



Stanly County Planning Board August 18, 2008 - Meeting Minutes

Call to Order.

The Stanly County Planning Board held a meeting on August 18, 2008 at 7 p.m. in the Stanly County Commons Meeting Room located at the Stanly County Commons 1000 N 1st Street, Albemarle North Carolina.

Stanly County Planning Board Members Attending

Joe McManus, Chairman
Ronald Crawley, Vice Chairman
Houston Clark
Robert Davis
Floyd Eudy
Brenda Hunter
John Horne

Absent: None

Stanly County Planning Staff Attending

Michael M. Sandy, AICP, CZO Planning Director
Jonas Perez, Planner

Others Present

Barry Mullinix, Vanessa Mullinix, Grover Stewart, Steve Watson, Michael Eudy, Gary Pinion, Max Little, Daphne Smith and others.

Item 1. Election of officers.

Michael Sandy, Planning Director opened the meeting with roll call, declared a quorum and then opened the floor for election of Chairman for 2008-2009.

Joe McManus was nominated Chairman with the nominations being closed. Joe McManus was unanimously elected chairman of the board. Chairman McManus conducted the meeting as chair and opened the floor for vice chair. Mr. Crawley was nominated for vice-chairman with no other nominations and the floor being closed. Ronald Crawley was unanimously elected vice chairman of the board. Michael Sandy was appointed Clerk and Jonas Perez was appointed secretary for the ensuing year.

Approval of minutes for the regular meeting held on June 9, 2008.

Motion: Floyd Eudy made a motion to approve the minutes of June 9, 2008.

Second: Ronald Crawley seconded the motion.

Action: The motion was unanimously approved by the Board.

Item 2 - Zoning Amendment 08-01– Rezoning request for 1 tract totaling 2.5 acres from R-20 to R-A. Property owner is Daphne A. Smith. The property is a vacant lot 300 feet North of Morrow Mountain Road and to the rear of 32435 Guard Road. The purpose of this rezoning is to place a singlewide manufactured home on the property.

Chairman McManus called Planner Jonas Perez to present this case.

Mr. Perez reported that subject property, at several property owners' request, was rezoned from RA to R-20 in November, 1985. Then, the area seven hundred and fifty feet along both sides of Morrow Mountain Road was rezoned for the purpose of protecting property values, promoting site built single-family dwellings, protecting the area from commercial uses and manufactured homes, all to the enhancement of the area surrounding the entrance and exit avenue to Morrow Mountain State Park. This area was from Highway NC-740 in the West to Valley Drive in the East.

Subject property is served by public water. Septic tank approval has been given from the Environmental Health Department.

The Planning Department staff believes that this rezoning should not be given a favorable recommendation for the following four reasons:

- The rezoning to R20 in 1985 received much support from local residents and has served this area well.
- Morrow Mountain Road is one of three major routes to Morrow Mountain State Park, which is one of the most visited parks in North Carolina with over 300,000 visitors annually.
- RA zoning along this corridor would be inconsistent with the Stanly County Land Use Plan. In this Plan, adopted in 2002, the area surrounding Morrow Mountain State Park should be protected to preserve the views and vistas to the park.
- In lieu of requesting to rezone this property Mrs. Smith had the option of applying to the Board of Adjustment for a Special Use Permit to place a Class A multi-sectional manufactured home on the property.

Houston Clark asked if Ms Smith was living in that property when it was rezoned to R-20 in 1985. Due to her name not being in the 1985 documents brought to this meeting, Mr. Perez stated that the question should be directed to Ms. Smith. She replied that she lived there, but was not notified of this rezoning in that time.

Ronald Crawley asked where the mobile home would be located on the property. Mr. Perez showed that the proposed site is in the cleared area East of the trees.

Chairman McManus allowed the public to voice their opinions. Mr. Jimmy Davis said that he had no objections in placing a mobile home due to the fact that it was not immediately visible neither from Morrow Mountain Road nor Guard Road.

Michael Eudy, resident of 32521 Guard Road said that allowing one person to place a mobile home in the neighborhood would give other people the right to request the same. The snowball effect will fill the place with many mobile homes in the area in short time.

Daphne Smith introduced herself as a widow with health problems and the fear to live alone. The planned mobile home is for her brother, so he can take care of her when she gets sick or when she can not care for herself anymore. She presented a letter from neighboring property owner Dorothy Ingram offering support for placing the manufactured home in Ms. Smith's property. She brought pictures of the 2007 mobile home she plans to place on the property.

Gary Pinion, resident of 32497 Guard Road, said he was not aware of the R-20 zoning district when he built his house in 1995. He has enjoyed being a neighbor with Ms. Smith for many years but is concerned that this is not place for manufactured homes. He has had enough with the one across his property "one more will be intolerable."

Max Little, resident of 32453 Guard Rd and neighbor of Ms. Smith's property, said that he has been living there since 1987 and has also enjoyed Ms Smith as a neighbor. He does not agree with more mobile homes placed in the neighborhood. He argued that if she gets really ill, the decision should be reconsidered, but seeing Ms Smith's strength, Mr. Little considers it unnecessary to place a mobile home at this site.

Ms Smith was invited to answer questions from the Planning Board. She said that her health was not good. Her brother could save the money he pays for rent if he moved to this mobile home. She also answered about the location of her children, saying that one of her daughters lives close to her property.

Chairman McManus closed the discussion period and asked the Board for a motion.

Motion: Mr. John Horne made a motion for a negative recommendation for this petition.

Second: Ronald Crawley seconded the motion.

Action: The Planning Board voted unanimously to send to the Board of Commissioners a negative recommendation for this petition.

Item 3. Request from the Board of Adjustment to change the text in section 601.2 to allow the Board of Adjustment to issue Special Use Permits for agricultural, fairs, carnivals, recreational and entertainment activities.

Steve Watson spoke representing the Board of Adjustment explaining the reasons to request such change. Michael Sandy asked how often their Board received requests for Special Use permits and he replied not so often. Chairman Mc Manus suggested a creation of a committee to study this matter and bring it back to the board at their next meeting. Names were suggested to serve in this committee: John Horne, Ron Crawley and Brenda Hunter along with 3 members of the Board of Adjustment; Steve Watson, Grover Stewart, and Andrew Eades. Mr. Sandy will be contacting the committee along with other interested parties before the Board of Commissioners' meeting in few weeks.

There was no voting on this issue.

Item 4. Other Business.

Bob Davis suggested that it would be a good time for the Planning Board to review the ordinances and make some necessary changes that will allow for more adequate monitoring of the growth in West Stanly. Robert Van Geons, former Economic Development Director, had briefly discussed this matter at previous Planning Board meetings but no action has been taken. Mr. Davis showed pictures of proposed developments in Midland where the land has been cleared but the development of the property has been halted because of the economy.

Ronald Crawley agreed with Mr. Davis, also adding that large developers like Craft Homes promised to build thousands of homes. These homes are not currently being built due to the economy. These developers should not be allowed to remove all trees and destroy the natural scenery and not to continue to continue to develop the property.

Michael Sandy stated that the September Planning Board meeting will need to be rescheduled to September 15th due to the Commissioners meeting on September 8th. Chairman McManus announced that the September 8th Planning Board meeting will be rescheduled to September 15th.

Item 5. Adjournment

Motion: Mr. Floyd Eudy made a motion to adjourn.

Seconded: Ms. Brenda Hunter seconded the motion.

Action: The meeting was adjourned at 8:25 pm.

Joe McManus, Chairman of the Board

Michael M. Sandy, Clerk of the Board.