



Stanly County Planning Board
September 12, 2022 - Meeting Minutes

Call to Order Chair Jay Eckman called the meeting to order on September 12, 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, Tim Fesperman, Jay Eckman, Kevin Brickman, Joel Mauldin, TJ Smith

Absent: Michael Williams - 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: Tim Fesperman

Second: David Underwood

Approved: 6-0

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

Motion: David Underwood

Second: TJ Smith

Approved: 6-0

Chair Eckman stated that the board will consider two items and discuss the proposed land-use plan. The first item is a request by Josh Byrd to rezone a one acre portion of a parcel at the corner of Fork Road and NC 731.

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

Bob Remsburg shared the following:

Josh Byrd has requested the rezoning of a .95 acre parcel located on a portion of a parcel located at 48218 NC731 Hwy, Norwood from RA (Residential Agricultural) to GB (General Business). Mr. Byrd plans to construct a storage facility and yard for holding equipment and materials used in his landscaping business. This parcel is currently owned by Pamela Myers and has been used as a commercial greenhouse and garden center, which is a permitted use in the RA zoning district. Mr. Byrd plans to purchase .95 acres of the 6.46 acre parcel facing Fork Road. No other portion would be rezoned. The subdivision would be allowed by the Subdivision Ordinance. The property is not located in a watershed area but is in the growth area designated around Norwood. The Town of Norwood is in the process of adopting a new land-use plan which identifies the intersection of Fork Road and NC 731 and the intersection at NC 731 and US 52 as potential commercial districts.

While there is no commercial use in the immediate area, this is at a crossroads that could see future development and involves a parcel which has previously seen commercial activity with the garden center/greenhouse location. Traffic recorded in 2020 on Fork Road was 700 vehicles per day; while traffic on NC 731 was recorded as 1,300 vehicles per day near US 52. Traffic on NC731 near the Pee Dee River was recorded in 2019 as 2,700 vehicles per day. This is traffic coming from the Mt. Gilead area into Norwood and turning north onto Fork Road. We did get a few phone calls but there was no concern about the rezoning.

Water is available to the site. Mr. Byrd does not plan on constructing any facilities that would require a septic system.

Mr. Remsburg presented a slideshow of images to display the current zoning of the property as well as an aerial view.

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

Chair Eckman invited representatives of Mr. Byrd to speak.

Michael Sandy shared the following:

Mr. Remsburg did cover everything that we needed to cover as far as the proposed use and zoning on this. The Town of Norwood is updating their land use plan and they are calling this section a growth area for the future so this fits right into the plan as far as future growth. MR. Byrd is going to locate his business here, he is local to the Norwood area. He would like to have this as his primary space to serve not only Stanly but surrounding counties as well.

We are happy to answer any questions.

There were no questions.
There were no others present to speak in favor or against.

Chair Eckman asked for a motion from the Board to recommend to the County Commissioners approval or denial of the request by Josh Byrd for rezoning to the GB - General Business zoning district.

Motion: David Underwood made a motion to approve the request because there was no opposition to the request and the addition of this business to the county would be of great benefit.

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 October 3, 2022 at 6:00 PM in the Gene McIntyre meeting room.

Chair Eckman introduced the second item on the agenda, a recommendation regarding a text amendment to allow campgrounds in the General Business zoning district.

Bob Remsburg shared the following:

In a way this does affect a particular property, hence the 12 acres. Butm, as I thought about it did make sense, it would potentially help solve a problem that we have in the county. There are two parts to this problem, one part is there is a growing need for places for contractors to set up camp. What you find is that people do long term projects such as the pipeline project or solar farm, then folks tend to come in and need a place to stay. I can understand a contractor who does not want to be in a hotel all the time. We ran into this a while back with Cotton Patch Gold Mine, they requested a variance from the Board of Adjustment in order to add additional camping sites. We only have two campgrounds in the county, they are one and then we have Norwood campground. We have had this request come up for a couple of different places. The property that is requesting something like this is already zoned General Business and is actually over 15 acres. There is already kind of a violation here because they are already camping here but they are wanting to expand this and bring it up to speed. It is nice and in a good location. The idea was maybe we should offer a text amendment. So in the General Business District as long as it is a certain acreage you could allow for camping facilities.

Mr. Remsburg asked if there were any questions up to this point.

TJ Smith “What infractions are you speaking of us to this point?”

Mr. Remsburg “The property is the Big Lick festival park. So that has been bought by Phillip Austin. There already has been a camping situation for years with mostly contractors. We have never received a complaint about it. I do not know how this was put in but there is a dumping station with 30 amp breakers which don't work anymore. Mr. Austin acquired this and wanted to expand it. They have a nice plan that I have seen. I told him there was an issue because it was zoned General Business. It does allow for recreational activities but it does not allow for camping. The only places that allow for camping are the RR zoned districts and those that are grandfathered in. There are very few places in the county that are zoned general business and exceed 5 acres so that is where the 12 acres came from. This is probably a good use for that property. They will no longer do a tractor pull, this will replace that.

Joel Mauldin “How many are parked out there ?”

Bob Remsburg “ 7 or 8.”

Bob Remsburg “Keep in mind this only applies to something zoned General Business. Not unless you want to rezone it to General Business for this purpose. All of the other campground rules. This doesn't apply to a particular project area, it only applies to general business parcel in the county that are 12 acres or larger that you want to make a campground.”

Joel Mauldin “Could you not give them a set time frame to be out by?”

Bob Remsburg “Looking back at what has been proposed for Big Lick Park, that will be an ongoing thing. Instead of camping at the location of the project, this becomes a campground for contractors. That is what is happening at Cotton Patch Gold Mine already.

Tim Fesperman “Bob the only thing that really bothers me is that this is going to be like a miniature trailer park. It scares me a little bit about having an unlimited amount of time. Camping to me is when someone comes in and spends a small amount of time away for a weekend. This is not really camping. I don't know if we need a different term. ”

TJ Smith “Can we not put some sort of short term living or temporary-use language in there?”

Jay Eckman “How are you going to enforce something like that if you have three different projects going on at one time?”

Bob Remsburg “The operator would be responsible for that and if we had a complaint we would address it accordingly. Section 407.5 is the campground section and it does have in there that a travel trailer cannot remain on a campsite longer than 10 months.”

David Underwood “Is this what he wants to do at Big Lick? Rent spaces out?”

Bob Remsburg “Yes, and we have had mobile home parks contact us and make spaces like this also but I don't see how you can do that.”

TJ Smith “Do the neighbors know that is what they are wanting it to become?”

Bob Remsburg “It already is that. They are just wanting to expand it. I can't issue them a permit to put 50 amp breakers in. They are putting in a bathhouse to improve what is there. They already have a lot of those plans. How do you do it without completely shutting it down? The plan they have is a pretty good plan. The other option is to rezone it to RA and issue a special use permit. They would have to be before all three boards before getting to the end goal. If they rezoned to RR then that means they would have to do something with the festivals.”

Tim Fesperman “Where is our safety valve if he goes in there and puts 100 spots and it turns into a little dodge city. What can the county do to reel that in?”

Bob Remsburg “Section 407.5 would still be in place, they will have to comply with everything here. They cannot be right up against each other, it would have to be at least a 2500 square foot space.”

David Underwood “What would be the ramifications if we approve this?”

Bob Remsburg “Well, that is one reason that I said 12 acres, I don't want someone who has a 1 acre General Business lot to say that they want to turn it into a campground. There are very few lots like this, that are 12 acres or larger and zoned General Business. ”

Bob Remsburg “I would encourage you to approve this because it really only affects the Oakboro Festival Park. The fairgrounds have an option to rezone to RA. We could have the fairgrounds go through the special use permit process. They would run into problems because of the septic systems but that would be for Environmental Health. If they take it out of General Business that would affect the antique festivals but the tractor pull portion is going to be gone regardless. The part that is currently the track is going away and will become an expansion of this. I think it is a solution to a problem that we have got. If there is a violation that happens we will then contact Phillip and tell him that it needs to be straightened out. If you see something that needs to change then we can make that happen.”

David Underwood “So, you can't have a central dumping station?”

Bob Remsburg “No, you could. The current ordinance requires a campground to have a central pumping station. It doesn't allow you to just have individual site connections. Right now, they have a central dumping station. It is up to them whether it will still be used. They have the option of having both right now.”

David Underwood “This may be a solution to the problem but I don't want it to come back and bite us later. ”

Bob Remsburg “They are using the existing camper sites and then going down beyond where the home sits and the shelter. They will put the campers where the existing drag strip will be.”

Chair Eckman entertained a motion.

Motion: TJ Smith made a motion to approve the text amendment as proposed.

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 October 3, 2022 at 6:00 PM in the Gene McIntyre meeting room.

Chair Eckman introduced the third item on the agenda, a general report and discussion of the progress on the new Stanly County Land Use Plan.

Bob Remsburg shared that Centralina, steering committee members and staff will present on October 10th with the new plan. There are currently three major subdivisions and the land use plan on the next agenda. Mr. Remsburg gave a quick run through of the subdivisions to come.

David Underwood shared that the new plan does protect many of the things that are wanting to be protected.

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

Motion: David Underwood

Second: TJ Smith

Vote: 6-0

Time Adjourned: 7:20 PM

Chair, Jay Eckman

Clerk, Bob Remsburg