



Stanly County Planning Board December 10, 2012 - Meeting Minutes

Call to Order

Chairman Smith called the meeting to order on December 10, 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

Marvin Smith
Robert Davis
Billy Franklin Lee
Allan McGuire
William B. Lilly, Jr.
Robert Loflin

Planning Board Members Absent:

Brenda Hunter

Stanly County Planning Staff Attending

Michael Sandy, Planning Director
Linda Evans, Planner II

Others Present: List filed with the December 10, 2012 Minutes

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

Motion: Bob Loflin made the motion to approve the September 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 12-04.

Mr. Sandy stated that applicant, Reece Gibson, respectfully requests rezoning of a 23.9 acre parcel of land from RA – Residential Agricultural to R-20 (tax record number 31172). The property is located on Renee Ford Road approximately 2000 feet north of its intersection with Polk Ford Road. The purpose of this requested amendment is to reduce the minimum lot size requirement to 20,000 square feet to will allow more density for a proposed subdivision. All of the adjoining properties are zoned RA- Residential Agricultural. 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 Renee Ford Road and has been studied by NCDOT and is approximately 2,500 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.

Elmer Reece Gibson came forward and stated that he lives around the corner from this property and that he wants to make a nice little subdivision that will be an asset to Stanly County.

Bob Loflin asked Mr. Gibson what type homes he plans to build here. Mr. Gibson stated that the homes will range from \$150,000 to \$225,000 and will be around 1,600 to 2,500 square feet with vinyl siding. He stated the homes will be comparable to the homes in Chestnut Hills Subdivision in Stallings, North Carolina, a subdivision which he had developed.

Bob Loflin asked Mr. Gibson if each home would have its own driveway and Mr. Gibson answered that each home would have a paved driveway.

Bob Loflin asked him how many homes he planned and Mr. Gibson answered possibly 32 or 34, but maybe just 30 because of Environmental Health's requirements for septic systems.

Chairman Smith reminded the Board that a rezoning of property is the issue before the Board at this time and not approval of a subdivision. He requested that the Board limit its comments and questions to the rezoning at this time.

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

Randy McCoy came forward and stated that he lives on Renee Ford road in close proximity to this property. He stated that he understands that the property would not perk for septic systems several years ago and he was wondering if Mr. Gibson would have to put in special septic systems for the subdivision.

Chairman Smith restated that the issue before the Board tonight is the rezoning of property and questions regarding a subdivision on this property would be addressed at a later time when a preliminary plat is presented to the Planning Board for approval.

Chairman Smith stated he would hear a Motion if there is no other discussion in this case.

Motion: Bob Davis made a motion to send this case to the County Commissioners with a recommendation to approve ZA 12-04, a rezoning from RA to R-20.

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 tentatively scheduled for January 7, 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, SD 12-01.

Michael Sandy stated that The Fork LLC requests preliminary plat approval for four (4) lots off Fork Road in Norwood. Applicant respectfully requests approval to create four one (1) acre lots, with a 30 foot access easement. The property will be in a conservation area and will not be developed otherwise. The property is located at the southernmost end of Fork Road. All of the adjoining properties are zoned RA- Residential Agricultural. The property is served by public water but not sewer. This property has some regulated floodplain on the eastern and southern boundary, but no proposed lot is. The property is not located in a WS-IV Water Supply Watershed. Traffic on this section of Fork Road is less than 300 cars per day. Planning staff recommends this request due to the fact that the property is located in a zone that allows the requested lot size and is in a growth area, and is in accordance with the Stanly County Land Use Plan.

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

Jim Cogdell came forward and stated that he purchased the property in 1999. He talked about the many ways he has improved the property and put in place environmentally sound projects on the property and assured the Board that the creation of these four lots will be equally conservative of the land. He stated that members of the LLC or family members will own and operate all improvements.

Bob Loflin asked him if it would be a gated community and Mr. Cogdell stated that the whole property is gated to keep in the horses.

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

Motion: William Lilly made a motion to approve the preliminary plat submitted for SD 12-01.

Second: Bob Loflin seconded the motion.

Action: The Board voted unanimously to approve the motion.

Other Business

The Clerk presented the Meeting Dates Calendar for the 2013 year to the Board.

Motion: Bob Loflin made a motion to approve the Meeting Dates for the 2013 year.

Second: Billy Franklin Lee seconded the motion.

Action: The Board voted unanimously to approve the motion.

Adjournment

Chairman Smith asked for a motion to adjourn. A motion to adjourn was made by William Lilly and seconded by Billy Franklin Lee. The meeting was adjourned at 7:35 p.m.

Marvin Smith, Chairman

Linda Evans, Clerk