



Stanly County Planning Board February 13, 2017 - Meeting Minutes

Call to Order

Vice-Chairman Terry Smith called the meeting to order on February 13, 2017, at 7:00 p.m. in the Commons Meeting Room at 1000 N First Street, Albemarle, North Carolina.

Vice-Chair Smith asked the Clerk to call the roll.

Stanly County Planning Board Members Attending

Kevin Brickman
Frank Sparger
Bob Davis
John Eckman, III
Terry Smith, Vice-Chair

Planning Board Members Absent:

Robert Loflin, Jr., Chair
Ned Stallings

Stanly County Planning Staff Attending

Bob Rensburg, Planner I

Others Present: Calvin Peoples; Tori Thomas

Vice-Chair Smith asked the Board to note the minutes of October 10, 2016. 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 October 10, 2016, minutes as written.

Second: Bob Davis seconded the motion.

Action: The Board unanimously approved this motion.

Vice-Chair Smith called on Bob Rensburg to present the first hearing, ZA17-01

ZA 17-01 Tori Thomas requests to rezone 3.01 acres from RA-Residential Agricultural and HB-Highway Business to GB-General Business. The property is located at the southwest corner of NC 740 and Martin Road (Tax Record # 22901). Tori Thomas also requests to rezone a .11 acre tract on Martin Road adjacent to the above tract from RA-Residential Agricultural to GB-General Business (Tax Record #22903).

Mr. Rensburg described the location of the property involved. The larger lot currently has a building that is deteriorating that once contained a local convenience store. This portion of the lot was zoned HB while the remainder of the lot is zoned RA. The small adjacent lot that is included in this request is also zoned RA. With the exception of a small section of the property

across NC 740 which is zoned HB, the surrounding properties are zoned RA. Public water is available to the property. A sewer line may exist at least 1,000 feet away. The property is located within the Airport Protection Zone. Traffic along NC 740 is around 2,000 vehicles per day according to traffic studies by NCDOT. Traffic on Martin Road is local only as it is a dead-end street. There are several homes on adjacent properties, but at least two of these have burned. Mr. Thomas has proposed either using the old building or constructing a new building to house a convenience store with bait and tackle and perhaps gas pumps. Future use may include a truck repair facility. Planning staff has reviewed the case and recommends approval.

Vice-Chair Smith called on Mr. Thomas to speak in favor of rezoning his property. Mr. Thomas indicated that he had recently acquired both properties and had met with James Morgan from NCDOT about parking and highway access. He does plan to build a convenience store with bait and tackle. Mr. Thomas indicated that he was working on acquiring a platted, but not developed subdivision off Martin Road. This might give him access to a public sewer line that comes into that property and could perhaps be extended to serve the convenience store area.

Frank Sparger asked Mr. Thomas if he had any experience operating a convenience store. Mr. Thomas replied that he is in partnership owning a store in Charlotte.

Kevin Brickman asked if Mr. Thomas was likely to build a new building. Mr. Thomas indicated that it may be necessary and a new building would be around 2,000 square feet.

Vice-chair Smith asked if anyone wanted to speak in favor of the rezoning. No one came forward.

Vice-chair Smith asked if anyone wanted to speak against the rezoning. No one came forward.

Mr. Calvin Peoples came forward and asked about the sewer line in the area. Mr. Remsburg explained that a sewer line serves the airport and the Air National Guard. GIS mapping shows the sewer line extended into the recreation area located on the east side of Martin Road. He suggested that Mr. Peoples and Mr. Thomas check further with Donna Davis at the Stanly County Utility Department.

Vice-chair Smith called for a motion to recommend to the County Commissioners approval or denial of the request.

Motion: Frank Sparger made a motion to recommend approval of ZA 17-01, Tori Thomas to the Board of County Commissioners.

Second: Bob Davis

Action: The Board unanimously approved this motion.

Mr. Smith reminded those present that the hearing at the Board of County Commissioners meeting would be on March 6, 2017 at 7:00 p.m.

Other Business: Vice-chair Smith invited Bob Remsburg to present information regarding amendments to Sections 101-450 of the Zoning Ordinance. Each member present was given a

copy of the revised ordinance sections to review. Mr. Remsburg pointed out several highlights including campgrounds, sign ordinance, parking, outdoor lighting and domestic animals. Members were asked to review the draft and offer suggestions and comments back to the staff. We will review this more at the next meeting of the Planning Board

Adjournment

Vice-chair Smith asked for a motion to adjourn. A motion to adjourn was made by Frank Sparger and second by Bob Davis. The meeting was adjourned at 7:50 p.m.

Terry Smith, Vice-Chairman

Robert Remsburg, Clerk