



Stanly County Planning Board May 12, 2014 - Meeting Minutes

Call to Order

Vice Chairman Burleson called the meeting to order on May 12, 2014, 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
Robert Loflin
Joseph Burleson
Terry Smith
Robert Davis
Billy Franklin Lee
Ned Stallings

Stanly County Planning Staff Attending

Linda Evans, Clerk

Others Present: List filed with the May 12, 2014, minutes.

Vice Chairman Burleson asked if there were any corrections to the April 14, 2014, minutes, Hearing none, he asked for a motion.

Motion: Robert Loflin made a motion to approve the April 14, 2014, meeting minutes as written.

Second: Terry Smith seconded the motion.

Action: The Board unanimously approved this motion.

Vice Chairman Burleson called the first item on the agenda and asked Michael Sandy to present the case.

ZA 14-03 Linda Evans stated that William K. Roten requests to rezone a five (5) acre portion of a 34.5 acre parcel of land from RA to M2 Heavy Manufacturing (tax record number 24776). The property is located on the west side of Flint Ridge Road, approximately 1000 feet south of the intersection of Old Concord Road. The purpose of this request is to operate a saw mill on the property. The properties surrounding are zoned RA Residential Agricultural. There are no public utilities serving this property. This property is not located in a regulated floodplain or in a WS-IV Water Supply Watershed. Traffic on this section of Flint Ridge Road has not been studied by NCDOT but is approximately 350 cars per day. Planning staff recommends this request due to

the fact that the use is a semi-agricultural use and agricultural uses are encouraged in accordance with the Stanly County Land Use Plan.

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

William Roten came forward and stated that he has operated a saw mill on his property for three years and has received no complaints from adjoining property owners. He stated that his family has been in the sawmill business for many years and he is carrying on the tradition and doing what they do best. He stated that he does not plan on increasing production and that the reason for this request is so that he can switch from diesel powered equipment to electric powered equipment. He stated that, in addition to giving him more power, electric power will be quieter and cleaner. He added that electric power will be safer for his employees in that the generator is loud and the workers have to wear earplugs which impede their hearing. He stated that the mill is situated a long way off the road and therefore does not cause a visual impact on the area.

Billy Franklin Lee asked how much the mill saws a day. Mr. Roten replied about 8000 feet a day. Mr. Lee asked if it is pine or hardwood and Mr. Roten stated that it is hardwood. Mr. Roten stated that he has a contract with a company up north to make railroad ties and they make a lot of those. He stated they also make flooring for Shaw Contract Flooring out of Dalton, Georgia.

Vice Chairman Burleson asked if anyone else wished to speak regarding this case. Hearing no further discussion, Vice Chairman Burleson called for a motion.

Motion: Billy Franklin Lee made a motion to send this case to the Board of County Commissioners with a recommendation to approve ZA 14-03.

Second: Marvin Smith seconded the motion.

Action: The Board voted unanimously to approve the motion.

Chairman Smith apologized to the Board for being a few minutes late.

Adjournment

Vice Chairman Burleson asked for a motion to adjourn. A motion to adjourn was made by Marvin Smith and seconded by Robert Loflin. The meeting was adjourned at 7:30 p.m.

Joseph Burleson, Vice Chairman

Linda Evans, Clerk