



Stanly County Planning Board January 14, 2019 - Meeting Minutes

Call to Order

Since this was the first meeting with the new members of the board and a chair had not been elected, Clerk Bob Rensburg called the meeting to order on January 14, 2019, at 7:00 p.m. in the Commons Meeting Room at 1000 N First Street, Albemarle, North Carolina.

Mr. Rensburg called the roll.

Stanly County Planning Board Members Attending

Terry Smith
Mike Williams
Scott Efird
David Underwood
John Eckman, III
Frank Sparger
Ned Stallings

Planning Board Members Absent:

None

Stanly County Planning Staff Attending

Bob Rensburg, Planner I

Others Present: James Faust and Will Taylor registered to speak. Susan Taylor was also present.

Installation: Clerk Bob Rensburg invited the three new board members to come to the front of the room and conducted the swearing in ceremony. Scott Efird, David Underwood and Mike Williams were installed.

Election of Chair: After a few moments of discussion among the board members the following action was taken.

Frank Sparger nominated John Eckman as Chair of the Planning Board.

David Underwood seconded the nomination.

Acclamation: Scott Efird made the motion to elect John Eckman by acclamation.

Second: Ned Stallings

The board unanimously approved John Eckman to serve as Chair of the Planning Board

John Eckman took over moderating the meeting from the Clerk at this point and invited the board members to nominate a member to serve as vice-chair.

Election of Vice-Chair: Terry Smith nominated Frank Sparger as Vice-Chair.

David Underwood seconded the nomination:

Acclamation: Scott Efird made the motion to elect Frank Sparger as Vice-Chair by acclamation.

Second: Michael Williams

The board unanimously approved Frank Sparger as Vice-Chair.

Chair Eckman appointed Bob Remsburg to serve as Clerk to the Board.

The Chair invited the board to review the minutes of the previous meeting which was held on October 8, 2018.

Motion: Frank Sparger made a motion to approve the October 8, 2018 minutes as written.

Second: Terry Smith seconded the motion.

Action: The Board unanimously approved the motion.

Chair Eckman announced the next item was to consider a petition to close a portion of Coggins Road in New London.

Chair Eckman invited Mr. Remsburg to share the staff report on the petition to close Coggins Road.

Mr. Remsburg shared the following using a power point presentation:

H.W. Culp Lumber Company has requested the closing of Coggins Road as it bisects their property. The road is minimally traveled. NCDOT shows about 80 vehicles per day at the corner of May Street and Oak Avenue. Oak Avenue turns into Coggins Road. Most of the road is within New London's jurisdiction, but a portion adjoins property within the county's jurisdiction. The road would remain open behind the Tar Heel Challenge Academy (old New London School). The Town of New London will also be making a recommendation regarding this closure request. It will subsequently have to be reviewed by NCDOT since this is a state-maintained road. The Planning Board's responsibility is to consider the benefits of this request and make a recommendation to the County Commissioners to approve or deny.

Chair Eckman asked if there were any present to speak in favor of the request.

Mr. Will Taylor, attorney, and Mr. James Faust came forward to present on behalf of H.W. Culp Lumber Company. Mr. Taylor introduced the request and turned the floor over to Mr. Faust. Mr. Faust, Project Manager, shared that Culp Lumber was working to expand and improve their facilities. The existing entrance on old US 52 causes a significant amount of the truck traffic to travel through New London. Their business has doubled over the past ten years. The closing of Coggins Road would allow Culp to have their entrance on US 52 and avoid the truck traffic through the center of New London. He has worked with Marc Morgan, District Engineer with NCDOT. The process for closing the road is to get a resolution from both the County and the Town of New London prior to consideration from NCDOT. This change will promote safety and economic growth for the community. In 2018, the company produced 118 million board feet of lumber. All properties are zoned M2 – Heavy Industrial.

After a brief discussion, the board took the following action.

Motion: Scott Efirm made a motion to recommend that the County Commissioners approve a resolution to close Coggins Road.

Second: Michael Williams

Action: The motion was approved unanimously.

Chair Eckman introduced the next item of business which was the discussion for the changes in the Planning Board's Rules of Procedure. Mr. Remsburg explained that the Rules of Procedure had not been updated in many years. The proposed changes would allow more flexibility in meetings times and places. The old rules had language that was more like rules for a Board of Adjustment. This was changed and the language overall was made more inclusive.

The board reviewed some of the items and accepted the revisions as information. Mr. Remsburg explained that the new Rules of Procedure could be adopted at the February meeting.

Chair Eckman then introduced the final item on the agenda which was a period of training.

Mr. Remsburg went through several bullet points to address how the board should operate including the difference between legislative and quasi-judicial actions. The board asked several questions and experienced board members shared some of their insights and past experiences. Mr. Remsburg outlined how he would normally communicate to the board and that the board can talk to each other about items on the agenda.

Adjournment

Chair Eckman 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 David Underwood. The motion was approved.

The meeting was adjourned at 8:45 p.m.

John Eckman, Chair

Robert Remsburg, Clerk