

## MDI Property – 66 acres – New Farm Road

You may, or may not be aware that a 66-acre parcel on New Farm Road previously owned by Caldwell EDC, LLC (Caldwell County and the Town of Granite Falls) was sold to MDI on July 5, 2022. During the negotiations and the sale of this property, the Town, the County, and the EDC worked diligently to minimize the impact that the future use of the property would have on neighboring properties. There are two safeguards in place to minimize any negative impacts on the neighboring properties: 1) There is a deed restriction that restricts future uses of the property, and 2) The Conditional Zoning designation for the property further restricts the use of the property and allows public input every step of the way if the property owners wish to have the property rezoned for a specific use. We have included more information about each of these safeguards below:

- The property is subject to the following deed restriction that would affect its potential usage:
  - The property is conveyed subject to the restriction that Grantee (MDI Management LLC), its successors and assigns, are prohibited from using the property for long term storage of tractor trailer fleets, or as an “Active Truck Depot”, which is defined as being used as a facility for active loading, unloading, maintenance and refueling of tractor trailers. (DB 2061, PG 207-210)
- The property is zoned M-1-CZ, General Manufacturing Conditional Zoning District by the Town of Granite Falls. Conditional Zoning also restricts the potential use of this property.
- Conditional Zoning allows the Town to rezone a property for a specific project and with specific conditions to enhance compatibility with neighboring properties and minimize any potential negative impacts.
- Conditional Zoning (CZ) requires the following:
  - Submission of an application including specific plans for how the property would be developed.
  - Application is first reviewed by Town Staff to verify that all requirements are met.
  - Planning Board would then review the CZ request at an open meeting. They would make a formal recommendation to the Town Council.
  - Town Council would review the CZ request, first at an open meeting where they would call for a Public (Legislative) Hearing to be held at a later date.
  - Notice of the Hearing would be provided by posting a sign on the property, by direct mailing to adjacent property owners, and through publication in the NewsTopic.
  - Neighborhood and community feedback would be encouraged at every step of the process.
- A request for Conditional Zoning can only be made with the property owner’s consent.
- A Conditional Zoning approval can be revoked by the Town Council if the project has not substantially commenced within a set period of time or if a project fails to adhere to the approved conditions.

After reviewing this information, if you have any additional questions about the future use of this property, please contact Town of Granite Falls Planner Greg Wilson at (828) 396-3131.