

REQUEST FOR BOARD ACTION

Date of Meeting: September 18, 2023

8.A. REZ 05-22 Mill's Market and Development Agreement for Mill's Market

To: Mayor Washam and Commissioners

From: Rox Burhans - Planning Director

Action Requested:

Highline Partners, applicant, is requesting to rezone 2.30 acres located at 21300 Catawba Avenue. The proposal includes a 5-story building with up to 12,000 square feet of ground floor commercial space and up to 238 multi-family units. The proposal also includes a parking garage.

A secondary element of this project is a proposed Development Agreement that contemplates a partnership with the Town of Cornelius for the construction of a minimum of 130 public parking stalls and the conveyance of access, utility, and solid waste receptacle easements (amongst other details).

A community meeting was held on November 16th at 6:00pm and the Town Board received public comment on November 21st.

The Planning Board unanimously recommended approval of this project on August 14th, 2023.

At the September 18th meeting, the Town Board will hold a joint public hearing for the Conditional Rezoning and Development Agreement requests. When ready to make a final decision on these cases, the Town Board will first vote to approve or deny the Conditional Rezoning Ordinance. Following this vote, the Town Board will vote to adopt the Statement of Consistency. The Town Board will conclude with a final vote to approve or deny the Development Agreement Resolution.

Manager's Recommendation:

Hold a public hearing for the Conditional Zoning request and Development Agreement, approve an Ordinance to amend the zoning map with conditions and a Resolution declaring that REZ 05-22 is consistent with the Town's Land Use Plan and reasonable in the public's interest, and approve the Development Agreement Resolution that approves the Development Agreement, Permanent Parking Easement, and Access, Dumpster and Transformer Easement and provide the Town Manager and Town Attorney the authority to finalize the terms and conditions of the Development Agreements.

ATTACHMENTS:

[Staff Report](#)

[Zoning Map](#)

[Land Use Map](#)

[Vicinity Map](#)

Property Map
Rezoning Application
Exhibit A Rezoning Plan
Elevations
Exhibit B Rezoning Conditions
Exhibit C Development Agreement
Development Agreement-Permanent Parking Easement
Development Agreement-Access, Dumpster, and Transformer Easement
Exhibit D Traffic Impact Analysis
Exhibit E Traffic Impact Analysis Addendum
Exhibit F Land Use Plan Document
Exhibit G Community Meeting Minutes
Exhibit H Town Board Meeting Minutes
CZ Ordinance REZ 05-22.pdf
CZ Resolution REZ 05-22.pdf
Planning Board Consistency Statement
Resolution Adopting Development Agreement.Mill's Market.pdf