



Stanly County Planning Board April 10, 2017 - Meeting Minutes

Call to Order

Chairman Bob Loflin called the meeting to order on April 10, 2017, at 7:00 p.m. in the Commons Meeting Room at 1000 N First Street, Albemarle, North Carolina.

Chair Loflin asked the Clerk to call the roll.

Stanly County Planning Board Members Attending

Kevin Brickman
Bob Davis
John Eckman, III
Ned Stallings
Robert Loflin, Jr., Chair

Planning Board Members Absent:

Frank Sparger
Terry Smith

Stanly County Planning Staff Attending

Bob Remsburg, Planner I

Others Present: Bonnie Droze

Chair Loflin asked the Board to note the minutes of February 13, 2017. He asked if there were any corrections to the minutes. Hearing none, he asked for a motion to approve.

Motion: Bob Davis made a motion to approve the February 13, 2017, minutes as written.

Second: Kevin Brickman seconded the motion.

Action: The Board unanimously approved this motion.

Chair Loflin announce the two purposes of this meeting were to consider a proposed plan for subdividing property on the south side of Purser Drive and review the proposed amendment to Articles I – IV of the Stanly County Zoning Ordinance. Chair Loflin called on Bob Remsburg to present the first item, SD 17-01.

Mr. Remsburg shared:

SD 17-01 Bonnie Droze request preliminary plat approval for seven (7) lots on the south side of Purser Drive currently owned by Henry D. Purser for development of single-family dwellings. The property is zoned RA – Residential Agricultural and consists of approximately 5.468 acres. (Tax Record #32644)

- All proposed lots exceed the 30,000 square foot minimum lot size requirement

- Public water is available from the Stanly County Utilities Department
- Public sewer is available along Ridgecrest Road but the sites will be evaluated for septic systems. The Environmental Health Department will be examining the property on April 13 and will sign the final plat once the lots on the plat have been approved for a septic system.
- The property is located off Ridgecrest Road with a traffic count of approximately 1,300 vehicles per day according to NCDOT.
- The property is not in a WS-IV Water Supply Watershed.
- The seven lots will be served by a road previously developed to serve the Ridgecrest Acres subdivision. This road consists of 20' of pavement on a 50' right-of-way. The cul-de-sac has a paved radius of approx.. 69' and a right-of-way of approx.. 100'. The NC Department of Transportation has expressed a willingness to take over the road once at least three dwellings are occupied and any required improvements are completed.
- A minimum of 100 points are required for preliminary plat approval per Section 66-90 of the Subdivision Ordinance. This subdivision meets that requirement by having public water and public sewer in a growth area = 90 points and by the developer agreeing to place 4 trees per lot = 10 points.

The Planning Department staff recommends this request for approval since it is located in a growth area, meets all requirements and is in accordance with the Stanly County Land Use Plan.

Chair Loflin invited Bonnie Droze, Developer, to come forward and explain her plan for the property. Ms. Droze shared that she had worked to help develop Charleston Place in Locust and that these would be craftsmen style homes with 3 bedrooms and 1 or 2 car garage. She was asked about square footage and indicated that the proposed homes would be 1,200-1,500 square feet and cost between \$175,000 and \$195,000. She had been planning to build a spec home first, but has been approached to build a slightly larger home in the \$215,000 range.

The Board asked for some clarification about the septic requirements and were told that the number of lots could not be increased without an amendment to the Zoning Ordinance and approval by Planning Board. The number of lots could be reduced and the lot lines could be adjusted to help accommodate the septic systems and still be considered approved by the Planning Board.

Motion: Bob Davis made a motion to approve the proposed subdivision, SD 17-01

Second: Kevin Brickman seconded the motion.

Action: The Board unanimously approved this motion.

Chair Loflin then invited Bob Remsburg to present the proposed amendments to Articles I-IV of the Stanly County Zoning Ordinance. Mr. Remsburg used a power point presentation to explain the significant changes to the ordinance. Each section was reviewed and several questions were addressed. Special attention was paid to the Sign section and to the new Outdoor Lighting section. Mr. Remsburg explained that the Board could recommend approval or elect to study the ordinance more. After some discussion, Chair Loflin offered a motion to approve.

Motion: Bob Loflin made a motion to recommend approval of the proposed Articles I-IV of the Stanly County Zoning ordinance to the Stanly County Board of Commissioners pending review by the County legal counsel.

Second: Ned Stallings seconded the motion.

Action: The Board unanimously approved this motion.

Adjournment

Chair Loflin asked if there was any additional business for the meeting. Hearing none, he declared the meeting adjourned.

The meeting was adjourned at 8:10 p.m.

Robert Loflin, Chairman

Robert Remsburg, Clerk