



## Stanly County Planning Board February 11, 2013 - Meeting Minutes

### **Call to Order**

Chairman Smith called the meeting to order on February 11, 2013, 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  
Billy Franklin Lee  
William B. Lilly, Jr.  
Robert Loflin  
Brenda Hunter

### **Planning Board Members Absent:**

Robert Davis  
Allan McGuire

### **Stanly County Planning Staff Attending**

Michael Sandy, Planning Director  
Linda Evans, Planner II

**Others Present:** List filed with the February 11, 2013, Minutes

Chairman Smith asked if there were any corrections to the December 10, 2012, minutes

**Motion:** Bob Loflin made the motion to approve the December 10, 2012, meeting minutes as written.

**Second:** William Lilly seconded the motion.

**Action:** The Board unanimously approved this motion.

Chairman Smith stated to the audience that the Planning Board is an advisory board that makes recommendations to the County Commissioners and that each case heard tonight will be forwarded to the Commissioners with a recommendation for approval or denial.

Chairman Smith called the first item on the agenda and asked Michael Sandy to present the case, ZA 13-01 Gerald R. Whitley.

Mr. Sandy stated that applicant respectfully requests rezoning of a 13 acre parcel of land from RA to M1 (tax record number 9685). The property is located at the corner of NC 24/27 Hwy and Teeter Road. The purpose of this requested amendment is to allow the applicant to operate a construction business on the property.

All of the adjoining properties are zoned RA- Residential Agricultural; there is a 1.6 acre tract across the road and to the north zoned H-B Highway Business. The property is served by public water but not sewer. This property is not located in a regulated floodplain or in a WS-IV Water Supply Watershed. Traffic on this section of NC 24/27 Hwy has been studied by NCDOT and is approximately 10,000 cars per day. Planning staff recommends this request due to the fact that the property is located in a growth area, and the requested change is in accordance with the Stanly County Land Use Plan.

Chairman Smith asked the applicant to come forward and state his case.

Gerald Whitley came forward and stated that he would like to continue to use the property to park his masonry equipment. He stated he has used this property for this purpose for the last seventeen years without any problem.

Chairman Smith asked him if there are any buildings on the property. Mr. Whitley stated yes, but he did not place them there, they were there when he acquired the property.

Chairman Smith asked if anyone else would like to speak regarding this case.

Chairman Smith stated that, in his opinion, Mr. Whitley's request is reasonable in that he is requesting to change the zoning to accommodate a use that has been ongoing on this property for the last seventeen years. Chairman Smith asked if he could hear a Motion.

**Motion:** Billy Franklin Lee made a motion to send this case to the County Commissioners with a recommendation to approve ZA 13-01, a rezoning from RA to M1.

**Second:** Bob Loflin seconded the motion.

**Action:** The Board voted unanimously to approve the motion.

Michael Sandy informed the applicant that he would need to attend the Board of Commissioners meeting scheduled for March 4, 2013, for a final decision on this matter.

Chairman Smith called the next item on the agenda and asked Michael Sandy to present the case, ZA 13-02 Dennis Holbrook & MDS Smith GR.

Michael Sandy stated that applicant respectfully requests to rezone a 5 acre parcel of land from M2 to R-8 (tax record number 6276). The property is located off Henson Street. The purpose of this request is to use the property for multi-family dwellings.

The properties surrounding are zoned M2, R8, R10 and GHBD. Public utilities are provided by the City of Albemarle. Schools serving this district are East Albemarle Elementary School and Albemarle High School. This property is not located in a regulated floodplain or in a WS-IV Water Supply Watershed. Traffic on this section of Henson Street has not been studied by NCDOT but is approximately 50 cars per day. Planning staff recommends this request due to the fact that the property is located adjacent to a primary growth area of the city of Albemarle and the requested change is in accordance with the Stanly County Land Use Plan.

Chairman Smith asked if anyone present wanted to speak regarding this case.

Lee Allen came forward and stated that he is representing the Petitioner in this case, due to the Petitioner having some medical issues. He stated that the plans are to construct senior living apartments using grant monies. As soon as everything is cleared, the Petitioner will request that the City of Albemarle annex the property into the City. He pointed out that this property is located adjacent to an apartment complex.

After brief discussion by the Board, Chairman Smith asked for a Motion.

**Motion:** Bob Loflin made a motion to send this case to the County Commissioners with a recommendation to approve ZA 13-02, a rezoning from M2 to R8.

**Second:** William Lilly seconded the motion.

**Action:** The Board voted unanimously to approve the motion.

Michael Sandy informed the applicant that he would need to attend the Board of Commissioners meeting scheduled for March 4, 2013, for a final decision on this matter.

Chairman Smith asked if there is any other business to be discussed. No one replied.

### **Adjournment**

Chairman Smith asked for a motion to adjourn. A motion to adjourn was made by William Lilly and seconded by Bob Loflin. The meeting was adjourned at 7:15 p.m.

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Marvin Smith, Chairman

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Linda Evans, Clerk