



Stanly County Planning Board August 14, 2017 - Meeting Minutes

Call to Order

Chairman Bob Loflin called the meeting to order on August 14, 2017, at 7:00 p.m. in the Partnership 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

Terry Smith
Ned Stallings
Bob Davis
John Eckman, III
Robert Loflin, Jr., Chair

Planning Board Members Absent:

Frank Sparger
Kevin Brickman

Stanly County Planning Staff Attending

Bob Remsburg, Planner I

Others Present: Casey Ammons, Mr. and Mrs. James Williams

Chair Loflin asked the Board to note the minutes of July 10, 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 July 10, 2017, minutes as written.

Second: Ned Stallings seconded the motion.

Action: The Board unanimously approved this motion.

Chair Loflin announce the purposes of this meeting were to consider a proposed change in zoning districts for one parcel.

The chair requested that Mr. Remsburg present the case, ZA17-05

Mr. Remsburg shared:

ZA17-05 Casey Ammons request to rezone approximately 1.87 acres owned by Jeffrey Wayne Mills on the southeast corner of Webb Road and NC 200 Highway south from RA (Residential Agricultural) to M-1 (Light Industrial). Tax Record #38483

The lots surrounding this property are RA. Properties located across Webb Road and NC 200 are either within the Stanfield town limits or within the town's extra-territorial jurisdiction (ETJ).

The adjacent properties are either used for residential, agricultural purposes and one lot contains a church building and cemetery. The church is Clark's Grove Primitive Baptist Church which no longer holds regular services. Two parcels just north and west of the property (but not adjoining) are zoned Industrial by the Town of Stanfield. These lots contain the Avdel/St Stanley Fastening facility and the Allen Storage facilities (formerly the Allendale Furniture Company).

Mr. Ammons is proposing to use the lot for a vehicle repair shop. He plans to construct a building for this purpose. A vehicle repair shop is allowed in the GB – General Business District and in M-1. The GB district does not allow the storage of any unlicensed vehicles outside of the building, but the M-1 district allows up to 5 vehicles to be stored outside. Mr. Ammons plans to do storage in a fenced-in area. Because the surrounding properties are used for non-business purposes, the property and the storage area must be screened to meet the requirements of the zoning ordinance. The M-1 district is “designed to accommodate industries and warehousing operations which can be operated in a relatively clean and quiet manner and which will not be obnoxious to adjacent residential and business districts.”

This parcel is currently an open field and will require a septic system and a well. Traffic on NC 200 South in this area averages 1,300 vehicles per day according to the 2015 NCDOT traffic count. No traffic count was available for Webb Road.

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 Casey Ammons, petitioner, to explain his request.

Mr. Ammons shared that he has been operating a body shop in Richmond County for 10 years. He now lives in Locust and would like to move his business closer to home. Bob Davis asked about the building he is planning. Mr. Ammons replied that he is likely to construct a 50x80 foot structure. The exact location on the lot will depend on the perk test. He hopes to have a driveway which connect through to both Webb Road and NC 200. This will allow rollbacks and other trucks to pull through and not have to turn around. He would follow all rules and keep it neat and tidy. Terry Smith asked whether he planned to expand his business. Mr. Ammons shared that currently he has one employee and could expand to one more, but plans to keep it small. If the land does not perk, he will begin searching for another option in the area.

Chair Loflin asked if there was anyone present who wished to speak in favor of the request. No one spoke.

Chair Loflin asked if there was anyone present who wished to speak against the request. There was no one wishing to speak.

Mr. James Williams, St. Onge Drive, came forward and asked to speak. Chair Loflin gave permission. Mr. Williams shared that he and his wife had come primarily to find out what was happening. He stated that he thought the business would be good for the area. He primarily wanted to make sure that water and sewer were not being expanded into the area.

The chair reminded the board that this was a recommendation to the Board of Commissioners.

Motion: Terry Smith made a motion to recommend approval of the rezoning of the lot to the Board of Commissioners.

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 lot will now go before the Board of Commissioners at their September 5, 2017 meeting.

Chair Loflin then asked if there was any further business. Mr. Remsburg shared with the Board that the proposed revisions to Articles I-IV of the Zoning Ordinance were now being reviewed by the County Attorney. The plan was to share this with the Commissioners after the review and get their comments before their consideration for approval. Work is continuing on revisions to Articles V-VI including adding a zoning district for waterfront properties.

Adjournment

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

The meeting was adjourned at 7:25 p.m.

Robert Loflin, Chairman

Robert Remsburg, Clerk