



Stanly County Planning Board September 9, 2013 - Meeting Minutes

Call to Order

Chairman Smith called the meeting to order on September 9, 2013, at 7:00 p.m. in the Planning Department Conference Room at 1000 N First Street, Albemarle, North Carolina.

Stanly County Planning Board Members Attending

Marvin Smith
Billy Franklin Lee
Robert Loflin
Robert Davis
Terry Smith
Joseph Burleson

Planning Board Members Absent:

Brenda Hunter

Stanly County Planning Staff Attending

Michael Sandy, Planning Director
Linda Evans, Planner II

Others Present: No others present.

Chairman Smith asked if there were any corrections to the February 11, 2013, minutes

Motion: Robert Loflin made a motion to approve the February 11, 2013, meeting minutes as written.

Second: Billy Franklin Lee seconded the motion.

Action: The Board unanimously approved this motion.

Chairman Smith called the first item on the agenda and asked Michael Sandy to present the case.

ZA 13-03 text amendment to add Community Center to Article XIII Definitions.

Michael Sandy stated that staff is proposing to add Community Center to Article XIII Definitions as follows: Community Center Definition - A public or quasi-public facility, often a complex of buildings, that is the primary use of a parcel of land, designed for and used as a social, recreational, and agriculture related cultural center where a combination of social, recreational, welfare, health, habilitation, or rehabilitation services are provided for the public. As a part of such Community Centers, there may be included craft rooms, music rooms, game rooms, meeting rooms, and auditoriums. Community Centers can include both indoor and outdoor

activities. Outdoor activities may include but are not limited to field sports, gardening, and agriculture related tourism. Inquiries regarding qualifications for a community center have led staff to recommend the addition of a definition to the zoning ordinance.

Robert Loflin asked if this definition would include a Church. Michael stated that it would not; it would include facilities similar to the Agri-Civic Center.

Chairman Smith asked if he could hear a Motion.

Motion: Terry Smith made a motion to send this case to the Board of County Commissioners with a recommendation to approve ZA 13-03, a text amendment to add Community Centers to the ordinance.

Second: Robert Loflin seconded the motion.

Action: The Board voted unanimously to approve the motion.

Chairman Smith called the next item on the agenda and asked Michael Sandy to present the case.

ZA 13-04 a text amendment concerning the revisions in the North Carolina General Statute that govern the Board of Adjustment.

Michael Sandy stated that the staff is recommending that Article X of the Stanly County Zoning Ordinance be amended to conform to the new law regarding the Board of Adjustment. The new law brings a 90 year old statute into the 21st century with clearer language, new headings, and procedures that take a step towards uniformity among all land use statutes. Planning staff recommends this request due to the fact that the language in the zoning ordinance should be consistent with the General Statutes.

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

Motion: Robert Davis made a motion to send this case to the Board of County Commissioners with a recommendation to approve ZA 13-04, a text amendment to revise the Board of Adjustment regulations in the zoning ordinance.

Second: Joseph Burleson seconded the motion.

Action: The Board voted unanimously to approve the motion.

Chairman Smith called the next item on the agenda and asked Michael Sandy to present the case.

ZA 13-05 a text amendment to add Solar Energy Power Generation System Overlay District to the zoning ordinance.

Michael Sandy stated that staff is proposing to add Solar Energy Power Generation System Overlay District to the zoning ordinance. Staff has received several inquiries regarding the placement of these facilities in the county; the ordinance currently has no regulations for such facilities. Staff recommends adoption of these regulations before receiving applications to permit them in Stanly County.

Discussion included issues with taking up prime farmland for solar use and adequate screening. Michael Sandy stated that some regulations may need to be added concerning the use of prime

farmland, and prime industrial land. He stated that other issues may surface that will require regulations that can be added as needed but he believes that adopting a basic policy is a good starting point.

Motion: Robert Loflin made a motion to send this case to the Board of County Commissioners with a recommendation to approve ZA 13-05, a text amendment to add Solar Energy Power Generation System Overlay District to the zoning ordinance.

Second: Robert Davis seconded the motion.

Action: The Board voted unanimously to approve the motion.

Chairman Smith asked if there is any other business to be discussed.

Michael Sandy stated that staff would like to request that the Board revisit the subdivision point system for major subdivisions. He stated that the last major subdivision in the county was created in 2004. Staff is finding that the point system works great for urban and rural subdivisions but it's difficult for middle ground subdivisions to meet the current point system and keep the project financially feasible. Recent submissions of smaller major subdivisions have failed to meet the point system while staying within the budget and the developer has halted the project. Mr. Sandy asked the chairman to create a sub-committee that can meet during the day in the next week or so to discuss and revise the current point system to accommodate these smaller subdivisions. Chairman Smith asked for volunteers; Joe Burleson, Robert Davis, and Marvin Smith volunteered. Mr. Sandy set the date and time to meet as Tuesday, September 17th at 10:00 a.m. in the Planning Office conference room.

Permitted uses in the RA District was listed on the agenda but was not discussed.

Election of Officers for the 2013-2014 year.

Michael Sandy opened the floor for nominations for Chairman.

Motion: Robert Davis made a motion to nominate Marvin Smith as Chairman.

Second: Robert Loflin seconded the motion.

Action: There being no other nominations for Chairman, Robert Loflin closed the floor for nominations.

Action: The Board voted unanimously to elect Marvin Smith as Chairman.

Chairman Smith opened the floor for nominations for Vice Chairman.

Motion: Terry Smith made a motion to nominate Joseph Burleson as Vice Chairman.

Second: Bob Loflin seconded the motion.

Action: There being no other nominations for Chairman, Bob Loflin closed the floor for nominations.

Action: The Board voted unanimously to elect Joseph Burleson as Vice Chairman.

Chairman Smith asked Linda Evans if she would accept the position of Clerk and Mrs. Evans accepted.

Adjournment

Chairman Smith asked for a motion to adjourn. A motion to adjourn was made by Joseph Burleson and seconded by Robert Davis. The meeting was adjourned at 8:10 p.m.

Marvin Smith, Chairman

Linda Evans, Clerk