed Use, and VC (Village Center).

Ron Turner (Developer of the Project): Explained how they have worked over the years with the Town, Lowes and adjacent property owners to get where we are today. We are wanting consistent zoning on this project. We are working with the Town and waiting on the TIA report. We are aligning this project with the East, West Connector. The Cove Church is working with us in regard to the East, West Connector along with Lowe's as well. We are here to try to clean up the front zoning.

John Ong (Resident of Queens Cove): Has concerns with the plan and feels they will not stick to what they are asking for. Also is concerned with pedestrian safety and light pollution.

Ron Turner: We have worked closely with the Town Staff in regard to his concern with pedestrian safety, vehicular connectivity. We have designed this project around the East West Connector. We have planned in good faith with the Town to support what their vision is for this area. We will have sidewalks thru our 54-acre development. Again, he is incorrect in saying that I am trying to change the zoning from Village Center. We have multiple zonings across the frontage right now and not just Village Center. We have higher zoning in the Village Center area that I am asking to downsize.

Craig Culberson: The Town's zoning ordinance does require sidewalk to be provided along the frontage of all developments. As this plan moves forward the developer would be responsible for putting sidewalk all along the Langtree frontage as well as all the streets that are internal to his development.

ACTION: A motion by Mr. Brady, seconded by Mr. McGlothlin to approve the Statement of Reasonableness and Compliance and recommend the approval of the request. Mitch Abraham voted against the motion.

- 5.) Consider a **CONDITIONAL REZONING** request from Brett Krueger on behalf of Simmons Family Limited, PTNRP, Sandra Simmons ETAL, Boyd Lake Properties RLLP & Michael Culbreth. The request is to rezone the property from R-2 (Single Family Residential) to VC-C (Village Center with Conditions). The property located on Sunset Cove Lane is further referenced by Iredell Tax Map PIN#'s 4645-44-4577, 4645-44-5749, 4645-44-4385, 4645-43-7843, 4645-44-6675, 4645-43-5817 & approximately 0.64 acre of 4645-53-1986.

Craig Culberson: applicant for the project is Brett Kreuger. Owners are Simmons Family Limited PTNRP, Sandra Simmons ETAL, Boyd Lake Properties RLLP & Michael Culbreth. The request before you tonight are for a Conditional Rezoning from R-2 (Single Family Residential-2) to VC-C (Village Center with Conditions) to facilitate development of a hotel. The conditions are:

- 1.) Approved Concept Plan and elevations
- 2.) Signed TIA mitigations measures

The project is 15.675 acres located off Alcove Road. Sunset Cove Road is currently a named private drive. The hotel is to be located along the lakefront.

Comprehensive Land Use Plan calls for this to be Employment Center Office. Hotels, conference centers, and restaurants are among the uses encouraged within this land use designation. Property lies at the outer edge of a Business Center Node. Alcove Road Small Area Plan recommends directing hospitality, commercial, retail uses supporting surrounding Employment Center use, and employment uses toward Activity Centers at interchanges 33 and 31. The proposed hotel is in the northwest quadrant of the Exit 31 interchange. The request is Compliant.

This is a Conditional Rezoning request. The site plan has been reviewed and approved by Town Staff for compliance to pertinent ordinance requirements. Plan includes 82 guest rooms, restaurant, events and conference space, spa and open space and outdoor amenities. Purposed building elevations have been reviewed and approved by Town Staff for compliance to Ordinance regulations. Applicant intends to utilize the low impervious Watershed option on order to locate the hotel closer to the shoreline. Traffic Impact Analysis requires mitigation measures below shall be in place prior to the approval of the first CO. Alcove Road and Sunset Cove Lane. Realign Sunset Cove Lane to be located approximately 500 feet north of existing Maya Hotels driveway. At the northbound, construct dedicated left-turn lane on Alcove Road (at realigned Sunset Cove Lane) with 100 feet of storage and appropriate taper. Eastbound, provide minimum 100' internal protected stem with one ingress lane and one egress lane.

Staff recommends Conditional Rezoning from R-2 (Single Family Residential-2) to VC-C (Village Center with Conditions) to facilitate development of a hotel with the following conditions: approved Concept Plan and Elevations and signed TIA mitigations measures.

Brett Kruger: (developer) I do a little different of a Hotel. They are luxurious and boutique style. I spoke with the residents of Wades Way at a meeting. I know they are having issues with the apartment developer. We plan to bring all of our construction traffic down thru the southern end of the development. We do not plan to use Wades Way. We are at 5,000 feet of convention space. I have worked with Lowe's, The Point and a few other businesses in the area. That is how I came up with 5,000 feet.

Janis Greco: My husband and I live on Wades Way. I want to make it clear that we are not trying to stop this project. Our request is that lot #7 on Wades Way not be zoned VC.

John Wilson: Lives across the cove from Hotel and is concerned about the lake traffic increase in the small cove.

Michael Culbreth: My family and I own the property adjacent to the project. Mr. Kruger will be purchasing a portion of the southern portion of my land.

John Ong: Make sure that light pollution is addressed.

Dawn Wilson: My concern is for lake safety and light pollution.

Jack Marshall: Concerned in regards to the construction traffic on Wades Way.

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

ACTION: A motion by Mr. Martin, seconded by Mr. Robertson, to adjourn the March 14, 2019 Planning Board meeting. The motion was unanimously approved.

The meeting adjourned at 7:22 P.M.