



# Planning Board Minutes

## August 8, 2019

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**Members Present:**

David Nail, Chairman  
Steve McGlothlin, Vice Chairman  
Rosalind Campbell  
Mark Brady  
Jeremy Katz  
Mitch Abraham  
John Robertson

**Also Present:**

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

**Absent:**

Alan Johnson  
Danny Martin

Mr. Nail called the meeting to order at 6:15 P.M.

- 1.) Approval of the minutes from the July 11 & July 23, 2019 Planning Board Meetings.

**ACTION: a motion by Mr. Abraham, seconded by Mr. Robertson to approve the minutes. The motion was unanimously approved.**

- 2.) Consider a **CONDITIONAL REZONING** request from Hopper Communities. The property located on Huntington Road and West Waterlynn is further referenced as Iredell County Map PIN#'s 4646-86-5125, 4646-85-6396, 4646-75-9218, 4646-75-8206, 4646-75-6308, 4646-76-7022, 4646-86-0128, 4646-86-0383, 4646-86-1451, 4646-86-2419, 4646-86-2579, 4646-86-3730, 4646-86-3894, 4646-86-4936, 4646-87-4075, 4646-87-5104, 4646-87-5234, 4646-87-5374, 4646-87-6404, 4646-87-6563, 4646-87-7660, 4646-87-8624, 4646-87-8693, 4646-87-9587, 4646-96-6533, 4656-06-1585 & 4656-06-1285. The request is to rezone the property from Single Family Residential-2 (R2) and Single Family Residential-3 (R3) to Residential Mixed Use (RMX).

Becca Bleich: The applicant for the project is Hopper Communities. Owners are M+J Land, Raymond J McKay Revoc Trust, Karen L Hager et al, Jacqueline Hager Camp, Nancy Louise Wagner Hager, Hager JM Est, & Laura Hampton Henderson. The request is for a Conditional Rezoning from R2 & R3 to RMX for a development of single-family homes and townhomes.

The site is 70.09 acres of land located on Huntington Lane. The current use of the land is vacant and single family residential.

The Comprehensive Land Use Plan calls for Neighborhood Residential. Interconnected neighborhoods with a range of housing choices. The US 21 Small Area Plan calls for Multifamily/Corporate Campus and Single Family Detached. It also encourages lower density residential or mixed office. Density of 3.35 is low density.

The request is compliant with the Land Use Plan and Us 21 Small Area Plan. Staff recommends approval of the plan.

Bart Hopper with Harper Communities: Explained about the company and what they specialize in. We are headquartered in Charlotte but develop in Raleigh, Charleston and Texas. Showed some examples of developments that we completed over the years. Presented and explained the plans for the site plan. All the development will be a for sale product. There will be no apartment for rent. I am going to have Nick Washan take you through the slides explaining the road improvements.

Nick Washan with Design Resource Group: He explained the road improvements that came from the TIA report. We had our neighborhood meeting last week and heard some concerns. Concerns were buffering and a fence. Went through the buffering and fence that will be installed.

Bart Hopper: We have been touching base with the neighbors in regards to the concerns that we heard from the neighborhood meeting. We are doing everything that we can to be good neighbors.

Mitch Abraham: Have you spoken with Duke Power?

Bart Hooper: No Mitch. We are waiting to make sure we get our rezoning.

Brad Davis: 165 Huntington Lane: I am opposed to building anything due to the traffic congestion. It is almost unlivable. My property backs up to this project. How is it going to impact my property?

Kathy Ballard: 137 Huntington Lane: I am the first house. I am going to be affected on the side and on the back of my house. I am very thankful that Mr. Hopper met with us. He seemed to listen to us and made some changes. I want to be very, very sure that the fence that goes on the side of my property and back behind my property is approved by our neighbors. I ask that that fence goes up right when he starts building. I want to speak for my neighbor. The road that goes into Huntington Lane goes dead straight into their house. If he moves that road over just a little bit, they will not get all the traffic right into their front door and head lights from the town homes. They are elderly and have been there a while. They just need that road moved over a little bit. The two things that I am asking is that my neighbors and I be able to approve the fence and the fence be put up before he starts his project, and that the road is moved over a little bit.

Cindy Wiggins 154 West Waterlynn Road: I just want to confirm that each of you received an email from me this week. About this whole situation. Mr. Katz yours got returned twice based on your email address per the Town's website. I apologize that

you did not get one. I listed the number of students where this construction will be going by. I spoke to the school and for the 1920 year there are going to be 900 plus students. It is a Charter School. There will be no buses. It is all car riders. Four County buses travel this road when school is in session. Currently a Town approved development is happening right across the street from us. All concerns are traffic related. I believe that it would be best if the project was put off until all road improvements are made for the project going on right now.

Richard Burgin 182 Huntington Lane: Road is very narrow. My request is that when the road will be coming out that it be widened right there. I do not know what the standards are. Our road I think is around 19 feet. I measured it. Widen it where two cars can pass safely.

Paul Onufrak 107 Regal Circle: My biggest thing is the traffic. A traffic study was completed last year before the school opened another grade. (It came up with 300 vehicles traveling between 6 and 8 am. Monday–Friday. Three hundred vehicles traveling in the afternoon when school gets out.) That now has gone up.

Gerri Ceraolo 148 Huntington Lane: I am not opposed to progress. Have a problem getting in and out of Huntington Lane. When football season starts, we cannot even get home. I have waited for 20 minutes on 21 to get to Huntington Lane. Fix the roads that will handle more cars before you build the project.

Don Higgie 176 Huntington Lane: We can't get off our street and go north to get to Costco, Aldi etc. There are certain hours of the day that you can sit there 15, 20 minutes before you can turn left and go north on 21. There is still too much traffic. Until they put more lanes we are not going anywhere. I do not understand why they must come out onto Huntington Lane. Why can't they come out on 21? That would help a little. We will be backed up 1,000 feet on our street trying to get out. Why can't they put the entrance off 21 like the apartments did?

Andrew McCarthy 167 Regal Circle: Will there be speed bumps? I feel everyone will come out on Waterlynn. Other than this is do not have a problem with this. The traffic is definitely a problem.

Jerry Hardiman 188 Huntington Lane: Three years ago, another developer started to build in that area. Traffic conditions prevented him from doing so. Since that time the area has grown. Referred to the TIA three years ago. Traffic is a huge concern.

Bart Hopper: We can't control all traffic. I do understand the concerns. We hired our consultant and worked with your staff as well as DOT. These are NCDOT roads. We have a significant amount of off-site road work that we are doing to comply. That is what we agreed to with NCDOT. We want to be good neighbors. This development is 3.35 units per acre verses others around the area. In terms to the fence. If we can put it out there as soon as we can we will. We need to study the engineering regarding the grade. You do not want to put it out there and then start grading. We will do our best to get that fence out there as soon as we can. We are going to do everything that we can.

Jeremy Katz: Has there been any insight as to why the road came out on Huntington rather than 21?

Rawls Howard: When they do a TIA. You are trying to access a state road. There are spacing requirements from the DOT. You can not have two roads that are too close to each other that creates other traffic problems.

Mitch Abraham: That road that comes out on Huntington, I know that the last group that tried to build here took that road and went down and angled it where it worked better. Was that brought up at all?

Bart Hooper: Yes. We did not get all the land. We tried to purchase that, and we were unsuccessful. Nick and I looked at it and we think that we can adjust that road a little for the lady.

Mitch: What would be the major construction entrance?

Bart Hooper: Just guessing, we would be coming off Waterlynn.

Mitch Abraham: Would you be willing to regrade, repave?

Bart Hooper: We could agree to work with NCDOT to try to get them to try to request that they do something.

Mitch Abraham: That road is a private road, right?

Craig Culberson: No.

Bart Hooper: That is a state road.

Mark Brady: How many phases are you going to have?

Bart Hopper: This is probably a four to five year build out.

David Nail: How many times did you meet with the neighbors?

Bart Hooper: We've had one meeting, and several conversations with some of the neighbors. You are not required to meet with the neighbors, but we like to meet with them.

Rawls Howard: With the TIA there is a trigger for when they get a certain number of units that the road improvements must begin. We do not issue CO's until the road improvements have been completed.

**ACTION: A motion by Mr. Abraham including installation of the fence, seconded by Mr. Brady to approve the Statement of Reasonableness and Compliance and recommend the approval of the request. The motion was unanimously approved.**

**7:13 Public Hearing opened for the One Mooresville Comprehensive Plan.**

3.) Leigh Ann King with Clarion and Associates gave an overview for the One Mooresville Comprehensive Plan. There were two items that were raised regarding the July 23 public meeting. One related to the inconsistency between the Brawley School Road area plan and overlay zoning district, which had an impact on some of the language that we had within the plan. One of our recommendations is that area plan is going to be carried forward and will not be fully incorporated into this plan. We are recommending that plan and language be removed so any changes that need to take place to the area plan can be done separate from the Comprehensive Plan. The second item was related to a lot of community reactions to the Perth Road strategic corridor the idea of having a new bridge at Doolie Road and Oak Tree Road. Our recommendation is to remove that portion of the corridor that is south of NC 150. That is in the memorandum that we provided to Mr. Howard as of July 31.

**7:47 Opened Public Comment**

Mary Alice Gulledge 101 Castles Gate Drive: We want it noted in the public record that we oppose it. We have collected signature from the neighbors that oppose the Perth Road connector (attached).

Carl Meyerhoefer 105 Castles Gate Drive: it is very much appreciated that the community voice is being heard.

Mark Hemstreet 384 Oak Tree Road: Encourage more bike lanes and greenways.

Steve McGlothlin: Spoke about the Healthy Conference in reference to bike lanes and greenways.

Nathan Gibson 127 Morning Mist Drive: Clarification on the status of the greenway extension of Bellingham Park.

Mitch Abraham: In the tribune is an article where we have been awarded a grant of several million dollars.

Erica Martin: We have received about \$4.4 million to create our first greenway outside of a park to go from Bellingham Park to Johnson Dairy Road. We are getting the paperwork for DOT completed. Hoping to break ground this fall.

**7:55 Close Public Hearing**

**ACTION: A motion by Mr. Abraham, seconded by Mr. Brady, to accept the plan with the recommendations that were suggested by staff and approve the One Mooresville Comprehensive Plan. The motion was unanimously approved.**

**ACTION: A motion by Mr. Brady, seconded by Mr. McGlothlin, to adjourn the August 22, 2019 Planning Board meeting. The motion was unanimously approved.**

The meeting was adjourned at 7:57 P.M.