

Plan Commission Minutes  
December 12<sup>th</sup>, 2024

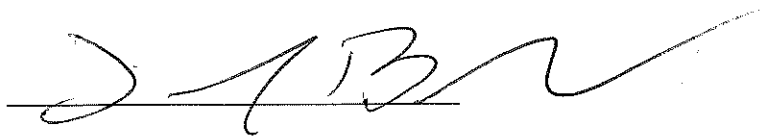
Members present: Tammy VanHook, David Snyder, JD Robinson, Jason Atwood, Josh Brown, Robert Alumbaugh and attorney Kayla Moody – Grant.

Previous Minutes: JD Robinson made a motion to approve July minutes, motion seconded by Robert Alumbaugh and minutes accepted 5-0-1, Jason Atwood abstained.

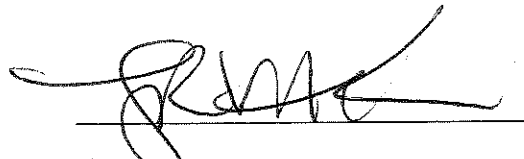
24-141: at SE corner of N SR 67 and Old SR 67, applicant RaceTrac Inc, by Russell Brown, property owner Lawrence Lawyer Jr. The dual request: to rezone from B2 to B3 and the primary plat proposal would be for the allowance of a RaceWay Market and Fuel Center. The proposed request would include a 3500 sq. ft. convenience store along with 16 passenger vehicle fueling stations and 3 diesel fueling stations. While the location would operate 24 hours a day, it is not intended to be a “truck stop”, it will not have indoor showers, laundry facilities, long term over sized parking etc. During public comments individuals expressed concerns for: additional traffic both on 67 and smaller side streets, noise, and lighting. The need for a traffic study was asked, Tammy VanHook responding that the Town of Mooresville had recently completed a broad traffic study as part of the Comprehensive Plan project. When there were no further comments or concerns brought up by either Commissioners or public Josh Brown called for motions: Tammy VanHook made the motion to approve the primary plat contingent upon the Town Council approving the rezone request, motion seconded by JD Robinson. Robert Alumbaugh then made the motion to send a favorable rezone recommendation to the Town Council, motion seconded by JD Robinson and passed unanimously, rezone to be heard at the first Council meeting in January.

24-142: at Bridge Street and Hopkins Trail, presented by Ross Holloway of Holloway Engineering on behalf of property owners Arvin & Mary Hopkins. The request would vacate / replat lots 2B, 2C, 2D, 2E, 2F and 2G into one 11.39-acre lot, living lot 2A as is. Mr. Holloway indicated that the long-term plan would be a request for a rezone to allow for mixed use. When there were no further questions or concerns Josh Brown called for a motion: Tammy VanHook motioned to approve the plat request, JD Robinson seconded, and the motion passed 6-0.

When no further business was brought before the Commission, JD Robinson made the motion to adjourn, motion seconded and passed.



President



Secretary