



Stanly County Planning Board April 14, 2014 - Meeting Minutes

Call to Order

Chairman Smith called the meeting to order on April 14, 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

Marvin Smith
Robert Loflin
Joseph Burluson
Terry Smith
Robert Davis
Billy Franklin Lee
Ned Stallings

Stanly County Planning Staff Attending

Michael Sandy, Planning Director
Linda Evans, Clerk

Others Present: List filed with the April 14, 2014, minutes.

Chairman Smith asked if there were any corrections to the March 10, 2014, minutes, Hearing none, he asked for a motion.

Motion: Terry Smith made a motion to approve the March 10, 2014, meeting minutes as written.

Second: Joseph Burluson 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 14-02 Dakota R. Smith. Michael Sandy stated that applicant requests to rezone a 3.20 acre portion of a 5.89 acre parcel of land from RA to M1 Light Manufacturing (tax record number 7359). The property is located on the east side of McLester Road, approximately three-fourths mile southeast of the intersection of Liberty Hill Church Road. The purpose of this request is to operate a business (office and shop facilities for concrete flatwork business) on the property.

The properties surrounding are zoned RA Residential Agricultural. There are no public utilities serving this property. This property is not located in a regulated floodplain or in a WS-IV Water

Supply Watershed. Traffic on this section of McLester Road has not been studied by NCDOT but is approximately 400 cars per day.

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

Chairman Smith asked applicant to come forward and present his case.

Dakota Smith came forward and stated that he wants to relocate their business from the Locust area to the Oakboro area. He stated that a small four office building and a building for equipment storage and repair will be placed on the property.

Joseph Burleson asked Mr. Smith if he had heard any concerns from neighboring property owners and Mr. Smith stated that he had received positive input from all the neighbors. He stated that they had spoken with all the adjoining property owners.

Hearing no further discussion, Chairman Smith called for a motion.

Motion: Robert Loflin made a motion to send this case to the Board of County Commissioners with a recommendation to approve ZA 14-02.

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.

SD 14-01 Reece Gibson. Michael Sandy stated that Mr. Gibson requests preliminary plat approval for up to thirty eight (38) lots off Renee Ford Road. The property is zoned R-20 (tax record number 31172). Mr. Gibson has submitted a preliminary plat for proposed 38 lot subdivision located on 23.9 acres. Staff has reviewed this plan and finds the following:

- All of the surrounding properties are zoned RA- Residential Agricultural.
- Public water is served by the Town of Stanfield water line with more than adequate capacity. Developer has designed and plans to install public water line.
- Sewer is provided by septic tank. Lots 13, 14, 28, 30, 31, 32 are under additional review. These lots will either be reconfigured, combined or alternate systems approved before the final plat is submitted. Environmental Health is in agreement with this and will sign the final plat once all lots on the plat have an approved septic system.
- The property is not located in a WS-IV Water Supply Watershed.
- Traffic on this section of Renee Ford Road is less than 3,000 cars per day.
- The 38 lots will be served by a new road which NCDOT has approved the connection and design. Maintenance will be provided by the developer as the county will hold a bond until either the Town of Stanfield or NCDOT takes over maintenance.
- Points as required are met per Section 66-90
 - Clustering points 20 (exempt per section 66-84)
 - Home owners association 10
 - Entrance sign/landscaping 10
 - Tree Planting 10

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| Public Water in growth area | 45 |
| Engineered Storm Drainage | <u>20</u> |
| Total | 115 |

Planning staff recommends this request due to the fact that the property is located in a zone that allows the requested lot size, is in a growth area, and is in accordance with the Stanly County Land Use Plan.

Chairman Smith asked Mr. Gibson to come forward and give the Board information regarding the proposed subdivision.

Mr. Gibson stated that, in today's economy, he wants to build affordable housing for residents of Stanly County. He mentioned several subdivisions he has developed in Union County and stated that this one will be much the same. The minimum size home will be ranch style with around 1400 square feet and a double carport. He will also construct some Cape Cod style homes that will be around 2000 square feet and other two story homes that will be around 2350 square feet.

Bob Davis asked Mr. Sandy where the front setback is measured from and Mr. Sandy stated it is measured from the right-of-way.

Mr. Davis asked Mr. Sandy if the storm water drainage issue has been taken care of and Mr. Sandy answered that Mr. Gibson hired an engineer to handle that issue and pointed out several areas of drainage on the plat.

Hearing no further discussion, Chairman Smith called for a motion.

Motion: Billy Franklin Lee made a motion to approve the preliminary plat submitted in SD 14-01.

Second: Bob Davis seconded the motion.

Action: The Board voted unanimously to approve the motion.

Adjournment

Chairman Smith asked for a motion to adjourn. A motion to adjourn was made by Joseph Burleson and seconded by Robert Loflin. The meeting was adjourned at 7:30 p.m.

Marvin Smith, Chairman

Linda Evans, Clerk