



Stanly County Planning Board February 12, 2018 - Meeting Minutes

Call to Order

Vice-Chairman Terry Smith called the meeting to order on February 12, 2018, at 7:00 p.m. in the Commons Meeting Room at 1000 N First Street, Albemarle, North Carolina. Bob Remsburg served as Clerk of the meeting.

Vice-Chair Smith asked Mr. Remsburg to call the roll.

Stanly County Planning Board Members Attending

Terry Smith, Vice-Chair
Robert Davis
Robert Loflin, Jr., Chair
Kevin Brickman
Ned Stallings
John Eckman, III

Planning Board Members Absent:

Frank Sparger

Stanly County Planning Staff Attending

Michael Sandy, Director of Planning
Bob Remsburg, Planner I

Others Present: Don Underwood, representing Joseph Whitley; Brandon Miller, Curtis Barbee, Joe McDaniel registered to speak and several others were present.

The Vice-chair invited the board to review the minutes of the previous meeting which was held on December 11, 2017.

Motion: Bob Davis made a motion to approve the December 11, 2017 minutes as written.

Second: Kevin Brickman seconded the motion.

Action: The Board unanimously approved the motion.

Vice-chair Smith announced the purpose of this meeting was to consider one request to rezone a parcel in the county.

The chair requested that Mr. Remsburg present the second case, ZA18-01.
(Chairman Bob Loflin arrived late due to a work delay and took over as chair of the meeting)

Mr. Remsburg reported:

ZA 18-01 Joseph D. Whitley requests the rezoning of 10.9 acres located on the northwest corner of NC 24/27 and Bethel Church Road, Red Cross from RA (Residential Agricultural) to HB (Highway Business), Tax Record #25798, PIN 559501052997.

Joseph D. Whitley requests that his property located on the northwest corner of NC 24/27 and Bethel Church Road, Red Cross containing 10.9 acres be rezoned to HB - Highway Business. The property is currently zoned RA – Residential Agricultural. The lots surrounding this property are mostly RA and located in the town limits of Red Cross. Mr. Remsburg showed a map indicating the Red Cross, Locust and Oakboro town zoning jurisdiction. The adjacent properties are either used for residential or agricultural purposes. The adjoining lot to the west contains the Stanly County Utilities water tank.

Mr. Whitley plans to construct a building on the mostly wooded lot for the location of his business which is sales of Woodmizer products. This would be a retail location and office for his business although many of the sales are done off-site. Further development of the acreage could occur in the future. Retail buildings are allowed in the HB-Highway Business district. Because the surrounding properties are used for non-business purposes, the property utilized by the business must be screened to meet the requirements of the zoning ordinance. The HB districts are “appropriate for “limited commercial activities requiring large lots.”

This parcel is currently mostly wooded. The property has been in the Whitley family for many years and Mr. Whitley lived on the property around 30 years ago. It is located on the northwest corner of NC 24/27 and Bethel Church Road with frontage on both roads. Water and sewer may be available for this business location. Mr. Whitley would like to utilize the driveway on NC 24/27 for the business. Traffic on NC 24/27 in this area averages 16,000 vehicles per day and traffic on Bethel Church Road averages 2,100 vehicles per day according to the 2016 NCDOT traffic count.

This property is located in a growth area per the 2010 Stanly County Land-Use Plan. Planning staff recommends approval of this request due to its location on a highway and in a growth area.

Chair Loflin invited Mr. Whitley to speak concerning his request.

Mr. Don Underwood addressed the board and indicated that he is Joseph Whitley’s brother-in-law and that Mr. Whitley was unable to attend due to a business commitment. He explained that the plan was to construct the building in the left rear (northwest) section of the property and that most of the timber will remain. A site plan is in the works with a driveway connection on Bethel Church Road and one on NC 24/27. The proposed building is 60x120 in size with lean-to sheds attached. They are in need of more room for the business. The current operation is on Canton Road and they have been in business since 2004. Questions were asked by Chair Loflin and several other board members. Mr. Underwood answered that the operation currently receives about one full-size tractor trailer load each week. There is not an overwhelming amount of traffic to the location and customers are primarily there to buy and to train. In 2017, they sold nearly 200 mills. They plan to fence or store indoors the inventory that is available for sale. They currently employ four full-time and one part-time persons and operate on regular hours five days per week. About two acres will be used for the building which will be similar to Cody Smith’s building on McLester Road.

The Chair invited any others to come speak in favor of the request. No one came forward.

The Chair invited any to speak against.

Mr. Curtis Barbee of Red Cross spoke up to say that he was not against the rezoning but did have some questions he wanted answered. He was concerned about noise and the potential for run-off of water from the parking area. Mr. Underwood explained that these were band saw mills that are not very loud and would be run as demonstration and training. The lot will primarily be gravel to start and the DOT ditches should catch any run-off.

Mr. Joe McDaniel of Red Cross came forward and asked if the full lot had to be rezoned or if a portion could be set aside to remain RA. Mr. Remsburg explained that normally the county prefers to rezone whole tracts of land and not to divide parcels, but it was possible to carve out a section for rezoning. Other businesses could locate in the remainder of the property. Mr. Underwood added that there were no plans to do anything else on the property at this time and for the immediate future.

There being no further comments, Chair Loflin invited the Board members to offer a motion.

Motion: Terry Smith made a motion to recommend that the Board of County Commissioners approve the rezoning of the 10.9 acre lot owned by Mr. Joseph D. Whitley because this is located along a highway and in a growth area identified in the 2010 Land-Use Plan.

Second: Bob Davis seconded the motion.

Action: The Board unanimously approved this motion.

The chair advised that the request to change the zoning on the lots will now go before the Board of Commissioners at their March 5, 2018 meeting.

Adjournment

Chair Loflin asked if there was any additional business for the meeting. Hearing none, he asked for a motion to adjourn. John Eckman made the motion to adjourn with a second from Kevin Brickman. The motion was approved.

The meeting was adjourned at 7:40 p.m.

Robert Loflin, Chairman

Robert Remsburg, Clerk