



Stanly County Planning Board October 9, 2017 - Meeting Minutes

Call to Order

Chairman Bob Loflin called the meeting to order on October 9, 2017, at 7:00 p.m. in the Partnership Meeting Room at 1000 N First Street, Albemarle, North Carolina. In the absence of Mr. Remsburg, Michael Sandy, Planning Director served as Clerk of the meeting.

Chair Loflin asked Mr. Sandy to call the roll.

Stanly County Planning Board Members Attending

Terry Smith
Ned Stallings
Frank Sparger
Kevin Brickman
Robert Loflin, Jr., Chair

Planning Board Members Absent:

John Eckman, III
Bob Davis

Stanly County Planning Staff Attending

Michael Sandy, Director of Planning

Others Present: Ray Smith, Charles Brown, Justin Vanderbroeck, Rodney Keck, Casey Ammons

Chair Loflin asked the Board to note the minutes of August 14, 2017. 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 August 14, 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 three requests to rezone parcels in the county.

The chair requested that Mr. Sandy present the case, ZA17-06.

Mr. Sandy shared:

ZA 17-06 Rodney Keck requests to rezone three lots containing approximately 4.26 acres and located at 36802 Auto Drive, New London from GB(General Business) to M-2(Heavy Industrial), TR #138267, 36833, 10611.

The lots surrounding this property are GB, R-20 and RA zoning districts. Properties located across US 52 are zoning RA and contain houses, property to the south is GB and is vacant, Property to the east and north are zoned R-20 and contain one home. The property currently houses H&K Auto repair which specializes in auto-body repair. This shop is located over 500 feet from US 52. Mr. Keck is proposing to sell the front portion of the property to allow a towing company to utilize this for a storage yard for damaged or inoperable vehicles. Since more than five inoperable vehicles may be on-site at any one time, the rezoning needs to be in the M-2 District which allows the larger number of vehicles to be stored. A buffer will be required between the property and the adjacent residential zoned areas including a 10 foot wall or opaque fence for the storage yard. Traffic on US 52 in this area averages 17,000 vehicles per day. This is located in a growth area per the 2010 Stanly County Land-Use Plan. Planning staff recommends approval of this request due to its location on a highway and in a growth area.

Chair Loflin invited Mr. Keck to speak about his request. Mr. Keck addressed the board and explained the purpose of the request. The Board was given the opportunity to ask any questions.

Chair Loflin asked if there was anyone present who wished to speak in favor of the request. No one spoke.

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 approval of the rezoning of the lot to the Board of Commissioners.

Second: Terry Smith seconded the motion.

Action: The Board unanimously approved this motion.

The chair advised that the request to change the zoning on the lots will now go before the Board of Commissioners at their November 6, 2017 meeting.

The chair requested that Mr. Sandy present the second case, ZA17-08

Mr. Sandy reported:

ZA17-08 Casey Ammons request to rezone approximately 1acre owned by Lori Mills Greene just southeast of the corner of Webb Road and NC 200 Highway south from RA (Residential Agricultural) to M-1 (Light Industrial). Tax Record #138524.

The lots surrounding this property are RA except for the parcel acquired by Mr. Ammons and rezoned to M-1 on September 5th. Properties located across Webb Road and NC 200 are either within the Stanfield town limits or within the town's extra-territorial jurisdiction (ETJ). The adjacent properties are either used for residential, agricultural purposes and one lot contains a church building and cemetery. The church is Clark's Grove Primitive Baptist Church which no longer holds regular services. Two parcels just north and west of the property (but not adjoining) are zoned Industrial by the Town of Stanfield. These lots contain the Avdel/Stanley Fastening

facility and the Allen Storage facilities (formerly the Allendale Furniture Company). Mr. Ammons is proposing to use the lot for a vehicle repair shop. He plans to construct a building for this purpose. A vehicle repair shop is allowed in the GB – General Business District and in M-1. The GB district does not allow the storage of any unlicensed vehicles outside of the building, but the M-1 district allows up to 5 vehicles to be stored outside. Mr. Ammons plans to do storage in a fenced-in area. Because the surrounding properties are used for non-business purposes, the property and the storage area must be screened to meet the requirements of the zoning ordinance. This parcel is currently an open field and will require a septic system and a well. Traffic on NC 200 South in this area averages 1,300 vehicles per day according to the 2015 NCDOT traffic count. No traffic count was available for Webb Road. This property is located in a growth area per the 2010 Stanly County Land-Use Plan. Planning staff recommends approval of this request due to its location on a highway and in a growth area.

Chair Loflin invited Casey Ammons, petitioner, to explain his request.

Mr. Ammons shared that he has been able to acquire this adjacent one acre parcel and would like to add this to the area he has already acquired and rezoned. He would be operating a body shop at this location and hoped to build within one year. He anticipates 3-4 employees to work at this facility.

Chair Loflin asked if there was anyone present who wished to speak in favor of the request. No one spoke.

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: Kevin Brickman made a motion to recommend approval of the rezoning of the lot to the Board of Commissioners.

Second: Frank Sparger seconded the motion.

Action: The Board unanimously approved this motion.

The chair advised that the request to change the zoning on the lot will now go before the Board of Commissioners at their November 6, 2017 meeting.

The chair requested that Mr. Sandy present the third case, ZA17-07.

Mr. Sandy reported:

ZA17-07 ESA Albemarle, LLC requests to apply a Solar Electric Power Generating System Overlay District to property owned by Charles H. Sandifer and Myra Elaine Moore, Broadway Road, Albemarle. Tax Record #5277.

The property is currently zoned RA(Residential Agricultural) and the lots surrounding this property are zoned RA by either the county or the Town of Badin. One nearby lot is zoned GB-General Business. The SEPGS designation will be added to the RA district regulations on

approximately 18.75 acres of the Charles H. Sandifer, LER property which totals over 32 acres. Areas along the creek on the east side and the north side nearest Badin are not utilized for this project. Areas without sufficient existing vegetation to buffer the property will be required to have a vegetative buffer added. A 6' high chain link fence topped with barbed wire will surround the solar generating area. The system will connect to Duke Energy and a decommissioning plan has been submitted to the Planning Department. Traffic on NC 740 averages 4,300 vehicles per day. Broadway Road is lightly traveled. The property is in a growth area per the 2010 Stanly County Land-Use Plan. Planning staff recommends approval of this request due to its location on a highway and being in a growth area.

Chair Loflin invited Justin Vanderbroeck to speak in favor of the request on behalf of ESA Albemarle. Mr. Vanderbroeck explained the plan for development of the project and its use of the land for a solar generating facility.

Chair Loflin asked if there was anyone present who wished to speak in favor of the request. No one spoke.

Chair Loflin asked if there was anyone present who wished to speak against the request. Mr. Ray Smith lives nearby and asked about the glare and appearance of the facility. His concerns were addressed by Mr. Vanderbroeck. The board asked about the value of the investment. Mr. Vanderbroeck estimated that the facility would be valued between \$3-\$4 million.

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

Motion: Frank Sparger made a motion to recommend approval of the rezoning of the lot to the Board of Commissioners.

Second: Terry Smith seconded the motion.

Action: The Board unanimously approved this motion.

The chair advised that the request to change the zoning on the lot will now go before the Board of Commissioners at their November 6, 2017 meeting.

Adjournment

Chair Loflin asked if there was any additional business for the meeting. Hearing none, he asked for a motion to adjourn. Frank Sparger made the motion to adjourn with a second from Kevin Brickman. The motion was approved.

The meeting was adjourned at 7:45 p.m.

Robert Loflin, Chairman

Michael Sandy, Planning Director