



Stanly County Planning Board December 11, 2017 - Meeting Minutes

Call to Order

Chairman Bob Loflin called the meeting to order on December 11, 2017, 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.

Chair Loflin asked Mr. Remsburg to call the roll.

Stanly County Planning Board Members Attending

Terry Smith
Frank Sparger
Robert Davis
Robert Loflin, Jr., Chair

Planning Board Members Absent:

Kevin Brickman
Ned Stallings
John Eckman, III

Stanly County Planning Staff Attending

Michael Sandy, Director of Planning
Bob Remsburg, Planner I

Others Present: No others were present

Chair Loflin announce the purposes of this meeting were to consider one request to rezone a parcel in the county.

The chair requested that Mr. Remsburg present the second case, ZA17-11.

Mr. Remsburg reported:

ZA 17-11 Caleb Morrison requests to rezone a 4.29 acre lot on the south side of NC 24/27 located adjacent to and behind 28908 NC 24/27 Highway, Albemarle from RA (Residential Agricultural) to GB (General Business) Tax Record #833.

Caleb Morrison requests that the property located behind his home with 120 feet of frontage on NC 24/27 near Newt Road, Albemarle containing 4.29 acres be rezoned to GB-General Business. (TR#833). The property is currently zoned RA – Residential Agricultural. The lots surrounding this property are RA with one unused lot across NC 24/27 being zoned for Neighborhood Business. The adjacent properties are either used for residential or agricultural purposes. The Agri-Civic Center is diagonally across NC 24/27 from this site.

Mr. Morrison is proposing to use the lot for a vehicle body repair shop. He plans to construct a building for this purpose. A vehicle repair shop is allowed in the GB – General Business District. The proposed building would sit approximately 350’ from NC 24/27’s right-of-way. Mr. Morrison plans to have storage of vehicles under a covered parking 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 GB districts are “generally located on the fringe of highways leading out of urban commercial area”.

This parcel is currently an open field with some trees and vegetation along the western edge and along the frontage on NC 24/27. The shop when constructed will require a septic system. Water may be available from the County Utility Department. Traffic on NC 24/27 in this area averages 19,000 vehicles per day according to the 2015 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.

Mr. Matthew Morrison, Caleb Morrison’s father joined the meeting by speaker phone. He outlined the plans that he and Caleb have to build the structure on the property and operate the vehicle body shop. He estimated that at first he would be able to locate all vehicles in the building. He plans to construct a covered parking area for the cars waiting to be repaired. The board members asked about access road. The current access is a dirt road that is on adjacent property. Mr. Morrison does not have an easement for this. Board members suggested that access be through a 50’ easement along the east side of the lot at the front of the property also owned by Mr. Morrison’s son (TR #832). This was a satisfactory suggestion to Mr. Morrison. It would also allow the placement of a sign for the business along NC 24/27. Mr. Morrison indicated that he plans to fence in the area and provide a buffer as required. He has not had the property perked. That will be the next step if the rezoning is approved. He plans to start construction shortly afterward, once permitted. Staff explained to Mr. Morrison that he and his son should be present at the January 2 meeting of the Commissioners to speak in person about their request and answer any questions.

Motion: Frank Sparger made a motion to recommend approval of the rezoning of the lot and a 50’ easement from RA to GB to the Board of Commissioners 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 January 2, 2018 meeting.

Chair Loflin asked the Board to note the minutes of November 11, 2017. He asked if there were any corrections to the minutes. Hearing none, he asked for a motion to approve.

Motion: Frank Sparger made a motion to approve the November 11, 2017 minutes as written.

Second: Terry Smith seconded the motion.

Action: The Board unanimously approved this motion.

Chair Loflin asked the Board members to examine the proposed meeting dates for 2018.

Motion: Terry Smith made a motion to adopt the proposed meeting schedule for 2018.

Second: Bob Davis seconded the motion

Action: The Board unanimously approved the motion.

Adjournment

Chair Loflin asked if there was any additional business for the meeting. Hearing none, he asked for a motion to adjourn. Frank Sparger made the motion to adjourn with a second from Terry Smith. The motion was approved.

The meeting was adjourned at 7:30 p.m.

Robert Loflin, Chairman

Robert Remsburg, Clerk