



Stanly County Planning Board May 11, 2015 - Meeting Minutes

Call to Order

Chairman Burleson called the meeting to order on May 11, 2015, at 7:00 p.m. in the Commons Meeting Room at 1000 N First Street, Albemarle, North Carolina.

Stanly County Planning Board Members Attending

Marvin Smith
Joseph Burleson
Robert Loflin, Jr.
Robert Davis
Terry Smith

Planning Board Members Absent:

Billy Franklin Lee
Ned Stallings

Stanly County Planning Staff Attending

Linda Evans, Planner II
Tim Swaringen, Zoning Enforcement Officer

Others Present: List filed with the May 11, 2015, minutes.

Chairman Burleson asked the Board to note the amended minutes of April 13, 2015. He asked if there were other corrections to the April 13, 2015, minutes. Hearing none, he asked for a motion.

Motion: Robert Loflin, Jr. made a motion to approve the April 13, 2015, minutes as amended.

Second: Marvin Smith seconded the motion.

Action: The Board unanimously approved this motion.

Chairman Burleson called the first item on the agenda and presented the case.

ZA 15-02 TCBT Properties, LLC, requests Rezoning from RA Residential Agricultural to H-B Highway Business. The request is to rezone a portion of Tax Record Number 28324 from RA to H-B. The property is located at 37931 US Hwy 52 N, Albemarle, NC. The purpose of this request is to have the entire property zoned H-B for additional mini storage buildings.

The properties surrounding are zoned RA, M1, and HID. Public water and sewer are provided. This property is not located in a regulated floodplain or in a WS-IV Water Supply Watershed. Traffic on this section of US Hwy 52 as indicated by a 2013 study by NCDOT is approximately 13 thousand cars per day. Planning staff recommends this request due to the fact that the property is located in a primary growth area of Stanly County and is in close proximity to the City of Albemarle, and the Town of New London. The requested change is in accordance with the Stanly County Land Use Plan.

Chairman Burleson asked applicant to come forward and present his case.

Tom Hellman came forward and stated that he is requesting that the entire parcel be rezoned to HB. He stated that when he obtained the property there was a manufactured home on the small section zoned RA Residential Agricultural. He stated he had removed the manufactured home and wishes to place additional storage buildings on that portion of the property.

Robert Loflin asked if he intended to place any storage units toward the asphalt parking lot and Mr. Hellman answered no.

Chairman Burleson asked Ms. Evans if the office had received any calls concerning the case and Ms. Evans answered no.

Hearing no other questions or comments, Chairman Burleson asked for a motion.

Motion: Marvin Smith made a motion to send this case to the Board of County Commissioners with a recommendation to approve ZA 15-02.

Second: Terry Smith seconded the motion.

Action: The Board voted unanimously to approve the motion.

Chairman Burleson advised Mr. Hellman that he should contact the zoning office for further instructions.

Ms. Evans informed the applicant that his case will go before the Board of County Commissioners on June 1, 2015.

Adjournment

Chairman Burleson asked for a motion to adjourn. A motion to adjourn was made by Robert Davis and seconded by Terry Smith. The meeting was adjourned at 7:20 p.m.

Joseph Burleson, Chairman

Linda Evans, Clerk