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Langtree annexation hearing set for Feb. 2 in Mooresville

Developer also plans to seek special financing, using revenue bonds, through town board.

Posted: Sunday, Jan. 25, 2009

MOORESVILLE The Mooresville Board of Commissioners last week set a public hearing for 6p.m. Feb. 2 on a request by Langtree at the Lake's landowners for the town to annex about 142 of their south Iredell acres.

The annexation would allow the town to extend utilities to the planned \$800million retail, residential and commercial development that's under construction at Interstate 77 Exit 32.

Earlier this month the board approved a water and sewer agreement with Langtree at the Lake that will require the developer to pay an estimated \$8million or \$9million to have water and sewer lines extended to the property.

The developers also hope that after annexation, Mooresville will consider allowing Langtree to seek a new form of financing for its roads, streetlights and other improvements, Brad Howard, a Langtree developer, said after Monday's vote scheduling the hearing.

Langtree at the Lake ran into resistance in November when it proposed the new form of financing to the Iredell County commissioners, partly because Langtree would be the first in the state to use the new financing method. The acreage is in the county, not the town.

Under the new method, Langtree would make itself a "special assessment district." The district would allow the developer to seek millions of dollars in revenue bonds for improvements.

If it approves that form of financing, Mooresville would collect a special annual assessment on Langtree over 30 years, on top of what the development would pay in regular taxes. The county would use the assessment to pay the debt service on the bonds.

Howard said Mooresville officials have many years' experience in bond projects and may be more willing to approve it.

The state enacted the special-assessment form of financing in August to spur economic development. Twenty other states allow such districts.

3 options for vacation rentals on hearing agenda

The Cornelius Board of Commissioners is considering three options for regulating vacation rental homes, and Mayor Jeff Tarte said the issue could be settled once and for all at the board's Feb. 2 meeting.

The commissioners unanimously agreed last week to continue a public hearing on the issue at 7 p.m. Feb. 2 to have more time to consider the options and allow commissioners Susan Medlin and Thurman Ross to weigh in. Both were absent from last week's public hearing, at which 15 residents told commissioners which options they favored.

One option would be to continue allowing vacation rentals in all zoning districts, with additional regulations on the homes, such as no noise being heard at the property line after 10 p.m. and no special permits being issued for special events at the homes. Anyone who violated a regulation would receive a warning the first time and a \$1,000 fine for each additional offense.

Many vacation rental opponents said they favored a second option, which would remove vacation rentals from single-family neighborhoods but allow them in multi-family buildings in six other zoning districts. Where vacation rentals were no longer allowed in neighborhoods, owners would have up to three years to stop renting to vacationers, and they could appeal for an extension.

A third option would remove vacation rentals from single-family areas but allow people with applications pending for such rentals also to be eligible for the three-year grace period.

The board will meet at the Town Hall, 21445 Catawba Ave.

Town to seek \$2.3million for park-ride lot, road work

The town will seek \$2.3million in federal money to improve the Talbert Road-N.C. 150 intersection and build a park-and-ride lot at a proposed CATS bus-rail station at the Legacy Village community off I-77 Exit 33.

The Mooresville Board of Commissioners last week endorsed applying for the money, which must go to projects aimed at reducing congestion on roads and improving air quality.

The improvements at Talbert Road and N.C. 150 would cost about \$500,000; the park-and-ride lot would cost about \$1.8million, town planning staffers said.

The park-and-ride lot would be near the national headquarters of Lowe's Companies Inc.

Central UMC to build

garden and columbarium

Central United Methodist Church, 214 N. Academy St., broke ground Jan. 11 for its Gates Memorial Garden and Columbarium on its original site across the street from the existing church.

When the church moved to its current location, the T.C. Raby family purchased the original site and donated it to the church.

A committee worked eight years on the columbarium plans. Members included Gail and Wayne Frick, June and Reid Sherrill, Allan and Trish Johnson, Jack and Eleanor Curtis, Stuart and Rebecca Lindsey, Willie Gates, Bob Gates, Martha Major, Dan Brewer and Robert Wiseman.

The Conner Co. of Charlotte and Gates Construction of Mooresville will build the columbarium.

Q. What is the zoning sign for on Brawley School Road near Canvasback Road?

– *Diane, Mooresville*

The sign should have been removed months ago, a Mooresville planning official said. It was for an annexation hearing back in the summer.



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