



Stanly County Planning Board March 9, 2009 - Meeting Minutes

Call to Order

The Stanly County Planning Board held the regular meeting scheduled for March 9, 2009 at 7 p.m. at the Stanly County Commons Meeting Room at the Stanly County Commons 1000 N 1st Street, Albemarle North Carolina.

Stanly County Planning Board Members Attending

Houston Clark
Sam Estridge Jr.
Billy Franklin Lee
Ronald Crawley, Chairman
Brenda Hunter

Planning Board Members Absent

Robert Davis and Floyd Eudy

Stanly County Planning Staff Attending

Michael Sandy, Planning and Zoning Director and Jonas Perez, Staff Planner

Others Present

Christopher and Nicole Redmond.

Approval of minutes for the regular meeting held on February 9, 2009.

Motion: Sam Estridge Jr. made a motion to approve the February 9 2009 meeting minutes.

Second: Franklin Lee seconded the motion.

Action: The Board unanimously approved this motion.

1. Appeal of Subdivision Administrative decision.

Mr. Christopher and Mrs. Nicole Redmond have appealed a subdivision administrator decision. Chairman Ronald Crawley invited Mr. Christopher Redmond to explain his situation. He said that their intention was to sell their property off Old Country Road. What is now two lots, with tax record numbers 30518 and 37620, used to be one lot. The reason for this subdivision is that the buyers, Kevin and Amanda Blakley were not able to afford purchasing all 7.4 acres that the original property had. This situation made the Redmonds keep the remaining 2.4 acres for themselves. The Redmonds explained that they never tried to do anything illegal and that they contracted a surveyor to draw the plat and a lawyer to register the documents.

Michael Sandy explained that this subdivision violated the subdivision ordinance because there can not be more than three properties served by an easement. After questions and discussion from the Planning Board to the Redmonds, the accepted motion was to table this issue until the May 11th meeting.

Motion: Houston Clark made the motion to table this case until the May 11th meeting.

Second: Brenda Hunter seconded the motion.

Action: The Board unanimously approved this motion.

2. New London Extraterritorial Jurisdiction.

The Town of New London is trying to adjust the jurisdictional lines to follow the actual property lines. This will make only changes in the Zoning and Subdivision administration for landowners. Michael Sandy explained the proposed map for the changes in the Extraterritorial Jurisdiction of the Town of New London. After some discussion by the Planning Board, a motion was brought to the Chairman.

Motion: Sam Estridge made the motion to hold a Public Input session together with the Town of New London on the April 13th meeting. Notices shall be sent to all landowners affected by the New London proposition.

Second: Houston Clark seconded the motion.

Action: The Board unanimously approved this motion.

3. Section 405. Multiple uses on the same property.

Michael Sandy brought the changes for section 405. The reason for these changes is to be more precise with some regulations that can bring misunderstandings and misinterpretations. After some discussion, Chairman Crawley asked for the motion.

Motion: B. Franklin Lee made the motion to accept the changes on section 405 brought by Michael Sandy.

Second: Sam Estridge seconded the motion.

Action: The Board unanimously approved this motion.

*** Other business**

+ Michael Sandy brought to the attention of the Board that the Land Use ordinance needs to be updated and that a Land Use committee be chosen.

+ Michael Sandy explained the need for an Abandoned Mobile Home Ordinance. There is a need to identify, recycle and dispose Mobile Homes that have been abandoned. There is a company that is willing to do it free for the County.

+ Access Management. Highway needs have to be addressed due to opening of NC 24/27.

+ Cabarrus County requested to work with Stanly County to accurately locate County lines. Michael Sandy reported that these lines were established in 1842 and many places and monuments have been lost.

*** Adjournment**

Not having any other business to address, the motion was brought to the Chairman.

Motion: Sam Estridge Jr. made a motion to adjourn.

Seconded: Billy Franklin Lee seconded the motion.

Action: The meeting was adjourned at 8:15 pm.

Ronald Crawley, Chairman of the Board

Michael M. Sandy, Clerk of the Board.