



Stanly County Planning Board March 8, 2010 - Meeting Minutes

Call to Order

The Stanly County Planning Board held its regular meeting on March 8, 2010, at 7 p.m. in the Commons Meeting Room at 1000 N 1st Street, Albemarle North Carolina.

Stanly County Planning Board Members Attending

Sam Estridge Jr., Vice -Chairman
Billy Franklin Lee
Houston B. Clark, II
Brenda Hunter
Floyd Eudy
Allan McGuire

Planning Board Members Absent

Marvin Smith

Stanly County Planning Staff Attending

Michael Sandy, Planning Director, AICP, CZO
Linda Evans, Planner II, CZO
Tim Swaringen, Zoning Enforcement Officer

Others Present

List filed with March 8, 2010, minutes.

Approval of minutes for the regular meeting held on September 21, 2009.

Motion: Floyd Eudy made the motion to approve the September 21, 2009, meeting minutes.

Second: Brenda Hunter seconded the motion.

Action: The Board unanimously approved this motion.

Vice-Chairman Estridge amended the agenda to allow the Board to hear the two zoning amendment cases before considering the Land Use Plan; he then called the first zoning amendment case.

Michael Sandy stated that he would give the Board an overview of the case as follows:

A 09-09 Rezoning from RA (Residential Agricultural) to GB-CU (General Business – Conditional Use). Bryan and Sandy Burris respectfully request that a 0.651 acre tract (Tax Record Number, 29861), and a portion (0.295 acre) of Tax Record Number 32630) currently zoned RA be rezoned to GB-CUP. The property in question is located on Maners Circle (PVT), approximately 150 feet from its intersection with Old Whitney Road (SR 1521). The purpose of this requested amendment is to allow the existing shop building to be used for a commercial boat

repair. The adjoining properties are zoned R-A. No public utilities including water are provided to the property in question. This property is not located in a regulated floodplain but is located in the WS-IV water supply watershed for Badin Lake. The property in question is not located within a growth area according to the Stanly County Land Use Plan and its proposed revision. Traffic on this section of Old Whitney Road is unavailable as of 2007 NCDOT data.

The Planning Staff recommends G-B (General Business) as a general use.

This rezoning and conditional use permit would be in conformance with the 2002 Stanly County Land Use plan due to the fact that this is a growing area and there is an increasing need for this type service due to the property's proximity to the lakes. It is also advantageous that this type of service only requires a small area to operate effectively.

Vice-Chairman Estridge asked if anyone wished to speak for this case.

Bryan and Sandy Burris came forward and stated that they want to operate a boat repair business on the property. Mr. Burris stated that he had lost his job and he is trying to find a way to make a living. He stated that he had repaired boats as a sideline in the past and he felt he could make a good business here.

Vice-Chairman Estridge asked if anyone else wished to speak regarding this case. No one came forward.

Vice-Chairman Estridge asked the Board for a motion.

Motion: Buddy Clark made a motion to forward this case to the County Commissioners with a favorable recommendation.

Second: Floyd Eudy seconded the motion.

Action: ZA 09-09 Rezoning from RA (Residential Agricultural) to GB-CU (General Business – Conditional Use) will be forwarded to the County Commissioners with a favorable recommendation.

Vice-chairman Estridge asked Michael Sandy to present the next case.

Michael Sandy presented the case as follows: **ZA 10-01 Rezoning from RA (Residential Agricultural) to H-B (Highway Business).** Teresa H. Smith respectfully requests that 0.356 tract (Tax Record Number, 10498) currently zoned RA be rezoned to H-B. The property in question is located at the intersection of Canton Road (SR 1249) and Canton Heights Road (SR 1260). The purpose of this requested amendment is to allow the existing home to be used for business or Commercial Purposes.

The adjoining properties are zoned R-A to the south, and west and H-B (Highways Business) zoning in proximity to the east and north. Public utilities including water are provided to the property in question with sewer located to the east in NC 24/27. This property is not located in a regulated floodplain or in the WS-IV water supply watershed. The property in question is located within a growth area according to the Stanly County Land Use Plan and its proposed revision. Traffic on this section of Canton road is approximately 3100 cars per day as of 2007 NCDOT data.

The Planning Staff recommends H-B (Highway Business) as a general use. This rezoning would be in conformance with the 2002 Stanly County Land Use plan due to the fact that this property is in a growing area with recently added utilities and should be added in the future growth area designation.

Vice-Chairman Estridge asked if anyone present wished to speak for the case.

Teresa Smith came forward and stated that there is a lot of commercially zoned property around this property and she would like to rezone it in order to market it for a commercial use. She stated that she feels the property's proximity to the college will encourage a business such as a restaurant.

Vice-Chairman asked if anyone else wished to speak in regard to this case. No one came forward.

Vice-Chairman Estridge asked the Board for a motion.

Motion: Floyd Eudy made a motion to refer this case to the County Commissioners with a favorable recommendation.

Second: Brenda Hunter seconded the motion.

Action: ZA 10-01 Rezoning from RA (Residential Agricultural) to GB-CU (General Business – Conditional Use) will be forwarded to the County Commissioners with a favorable recommendation.

Vice-chairman Estridge stated that at this time the Board will take comments from the public regarding the Land Use Plan.

Kacy Cook, NC Wildlife Commission came forward and stated that the Wildlife Commission had sent a letter with recommendations for the Land Use Plan. She stated that these recommendations included information in the introduction regarding wildlife species in Stanly County and information to encourage a wildlife habitat plan.

Sam Estridge asked what wildlife is in decline in North Carolina. Ms. Cook stated that the Bob White Quail has been in decline for the last forty years, and various fish species were also in decline.

Vice-Chairman Estridge stated that, in view of the late arrival of some of the suggestions and recommendations for the Land Use Plan, the Board will recess for fifteen minutes to discuss the issue.

The Board reconvened and Vice-Chairman Estridge stated that it is the consensus of the Board that the members had not had enough time to adequately review the comments sent in and it had been suggested that the Board table the matter until the next meeting, April 12, 2010, in order for the Board to further review the comments.

Michael Sandy stated that he would like to go over some of the Town's suggestions with the Board.

He stated that Stanfield's request was a request for additional ETJ and he did not feel that this is an issue to be dealt with in the Land Use Plan discussions. The Land Use Plan deals with growth areas, not ETJ. He stated that, if Stanfield wants a larger ETJ, the town should speak with the County Commissioners, who would request the Planning Board to take a look at the issue in one of its regular meetings.

Mr. Sandy stated that the letter from Norwood dealt with Norwood's concern that the Land Use Plan did not extend the growth area to The Fork property, considering water had been run to that area. Mr. Sandy stated that, without public sewer, growth is not likely to be as prevalent; water alone does not drive growth. He also stated that considering the topography in that area sewer will be difficult to install.

Mr. Sandy stated that the suggestions and comments from Badin and Locust may be of more relevance to the Land Use Plan and he read through those suggestions.

Vice-Chairman Estridge asked the Board for a motion concerning the recommendation of the Land Use Plan.

Motion: Floyd Eudy made a motion to table the matter to allow the Board to review the suggestions in more detail, and to schedule the matter on the next Planning Board agenda on April 12, 2010.

Second: Brenda Hunter seconded the motion.

Action: The Proposed Amendments to the Stanly County Land Use Plan will be tabled until the next Planning Board meeting on April 12, 2010, to allow the Planning Board to review the suggestions and comments.

Adjournment

Vice-Chairman Estridge asked for a motion to adjourn. A motion to adjourn was made by Floyd Eudy and seconded by Franklin Lee. The meeting was adjourned at 8:00 p.m.

Sammy E. Estridge, Jr., Vice-Chairman

Michael M. Sandy, Clerk