



Stanly County Planning Board
July 18, 2022 - Meeting Minutes

Call to Order Chair Jay Eckman called the meeting to order on July 18, 2022 at 6:30 p.m. in the Gene McIntyre meeting room at 1000 N. First Street, Albemarle, North Carolina.

Stanly County Planning Board members attending David Underwood, Michael Williams, Tim Fesperman, Jay Eckman, Kevin Brickman, Joel Mauldin

Absent: TJ Smith - excused

Stanly County Planning Staff Attending Bob Remsburg, Planning Director & Bailey Emrich, Planner 2

Chair Eckman asked if there were any conflicts of interests with the case to be heard due to financial or personal relationships.

There were none

Chair Eckman asked if there were any other additions that the board needed to consider. There were none.

Chair Eckman asked for a motion to approve the proposed agenda.

Motion: David Underwood

Second: Tim Fesperman

Approved: 6-0

Chair Eckman asked for a motion to approve the minutes from March 14, 2022.

Motion: David Underwood

Second: Kevin Brickman

Approved: 6-0

Chair Eckman stated that the board will consider one item. A request by Forrest Davis Sr. for the rezoning of a one acre parcel on Barnhardt Road, New London, 28127.

Chair Eckman introduced the only item on the agenda.

Chair Eckman invited county staff to share the details of this request.

Bob Remsburg shared the following:

Forrest Davis Sr. has requested the rezoning of a one acre parcel located at 40557 Barnhardt Road, Albemarle, NC 28001 from RA (Residential Agricultural) to R20 (Residential). Mr. Davis currently resides in the home on the property. Section 701 of the Stanly County Zoning Ordinance requires that lots zoned County, RA and in the watershed be at least 40,000 square feet. This lot is roughly 43,000 square feet and is located in the watershed.

The purpose of the rezoning request is for Mr. Davis to subdivide this parcel and gift his daughter approximately 20,000 square feet in order for her to build a home. Four adjacent lots on Barnhardt Road are approximately 20,000 square feet each. This request would be in harmony with the existing neighborhood. Based on the current zoning, Mr. Davis is unable to subdivide his property due to the required lot size. County, R20 allows for a minimum lot size of 15,000 square feet where either water or sewer are provided. This property does have access to and is served by public water. This proposed subdivision would be in compliance with the Watershed Ordinance.

The residence must meet the required setbacks for the R20 zoning district. Those setbacks are forty feet from the front property line, thirty-five feet from the rear property line and twelve feet from the side property lines. The new home will also be required to meet any Environmental Health Department requirements in order to accommodate a septic system and repair area.

RA and R20 both serve as mostly residential zoning districts with only minor home-based businesses allowed. The primary difference would be the allowed lot size. The R20 district does not allow the placement of manufactured homes as a permitted use. This property is not located in a growth area per the Stanly County Land-Use Plan; however the property across the street is in the growth area. The Environmental Health Department suggests that the septic system for the existing home stay on the same parcel to avoid potential problems in the future. The latest traffic count on Barnhardt Road is 340 vehicles per day per 2013 NCDOT traffic count. On highway 740 near Shady Rest Road it is 2,400 vehicles per day per 2019 NCDOT.

I would recommend that if you make a motion to approve this, you make it contingent on the property receiving an approved septic permit. As staff we ask them to do that before we present this before the County Commissioners.

Mr. Remsburg showed various maps of the property and explained the potential location of the new home. Mr. Remsburg showed previous plats in relation to the property.

Chair Eckman asked if the Board had any questions
There were none

Chair Eckman invited representatives of Mr. Davis to speak

Forrest Davis, Sr. shared the following:

Good evening, my daughter Tina came to me and requested the land that she would like to put her home on. With her and my granddaughter being that close to me I jumped on the idea, so that is where we are. I would like to keep my family close. Thank you.

Chair Eckman invited any others present to speak in favor or against the request.

John Gaddy shared the following:

I approve of this, it sounds good to me.

Chair Eckman asked for a motion from the Board to recommend to the County Commissioners approval or denial of the request by Forrest Davis for rezoning to the R20- residential zoning district.

Motion: Michael Williams made the motion to recommend approval of the R20 rezoning request of one parcel containing one acre located at 40557 Barnhardt Road, New London, NC 28127 contingent on a septic approval because its consistent with the size of other lots in the area and complies with the section 701 of the Stanly County Zoning Ordinance. This parcel is located adjacent to a growth area and is consistent with the Stanly county Land-Use Plan.

Second: Kevin Brickman

Approved: 6-0

Chair Eckman shared that the Stanly County Commissioners will likely hear this request following a legislative public hearing at their meeting scheduled for Monday, August 8, 2022 at 6:00 PM. (subject to change depending on when there is an approved Environmental Health assessment).

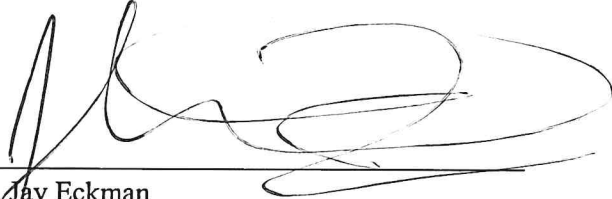
Chair Eckman shared if there is no further business he would entertain a motion to adjourn.

Motion: Michael Williams

Second: David Underwood

Vote: 6-0

Time Adjourned: 6:45 PM



Chair, Jay Eckman



Clerk, Bob Remsburg