



Stanly County Planning Board October 10, 2016 - Meeting Minutes

Call to Order

Chairman Robert Loflin called the meeting to order on October 10, 2016, at 7:00 p.m. in the Commons 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

Robert Loflin, Jr., Chair
Kevin Brickman
Frank Sparger
Ned Stallings
Bob Davis

Planning Board Members Absent:

John Eckman, III
Terry Smith, Vice-Chair

Stanly County Planning Staff Attending

Michael Sand, Planning Director
Bob Remsburg, Planner I

Others Present: No one signed in to speak.

Mr. Remsburg, clerk, indicated that each member had been given a replacement Section XIII to add to their copies of the Zoning Ordinance. The board of County Commissioners had approved the change at their last regular meeting to update the ordinance.

Chairman Loflin asked the Board to note the minutes of June 13, 2016. He asked if there were any corrections to the minutes. Hearing none, he asked for a motion to approve.

Motion: Bob Davis made a motion to approve the June 13, 2016, minutes as written.

Second: Kevin Brickman seconded the motion.

Action: The Board unanimously approved this motion.

Vice-Chair Smith called on Bob Remsburg to present the first hearing, ZA16-06 and ZA 16-08.

Mr. Remsburg explained that these two petitions would be presented together but each will be voted separately.

ZA 16-06 Paula Almond on behalf of Ellis Springs Development Company requests rezoning from RA-Residential Agricultural to R-20 Residential of three lots at the

intersection of NC 73 and Hatley Farm Road. Applicant respectfully requests to rezone 3 tracts totaling 3.4 acres, tax record numbers 564, 37680, and 18627.

Using a power point presentation, Mr. Remsburg showed the location of the property on a map and the homes involved. The two smaller lots do not contain enough square footage to meet the 30,000 square foot minimum lot size in the RA zoning district. If rezoned to R-20, the minimum lot size is 15,000 square feet and the lots will then conform to the zoning requirements. The larger lot has three homes and consists of 2.41 acres. Under the ordinance only one stick built or modular home is allowed on a lot. Ellis Springs Development plans to divide this parcel into three tracts. To help this meet the ordinance requirements it is helpful to reduce the minimum lot size to 15,000 square feet. Water and sewer are available and the properties are located in a growth area as designated in 2010 Land Use Plan. These lots are not in a flood plain or in a watershed area.

ZA 16-08 Travis Alley requests rezoning from RA-Residential Agricultural to R-20 Residential just west of the intersection of NC 73 and Hatley Farm road. Applicant respectfully asks to rezone from RA-Residential Agricultural to R-20 Residential, approx. 19.87 acres, tax record number 10579.

Continuing with the power point presentation, Mr. Remsburg pointed out the location of this acreage on a map. There are no structures on this property. Mr. Remsburg showed with Mr. Alley had traded a portion of the property with Friendship Methodist Church giving this land a second area of road frontage on NC 73. This property also has water and sewer available. Mr. Alley may choose to develop this property in the future; however, no plans have been submitted. The property is in a growth area as designate in the 2010 Land Use Plan. Since septic and wells are not necessary, homes could be placed on smaller lots. According to NC Department of Transportation traffic counts, approximately 2,000 vehicles per day travel NC 73. This lot is not in a flood plain or watershed area.

No one spoke in favor or opposition to either request.

Motion: Bob Davis made a motion to recommend approval of ZA 16-06, Ellis Springs Development company to the Board of County Commissioners.

Second: Frank Sparger

Action: The Board unanimously approved this motion.

Motion: Bob Davis made a motion to recommend approval of ZA 16-08, Travis Alley Development Company to the Board of county Commissioners.

Scond: Kevin Brickman

Action: the Board unanimously approved this motion.

Mr. Loflin reminded those present that the hearing at the Board of County Commissioners meeting would be on Novemeber 7th at 7:00 p.m.

Chariman Loflin called on Mr. Remsburg to present the second hearing, ZA 16-07.

ZA 16-07 Frank T. McCoy has requested to rezone a lot totaling 4.17 acres at 41222 Shady Rest road at the intersection with NC 740, New London, tax record #31849.

Mr. Remsburg shared the location of the property using the power point presentation. There are 6 homes located on the 4.17 acre lot. Mr. McCoy desires to divide the lot into six small lots, one for each home. Because there is more than one stick-built home on this parcel, it is currently non-compliant. The property is zoned as RA and located in a watershed area. The minimum lot size is 40,000 square feet. Since water is available, the minimum lot size in the R-20 district is 15,000 square feet. The size of the lot and the positioning of the homes does not allow the lot to be split into 6 parcels of 40,000 square feet. To comply with the ordinance, the property needs to be rezoned to r-20. Traffic on NC 740 is around 2,000 vehicles per day and traffic on Shady Rest is approximately 180 vehicles per day. This property is not located in a flood plain.

No one spoke in favor or opposition to the rezoning request.

At this point, Mr. Loflin closed the hearing. Board members discussed the request.

Motion: Bob Davis made a motion to send this case to the Board of County Commissioners with a recommendation to approve ZA 16-07.

Second: Frank Sparger seconded the motion.

Action: The Board unanimously approved the motion.

Other Business: Mr. Loflin 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 the sign ordinance, outdoor lighting and shooting/firing ranges. 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

Chairman Loflin asked for a motion to adjourn. A motion to adjourn was made by Frank Sparger and second by Kevin Brickman. The meeting was adjourned at 7:40 p.m.

Robert Loflin, Chairman

Robert Remsburg, Clerk