



Stanly County Planning Board April 13, 2015 - Meeting Minutes

Call to Order

Chairman Burleson called the meeting to order on April 13, 2015, at 7:00 p.m. in the Commons Meeting Room at 1000 N First Street, Albemarle, North Carolina.

Stanly County Planning Board Members Attending

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

Planning Board Members Absent:

Terry Smith
Robert Davis

Stanly County Planning Staff Attending

Michael Sandy, Planning Director
Linda Evans, Planner II

Others Present: List filed with the April 13, 2015, minutes.

Chairman Burleson asked if there were any corrections to the October 13, 2014, minutes, Hearing none, he asked for a motion.

Motion: Marvin Smith made a motion to approve the October 13, 2014, meeting minutes as written.

Second: Robert Loflin seconded the motion.

Action: The Board unanimously approved this motion.

Chairman Burleson called the first item on the agenda and asked Michael Sandy to present the case.

ZA 15-01 Zimmerman Properties SE, LLC, on behalf of Dennis Holbrook & MDS Smith GR, requests Rezoning from M2 Heavy Manufacturing to R-8 Residential. Mr. Sandy stated that applicant requests to rezone an 8 acre portion of Tax Record Number 6276 from M2 to R-8. The property is located off Leonard Avenue. The purpose of this request is to use the property for multi-family dwellings.

The properties surrounding are zoned M2, R8, R10 and GHBD. Public utilities are provided by the City of Albemarle. Schools serving this district are East Albemarle Elementary School and Albemarle High School. This property is not located in a regulated floodplain or in a WS-IV Water Supply Watershed. Traffic on this section of Leonard Avenue has not been studied by NCDOT but is approximately 5,000 cars per day.

Planning staff recommends this request due to the fact that the property is located adjacent to a primary growth area of the city of Albemarle and the requested change is in accordance with the Stanly County Land Use Plan.

Chairman Burleson asked if the Board had any questions for Mr. Sandy. No one responded.

Chairman Burleson asked applicant to come forward and present his case.

Michael Osborn came forward and stated that he is representing Zimmerman Properties and is requesting to rezone this property for multi-family dwellings. He stated that Zimmerman Properties owns at least 100 complexes from North Carolina to Texas, Kansas, and Tennessee and that they are all quality projects.

Robert Loflin, Jr. asked what sort of units this project will contain. Mr. Osborn answered that they will be family units, 2 and 3 bedrooms.

Marvin Smith asked if the project is government subsidized and Mr. Osborn answered no. He stated that the apartments will be eligible for assistance from the State of North Carolina in that the State, under a special program, may be able to establish what the rent will be for an individual family. The development is a privately owned development and is managed privately by Zimmerman Properties.

Marvin Smith expressed concern regarding the parking spaces. Mr. Osborn stated that each unit will have two parking spaces.

Robert Loflin, Jr. asked if security will be provided. Mr. Osborn stated that no security other than onsite management will be provided.

Michael Sandy asked Mr. Osborn if the City of Albemarle has been contacted regarding utilities and Mr. Osborn stated that the City has been contacted and is agreeable.

Marvin Smith asked if the Right-of-Way is wide enough. Mr. Osborn stated that the ROW is 50 feet in width and Michael Sandy confirmed this.

Joseph Burleson stated that, in the future, another street may be needed to connect to Leonard Avenue to handle the additional traffic. Mr. Osborn stated that he would work with the planning staff to accomplish whatever needs to happen in that respect.

Billy Franklin Lee asked if, in the future, there is a possibility that more units will be added to the planned eighty. Mr. Osborn stated that it will depend on the growth of the community but at this time no additions were scheduled. If at any time more units are added it will most likely be for seniors.

Billy Franklin Lee asked if the units will be constructed at one time. Mr. Osborn answered yes.

Robert Loflin, Jr. asked the cost of the project. Mr. Osborn answered eight or nine million.

Robert Loflin, Jr. asked what the rent will be. Mr. Osborn answered \$530 to \$630 for two bedrooms and \$615 to \$810 for three bedrooms.

Robert Loflin, Jr. asked if the project will be gated and Mr. Osborn answered no.

Motion: Billy Franklin Lee made a motion to send this case to the Board of County Commissioners with a recommendation to approve ZA 15-01.

Second: Marvin Smith seconded the motion.

Action: The Board voted unanimously to approve the motion.

Chairman Burleson asked Michael Sandy to inform the applicant of the next step in the rezoning process.

Mr. Sandy informed the applicant that his case will go before the Board of County Commissioners on May 18, 2015.

Other Business

Mr. Sandy discussed the issue of updating the zoning ordinance and subdivision ordinance by removing unnecessary language and by changing or removing items that can possibly impede development and growth in the County. He asked the Board to look through the ordinances in the next few weeks and offer any suggestions to improve the efficiency of the ordinances. He stated that staff will be reviewing them as well in an attempt to update some requirements that have simply outlived their usefulness.

Adjournment

Chairman Burleson asked for a motion to adjourn. A motion to adjourn was made by Robert Loflin, Jr. and seconded by Marvin Smith. The meeting was adjourned at 7:45 p.m.

Joseph Burleson, Chairman

Linda Evans, Clerk