



Stanly County Planning Board August 17, 2009 - Meeting Minutes

Call to Order

The Stanly County Planning Board held the regular meeting scheduled for August 17, 2009, at 7 p.m. in the Central Permitting Conference Room at 1000 N 1st Street, Albemarle North Carolina.

Stanly County Planning Board Members Attending

Ronald Crawley, Chairman	Robert Davis
Sam Estridge Jr.	Floyd Eudy
Brenda Hunter	Billy Franklin Lee
Houston Clark	

Planning Board Members Absent

None

Stanly County Planning Staff Attending

Michael Sandy, Planning Director, AICP, CZO
Linda Evans, Planner II, CZO

Others Present

List filed with August 17, 2009 minutes.

Approval of minutes for the regular meeting held on May 11, 2009.

Motion: Robert Davis made the motion to approve the May 11, 2009, meeting minutes.

Second: Sam Estridge seconded the motion.

Action: The Board unanimously approved this motion.

Election of Officers:

Michael Sandy opened the floor for nominations for Chairman.

Motion: Sam Estridge made a motion to nominate Ronald Crawley as Chairman.

Second: Bob Davis seconded the motion.

Action: There being no other nominations for Chairman, the Board voted unanimously to elect Ronald Crawley as Chairman.

Chairman Crawley opened the floor for nominations for Vice-Chairman.

Motion: Bob Davis made a motion to nominate Sam Estridge as Vice-Chairman.

Second: Houston Clark seconded the motion.

Action: There being no other nominations for Vice-Chairman, the Board voted unanimously to elect Sam Estridge as Vice-Chairman.

Chairman Crawley asked Michael Sandy if he would accept the position of Secretary/Clerk and Mr. Sandy accepted.

Michael Sandy presented the first case as follows:

Appeal of Subdivision Administrator decision. Mr. Christopher and Mrs. Nicole Redmond have appealed a subdivision administrator decision. Mr. Sandy presented a letter from the title insurance company stating they had no recourse from their perspective. Mr. Sandy recommended that the case be tabled until the next Planning Board meeting to have further discussion with the county attorney.

Motion: Houston Clark made the motion to table this case until the next Planning Board meeting.

Second: Robert Davis seconded the motion

Action: The Board unanimously approved this motion.

Michael Sandy presented the next case as follows:

ZA 09-06 Todd Schad respectfully requests that a 24.785 acre tract (portion of tax rec# 26949) located at the corner of Ash Road and NC 24/27/73 be rezoned from R-A to G-B (General Business). The purpose of this request is to allow expansion of an existing business to be used for commercial purposes. He stated that the rezoning would be in conformance with the 2002 Stanly County Land Use Plan due to the fact that this is a growing area with recently added utilities and should be added in the future growth area designation.

Chairman Crawley asked Todd Schad to tell the Board what he is proposing for this property.

Todd Schad came forward and stated that they have been leveling and bringing in fill to prepare the property. He stated that the progress would not be overnight, it would be over a period of time.

Chairman Crawley asked Mr. Sandy if letters to the adjoining property owners had been sent. Mr. Sandy replied yes and he had received no opposition to the rezoning.

Chairman Crawley asked if anyone else wished to speak for the case.

Attorney Mark Lowder came forward and presented affidavits from property owners in the area stating that they were in agreement with the project.

Chairman Crawley asked for more discussion. Hearing none, he asked for a Motion form the Board.

Motion: Sam Estridge made the motion to rezone to a 24.785 acre tract (portion of tax rec#26949) located at the corner of Ash road and NC 24/27/73 from R-A to G-B (General Business).

Second: Floyd Eudy seconded the motion

Action: Stanly County Planning Board unanimously approved this motion.

Michael Sandy presented the next case as follows:

ZA 09-07 Donald Chapman respectfully requests that a 1.01 acre tract (tax rec# 8680) located at the corner of Frog Pond Road and NC 24/27 be rezoned from M-1 to H-B (Highway

Business). The purpose of this request is to allow for a change of use of an existing building to be used for an indoor flea market. This rezoning is in conformance with the 2002 Stanly County Land Use Plan due to the fact that this is in a growth area. He stated that Mr. Jerry Willis is present to represent the property owner.

Chairman Crawley requested Mr. Willis to come forward and present his case. Mr. Willis stated that he runs a scuba store and a flea market in Albemarle. He wants to move it to this property and increase the size.

Michael Sandy stated that he had received no opposition to this request.

Chairman Crawley asked for more discussion. Hearing none, he asked for a Motion from the Board.

Motion: Floyd Eudy made the motion to rezone a 1.01 acre tract (tax rec#8680) located at the corner of Frog Pond Road and NC 24/27 from M-1 to H-B (Highway Business).

Second: Sam Estridge seconded the motion.

Action: Stanly County Planning Board unanimously approved this motion.

Other Business: None

Adjournment

There being no other business, a motion to adjourn was made by Floyd Eudy. Sam Estridge seconded the motion and the meeting was adjourned at 7:30 p.m.

Ronald Crawley, Chairman of the Board

Michael M. Sandy, Clerk of the Board