



Planning Board Minutes

July 23, 2019

Members Present:

Steve McGlothlin, Vice Chairman
Alan Johnson
Mark Brady
Danny Martin
Mitch Abraham
John Robertson
Jeremy Katz
Mark Brady
Rosalind Campbell

Also Present:

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

Absent:

David Nail, Chairman

Mr. McGlothlin called the meeting to order at 6:10 P.M.

- 1.) Consider a **CONDITIONAL ZONING** request from MV2 Investments, LLC. The request is to allow for a density of more than 16 attached units per acre on the site. The property is referenced as Iredell County Map PIN# 4667-21-0977 and located at 201 North Church Street.

Rawls Howard: The applicant is MV2 Investments, LLC. Owner of the property is Mooresville Executive Office Center, LLC. The request is for a Conditional Rezoning to allow for additional density above 16 units per acre.

The site is 2.27 acres in size. It is located at 201 North Church Street. Current use is a former mill site. Structure is unoccupied. The site is located in the Town Center Zoning district. Applicant is requesting a Conditional Zoning to facilitate a mixed-use building with a residential density exceeding 16 units per acre. The approved concept plan proposed a single 4 story building on the site. Plan indicated first floor commercial space with 90 residential units on the three floors above. Off street parking is located to the side and rear of the building. The plan proposes a wide sidewalk along Church Street that can facilitate outdoor seating. Approved elevations indicate storefronts on the street level and residential units with balconies overlooking Church Street and Liberty Park.

The Comprehensive Land Use Plan calls for Downtown Center. Proposed vertically integrated mixed-use buildings as infill on Church Street. Downtown Master Plan is "Core" Section which indicates mixed use infill on Church Street.

The request is compliant with the Land Use Plan. Staff recommends approval of the plan.

Mitch Abraham: You said that MV2 Investments is the owner, so the applicant is somebody that has nothing to do with the building.

Rawls Howard: They have it under contract.

So, they are here premature once again asking for permission before we do something to see if we approve it.

Brad Howard 331 Alcove Road: We have to have full entitlement before we can close on the property and move forward.

Matt Grant 2351 Simonton Road Statesville, NC 28625. I am here to answer any questions that you have in regards to the project. In the application we have a notarized letter from the owner giving us permission to request a rezoning.

Danny Martin: Will each unit have its own parking space?

Matt Grant: Yes sir.

Danny Martin: Inaudible per unit?

Matt Grant: Yes, sir one space per unit.

Danny Martin: So, if they have any guest, they will not have a place to park.

Matt Grant: Correct

Rawls Howard & Brad Howard: No, they will have the availability of on street or the all the public parking around the site.

Alan Johnson: Concerned about parking also.

Rawls Howard: Explained the two parking studies that were completed.

Someone asked about what the mix is going to be.

Brad Howard: The majority of these units are one bedroom and studio. There will be some two and three but primarily one and studio.

Rawls Howard: Spoke in regard to the Housing Strategy. Housing for a different generation that want to live downtown who might not have families.

John Robertson: Is this going to be built in one phase?

Brad Howard: Yes, one building one structure.

John Robertson: All at the same time. Asked about the parking being on the east side.

Matt Grant: It does not align well for us to put our drive. We are lining up with this drive. We do not want off set drives.

John Robertson and Mitch Abraham are concerned with all the traffic and the turning into drives.

Rawls Howard: It has been vetted through our staff and technical review committee. There has been a lot of coordination with all staff and fire.

Mitch Abraham: Still concerned with all the entrance and exits of the drives. Any consideration as to this being the first mill in Mooresville?

Brad Howard: When we first came along the original mill owner had taken most of the mill down. We did investigate trying to preserve what was there. The cost was significant if we tried that approach.

Pam Westmoreland Scholar 303 West Center. Owns five parcels around this project. In the past I have had trouble with parking for my tenants and had to go to the town. Disagrees with on street parking. Lifelong resident. Concerned with demolition, traffic, parking, congestion, trespassing, light and noise pollution, how long the stores will be open, range of rents, how many exits, setbacks, height of four stories. How many people will be walking the streets because I do have a lot of rental property. I have concern about construction debris and the number of trucks coming in. This will almost shut down Church Street. I would like for you to oppose this. It needs some improvement.

Rawls Howard: Explained the height to stories history. Out standard definition states that it has to be four habitable stories. That is measured from the front entrance which would be on Church Street. He also gave the setbacks.

Mitch Abraham: If this is approved tonight what will the next step be if the Town Board approves it?

Rawls Howard: If it has been vetted thru the TRC then that means that it is a permit ready to go.

ACTION: A motion by Mr. Johnson, seconded by Mr. Katz to approve the Statement of Reasonableness and Compliance and recommend the approval of the request. Ms. Campbell, Mr. Robertson, Mr. Brady all approved. Mr. Abraham & Mr. Martin was against with the vote being 5 to 2.

6:35 Called for recess

ACTION: A motion by Mr. McGlothlin, seconded by Mr. Robertson, to adjourn the July 23, 2019 Planning Board meeting. The motion was unanimously approved.

The meeting adjourned at 8:02 P.M.

