



Planning Board Minutes

July 11, 2019

Members Present:

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

Also Present:

Rawls Howard, Director
Craig Culberson, Senior Planner
Jackie Thompson, Administrative Specialist
Becca Bleich, Zoning Administrator

Absent:

Alan Johnson

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

- 1.) Mr. Howard introduced Jeremy Katz, new Planning Board member.
- 2.) Approval of the minutes from the June 13, 2019 Planning Board meeting.

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

- 3.) Consider a **CONDITIONAL REZONING** request from Citation Management, Inc. The property referenced as Iredell County Map PIN# 4665-54-0061. The request is to remove a preexisting condition to allow for warehouses.

Craig Culberson: The applicant and owner for the project is Citation Management, Inc. the request before you tonight is for a Conditional Rezoning to remove condition 5D of CU-ZC-2007-08 that does not allow warehouses, including mini-warehouses, on the property.

The site is an outparcel of Rocky River Road and Shears Road and is 3.9 acres. The site is vacant. Applicant is asking for the removal of the existing condition in order to facilitate a future request for indoor self storage. Approval of this request does not approve indoor self storage for the site. It simply gives the applicant the opportunity to make a future request. Site was rezoned to Conditional Use General Business in 2007 through CU-ZC-2007-08. One of the conditions was the exclusion of “warehouse, including mini warehouse.” Mini warehouses include indoor self-storage facilities.

The Comprehensive Land Use Plan calls for Neighborhood Center Node which contains retail, services, recreation, and institutional facilities located in close proximity to one another.

Staff stated the request is compliant with the Land Use Plan and recommends approval of the request.

Mr. Abraham: The only thing that has changed between 2007 and now is that we did allow for the distinction between indoor and outdoor storage?

Mr. Culberson: That is correct.

Mr. Howard: I would like to suggest that keep warehouses in there and just take out the mini warehouses since that was the term that was used for self-storage. We will ask the applicant if he is ok with this when he comes up.

Joe Dobson: Mount Airy is my address. I was raised in this area when I was growing up. My parents still live here. We are looking to build a business for the community.

John Robertson: In this report it talks about the traffic impact analysis. Would it not have to be restudied?

Craig Culberson: They would have to submit a new site plan that would go through the review process and then at that time it would be decided if a TIA was required.

Mr. Howard: Asked the applicant if he is ok with taking out just mini warehouse and the applicant said yes.

Mr. Culberson: Wanted to let everyone know that we are not here tonight for a decision on building a mini storage or storage. At that time a new posting and mailing will be sent out stating the request. We are here to request removing the condition that does not allow mini warehouses.

Mitch Abraham: Citation Management do they own the property or just searching at this point?

Joe Dobson: We are under contract depending on the outcome.

Theresa Wendell 1391 Shearers Road: If this is approved and built are we going to be looking at 10 ft walls with barbed wire? Basically are you forcing us to sell our homes. Will we be notified of all of that?

Rawls Howard: Explained the process of the steps that will have to occur for the project to take place. Mr. Culberson explained this is very preliminary. He just wants the ability to ask for it at this particular point. When we get to that point all that stuff will be available for public review.

Lynn England 1383 Shearers Road: Do you guys take into consideration all the wildlife that is in there.

Rawls Howard. Yes. All the standards that are in our ordinance.

Theresa Wendell: Has the property been evaluated for it's highest and best use? And is mini storage the best option for that piece?

Rawls Howard: That is all part of the market. I am assuming that if someone is not going to be able to make money they will not put something there.

Theresa Wendell: Has the property been evaluated for it's highest and best use since it is next to Food Lion?

Joe Dobson: I do not know you would need to ask the owner. We are in the mini storage business.

Mr. Abraham: There is a lot going on at this time. At this point I do not think it is a good idea. I personally prefer to see it stay the way it is.

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. Ms. Campbell, Mr. Robertson, Mr. Martin, Mr. Katz all approved. Mr. Abraham was against with the vote being 6 to 1.

- 4.) Consider an **ESTABLISHMENT OF ZONING** request from Nest Communities, LLC. The properties located on Brawley School Road are further referenced as Iredell County Map PIN #s 4636-16-3144, 4636-16-5336, and 4636-16-4247. The request is to establish zoning from Residential Agricultural (R-A) to Single Family Residential-2 (R-2).

Craig Culberson: The applicant and owner for the project is Nest Communities, LLC. The request before you tonight is an Establishment of zoning from Residential Agricultural (R-A) to single Family Residential-2 (R-2). The site is 8.9 acres and located on Brawley School Road. The site is vacant.

The Comprehensive Land Use Plan calls for Neighborhood Center which contains retail, services, recreation, and institutional facilities located in close proximity to one another.

Iredell County Commissioners approved jurisdictional release on June 18, 2019. Per state statute, the town has 60 days to establish zoning.

Staff recommends the establishment of municipal zoning as R-2.

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

Rawls Howard: Wanted to remind everyone of the Joint Board workshop on July 23, 2019.

ACTION: A motion by Mr. McGlothlin, seconded by Mr. Abraham, to adjourn the July 11, 2019 Planning Board meeting. The motion was unanimously approved.

The meeting adjourned at 6:25 P.M.