



Stanly County Planning Board July 10, 2017 - Meeting Minutes

Call to Order

Chairman Bob Loflin called the meeting to order on July 10, 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

Kevin Brickman

Bob Davis

John Eckman, III

Frank Sparger

Robert Loflin, Jr., Chair

Planning Board Members Absent:

Ned Stallings

Terry Smith

Stanly County Planning Staff Attending

Bob Remsburg, Planner I

Michael Sandy, Director

Others Present: John Mason, Timothy Wilson

Chair Loflin asked the Board to note the minutes of April 10, 2017. He asked if there were any corrections to the minutes. Hearing none, he asked for a motion to approve.

Motion: John Eckman made a motion to approve the April 10, 2017, minutes as written.

Second: Kevin Brickman seconded the motion.

Action: The Board unanimously approved this motion.

Chair Loflin announce the purposes of this meeting were to consider a proposed amendment to the language of the Zoning Ordinance, a change in zoning districts for a parcel on Airport Road and to 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, ZA17-03.

Mr. Remsburg shared:

ZA17-03 John Mason requests to add the following language to Seciton 611.1 uses that are permitted: “Automobile, truck and other vehicle sales, new and used”.

This proposal amends the M-1 (Light Industrial) district to allow the sale of vehicles. NC DMV requires individuals who sell 5 or more vehicles per year to have a dealer’s license. This also requires the dealer to maintain an office. Currently the M-1 district does not permit the sale of

vehicles other than boats. Several other retail items are allowed. While the M-1 district is primarily a light manufacturing district which “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 use can be included with auto repair shops and similar businesses which may wish to sell vehicles from their location. This would also allow manufacturers of trailers, car modification shops and similar to sell from their location. Mr. Mason currently leases a property for a machine shop and restores motorcycles as a hobby. He has sold several and anticipates increasing his business over time. This could place him over the limit by DMV standards. DMV requires dealers to get a letter of zoning compliance from the Planning Department prior to the issuance of a dealer’s license. The Planning Department staff recommends approval as this fits into the land use plan to encourage higher density of development and economic development.

Chair Loflin invited John Mason, petitioner, to explain his request. Mr. Mason shared that he currently leases some M-1 property as a machine shop and hopes to utilize a portion of that property for his motorcycle business. He may also sale some specialty vehicles. He outlined the current uses by right in the M-1 district and made reference to several which allow retail and open storage of equipment or items for sale such as lumber and plumbing supplies.

The board asked several questions concerning the nature of the business. Mr. Mason indicated that the location for his business was at the Mission Milling facility on Mission Church Road. Mr. Remsburg pointed out that this may a way to make use of some manufacturing locations that are underutilized.

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

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

Motion: Frank Sparger made a motion to recommend the proposed amendment to the Zoning Ordinance as requested by Mr. Mason.

Second: Kevin Brickman seconded the motion.

Action: The Board unanimously approved this motion.

The chair advised that the request to amend the Zoning Ordinance will now go before the Board of Commissioners at their August 7, 2017 meeting.

The chair requested that Mr. Remsburg present the next case, ZA17-04

Mr. Remsburg shared:

ZA17-04 Timothy B. Wilson and Mary E. Moses request to rezone an approximately 30,000 square foot lot on Airport Road from RA(Residential Agricultural) to M-1(Light Industrial), Tax Record #9565.

Timothy B. Wilson and Mary E. Moses have requested that property located northwest of Airport Road just south of its intersection with NC 740 and containing approximately 30,000

square feet be rezoned to M-1 Light Industrial. The property is currently zoned RA Residential Agricultural. The lots surrounding this property are RA; however it is just north of property owned by J.T. Russell and Sons which is zoned M-1 and the airport property which is zoned M-2. It is near the Air National Guard Base and the Albemarle Correctional Institution. Behind the property is an approved but not yet developed subdivision owned by Charles Alan. Mr. Wilson proposes using the lot for used car sales. Since the board is recommending approval of the change to allow vehicle sales in the M-1 district and because other nearby areas are zoned for industrial, the Planning Department staff recommended changing this to M-1. If the Commissioners do not approve the request in ZA17-03, they may choose to approve this in a lower classification such as G-B which allows auto sales. The property had previously had a home and Mr. Wilson proposes constructing a sales office and, if it passes, use the existing septic system. This is in a growth area and meets the goals of the current Land-use Plan. The Planning Department staff recommends approval.

Chair Loflin invited Timothy Wilson, petitioner, to explain his request. Mr. Wilson shared that he currently is hauling cars on the east coast and would like to have a place to sale some vehicles as well as to park his car hauler. Since he already owns the property, this would be a good use for the land.

The board asked several questions concerning the nature of the business. Mr. Wilson currently travels to Florida and other locations on contract to haul vehicles for other dealers. He is partnering with others to grow his business and this will be an extension of that effort.

Mr. Remsburg mentioned that Charles Allen may be interested in changing the approved subdivision into a small industrial park which would require it to be rezoned.

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

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

Motion: Bob Loflin made a motion to recommend approval of the rezoning of Mr. Wilson's lot to the Board of Commissioners.

Second: Kevin Brickman seconded the motion.

Action: The Board unanimously approved this motion.

The chair advised that the request to change the zoning on Mr. Wilson's lot will now go before the Board of Commissioners at their August 7, 2017 meeting.

Chair Loflin then invited Bob Remsburg to speak concerning the proposed amendments to Articles I-IV of the Stanly County Zoning Ordinance. Mr. Remsburg explained that some additional minor changes had been made and asked if the board had any additional comments or thoughts about the revisions. The Board expressed their satisfaction with the proposed revisions and agreed by consensus to send this to the Commissioners with the recommendation for approval as had been agreed to at the April 10, 2017 meeting.

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 7:50 p.m.

Robert Loflin, Chairman

Robert Remsburg, Clerk