



Stanly County Planning Board March 10, 2014 - Meeting Minutes

Call to Order

Vice Chairman Burleson called the meeting to order on March 10, 2014, at 7:00 p.m. in the Commons Meeting Room at 1000 N First Street, Albemarle, North Carolina.

Stanly County Planning Board Members Attending

Joseph Burleson
Terry Smith
Robert Davis
Brenda Hunter

Planning Board Members Absent:

Billy Franklin Lee
Marvin Smith
Robert Loflin

Stanly County Planning Staff Attending

Michael Sandy, Planning Director

Others Present: List filed with the March 10, 2014, minutes.

Vice Chairman Burleson asked if there were any corrections to the November 12, 2013, minutes, Hearing none, he asked for a motion.

Motion: Robert Davis made a motion to approve the November 12, 2013, meeting minutes as written.

Second: Terry Smith seconded the motion.

Action: The Board unanimously approved this motion.

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

ZA 14-01 Traci Dusenbury, Douglas Development, LLC, requests rezoning from M2 Heavy Manufacturing to R-8 Residential. Michael Sandy stated that applicant respectfully requests to rezone a 6.0 acre portion of an approximately 55 acre parcel of land from M2 to R-8 (tax record number 6276). The property is located at the south end of the Leonard Avenue Extension. The purpose of this request is to use the property for multi-family dwellings.

The properties surrounding are zoned M2, R8, R10, R20, and GHBD. Public utilities are provided by the City of Albemarle. Schools serving this district are East Albemarle Elementary School and Albemarle High School. This property is not located in a regulated floodplain or in a WS-IV Water Supply Watershed. Traffic on this section of Leonard Avenue Extension has not been studied by NCDOT but is approximately 5,000 cars per day.

Planning staff recommends this request due to the fact that the property is located adjacent to a primary growth area of the city of Albemarle and the requested change is in accordance with the Stanly County Land Use Plan.

Vice Chairman Burleson asked applicant to come forward and present his case.

Traci Dusenbury came forward and stated that a 69 unit apartment community with one, two, and three bedroom units is proposed. She stated that street, water, and sewer has been worked out with the City of Albemarle. She passed around pictures and a site plan of example units.

Motion: Terry Smith made a motion to send this case to the Board of County Commissioners with a recommendation to approve ZA 14-01.

Second: Robert Davis seconded the motion.

Action: The Board voted unanimously to approve the motion.

Adjournment

Vice Chairman Burleson asked for a motion to adjourn. A motion to adjourn was made by Terry Smith and seconded by Robert Davis. The meeting was adjourned at 7:15 p.m.

Joseph Burleson, Vice Chairman

Michael Sandy, Acting Clerk