



Stanly County Planning Board November 9, 2015 - Meeting Minutes

Call to Order

Chairman Burleson called the meeting to order on November 9, 2015, at 7:05 p.m. in the Commons Meeting Room at 1000 N First Street, Albemarle, North Carolina.

Stanly County Planning Board Members Attending

Robert Loflin, Jr.
Robert Davis
Joseph Burleson
Ned Stallings
Terry Smith
Billy Franklin Lee

Planning Board Members Absent:

Marvin Smith

Stanly County Planning Staff Attending

Michael Sandy, Planning Director

Others Present: Derek Goddard with Blue Ridge Environmental and Savanna Vice with Venture Properties VII, LLC.

Chairman Burleson asked the Board to note the minutes of October 12, 2015. He asked if there were any corrections to the Oct 12, 2015, minutes. Hearing none, he asked for a motion.

Motion: Robert Loflin made a motion to approve the October 12, 2015, minutes as written.

Second: Robert Davis seconded the motion.

Action: The Board unanimously approved this motion.

ZA 15-05 Venture Properties VII, LLC, on behalf of Angelica Delatorre, requests rezoning from RA to HB. Applicant respectfully requests to rezone a 1.79 acre portion of a 9.7 acre tract, Tax Record Number 609, from RA to HB. The property is located on the south side of NC 73 Hwy, near its intersection with Millingport Road. The purpose of this request is to use this property for retail purposes.

Michael Sandy, Planning Director presented this item. This rezoning is in accordance with the Stanly County Land Use Plan. Public water and sewer is available along Highway 73. NCDOT was contacted and driveway access has been reviewed and tentatively approved.

Derek Goddard with Blue Ridge Environmental spoke in favor. The site is a portion of the approximately 10 acre tract and is currently in soybeans. He stated that he has contacted the local NCDOT and road access has been approved. He stated that this type of business is expected to generate about 10 cars per hour over the 14 hour retail day. The cost of the building will be about 1.2 million with a tax value of approximately 1.0 million dollars. He said Savanna Vice is also here to assist with any question for the developer, Venture Properties LLC.

Motion: Terry Smith made a motion to send this case to the Board of County Commissioners with a recommendation to approve ZA 15-05 as requested.

Second: Robert Loflin seconded the motion.

Action: The Board unanimously approved this motion.

Other Business: Michael Sandy suggested that other amendments to the zoning ordinance are needed and should be discussed at the next regular meeting of the Board. This was tabled at the last meeting. A sub-committee is appointed of Robert Davis and Frank Lee to study the need for additional amendments to the zoning and subdivision ordinances.

Adjournment

Chairman Burleson asked for a motion to adjourn. A motion to adjourn was made by Robert Loflin and second by Robert Davis. The meeting was adjourned at 7:30p.m.

Chairman

Acting Clerk