



Stanly County Planning Board May 14, 2012 - Meeting Minutes

In the absence of both the Chairman and Vice Chairman, the Board unanimously agreed that Billy Franklin Lee would act as Chairman for this meeting.

Call to Order

Acting Chairman Billy Franklin Lee called the meeting to order on May 14, 2012, at 7:00 p.m. in the Commons Meeting Room at 1000 N First Street, Albemarle, North Carolina.

Stanly County Planning Board Members Attending

Billy Franklin Lee
Allan McGuire
Robert Davis
Robert Loflin

Planning Board Members Absent:

Marvin Smith
Brenda Hunter
William Lilly, Jr.

Stanly County Planning Staff Attending

Michael Sandy, Planning Director
Linda Evans, Planner II

Others Present: List filed with May 14, 2012, Planning Board minutes.

Acting Chairman Lee asked if there were any corrections to the August 8, 2011, minutes

Motion: Allan McGuire made the motion to approve the August 8, 2011, meeting minutes as written.

Second: Billy Franklin Lee seconded the motion.

Action: The Board unanimously approved this motion.

Acting Chairman Lee called the first item on the agenda and asked Michael Sandy to present the case, ZA 12-01.

Michael Sandy stated that applicant requests rezoning of a 4.31 acre portion of a 26.5 acre parcel of land from RA to M-1 (tax record number 5616). The property is located off the west side of US 52 Hwy, approximately 1000 feet south of the Windy Hill Road intersection. The purpose of this requested amendment is to allow for the expansion of Crop Production Services located at 12862 Cottonville Road. The adjoining properties are zoned RA to the west, east, and south, and M-1 to the north. There is a small tract of NB in the vicinity. The property is served by public

water. This property is not located in a regulated floodplain but is located in a WS-IV Water Supply Watershed. The property in question is located within a growth area according to the Stanly County Land Use Plan. Traffic on this section of US 52 is approximately 6700 cars per day as of 2010 NCDOT data. Planning staff recommends this request due to fact that rezoning this property will enable Crop Production Services to expand and the property is in a growth area in accordance to the Land Use Plan.

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

Attorney Earl Singletary came forward and stated that he is speaking on behalf of Crop Production Services. He stated that Crop Production Services, located at 12862 Cottonville Road, is in negotiations to purchase this property from Billy Crump in order to expand Crop Productions Services operations. He stated that Mark Smith from Crop Production Services is present to answer any questions the Board may have.

Bob Loflin asked how long Crop Production had been in business. Mr. Singletary answered that the business was started in 1974 or 1975. Mr. Loflin asked how many people are employed by the business and Mr. Smith answered that there are currently ten employees.

Billy Franklin Lee stated that he has done business with this group for years and he knows the operation to be environmentally responsible. He stated that he is also aware that the operation needs more space for an expansion.

Acting Chairman Lee asked if anyone else wished to speak regarding this case.

Wade Hampton came forward and stated that he lives at 12974 Highway 52 South, directly across the field from this property. He stated that he bought his property from Billy Crump and that he and his family have lived there for about twelve years. He stated that he is very interested in what the expansion of this company will bring to this community. He is concerned about environmental issues and chemical spills. He is concerned that the environmental issues and the tall silos will decrease the property value in the area. He is afraid that rezoning the property to M-1 will invite more industrial uses into the neighborhood.

Mark Smith, Crop Production Services, came forward and stated that the company is expanding to add seed warehouses and fertilizer storage buildings. The property has dikes to take care of any chemical spills and they plan to construct more. Mr. Smith stated that the property more than meets EPA standards at this point and the company will strive to maintain this high standard with the expansion.

Wade Hampton stated that the company is already dumping something near the railroad tracks and Mr. Smith informed him that lime is dumped there, not a harmful chemical. Mr. Hampton stated that it is still a chemical.

Katherine Hampton came forward and stated that the property along Highway 52 in this area is very pretty. She stated that being able to see the large silos on the Crop Production property is unattractive and distracts from the overall view of the area and she doesn't want to have to look at additional tall silos.

Mr. Smith stated that at this point the Company has no further need for silos and the plans are to construct seed warehouses and chemical storage buildings which would not be over twenty feet high.

Mrs. Hampton stated that Mr. Smith says he is not going to build more silos and asked what will keep him from it if the property is rezoned to M-1.

Mr. Hampton came forward and asked if the M-1 zoning designation will stop at four acres or will more of the Crump property be rezoned in the future.

Michael Sandy stated that there are several parcels in the vicinity that are zoned business or industrial and that this area is possibly in a state of transition. He stated that anyone can request a rezoning of property and there is no guarantee that more of this property or other property in the area will not be rezoned in the future.

Katherine Hampton stated that she realizes there is a lot of different zoning in the area but the area is still very residential and pretty and she is concerned that this rezoning will decrease her property value and she won't be able to sell her property for what it's worth.

Bob Davis asked Mrs. Hampton if the area between her property and the Crop Production rezoning site was an open field or wooded. Mrs. Hampton answered that it is a cow pasture with some trees in the back.

Allan McGuire asked if all vehicle access to this property is from Cottonville Road. Mr. Smith answered that it is. Billy Franklin Lee stated that it would not be practical to have vehicular access to Highway 52 because of the topography of the land.

Acting Chairman Lee stated that he would entertain a motion at this time.

Bob Loflin made a motion to approve ZA 12-0, a request for a change to M-1 zoning.

Allan McGuire requested to ask another question and Acting Chairman Lee granted his request. Mr. McGuire asked if the business owners had been informed about buffer requirements for the property. Michael Sandy stated that the property owners had been made aware that buffers are required. Mr. McGuire asked the property owners if they planned to plant trees or use a fence. Mr. Smith stated that he plans on both trees and a fence and also a berm.

Wade Hampton came forward again and asked "does that mean trees". Allan McGuire read from the zoning ordinance the three options that Crop Production Services have for buffer strips. Mr. Hampton stated that he wanted it stated in the minutes that he is requesting Crop Production Services to plant Leland Cypress trees.

Acting Chairman Lee asked if anyone else would like to speak regarding this case. No one came forward.

Acting Chairman Lee asked Bob Loflin if he would like to restate his previous motion.

Motion: Bob Loflin made a motion to send this case to the County Commissioners with a recommendation to approve ZA 12-01, a rezoning from RA to M1.

Second: Bob Davis 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 tentatively scheduled for June 4, 2012, for a final decision on this matter.

Other Business

Michael Sandy advised the Board that the proposed map showing the adjustment to the County line is in the office for viewing if anyone would like to drop by to view them.

Adjournment

Acting Chairman Lee asked for a motion to adjourn. A motion to adjourn was made by Bob Loflin and seconded by Allan McGuire. The meeting was adjourned at 8:00 p.m.

Billy Franklin Lee, Acting Chairman

Linda Evans, Clerk