



## Stanly County Planning Board July 19, 2010 - Meeting Minutes

The Stanly County Planning Board held its regular meeting on July 19, 2010, at 7 p.m. in the Commons Meeting Room at 1000 N First Street, Albemarle North Carolina.

### **Call to Order**

Vice-Chairman Estridge called the meeting to order at 7 p.m. and asked for a roll call; Michael Sandy called the roll.

### **Members Attending**

Houston B. Clark, II  
Sam Estridge Jr.  
Floyd Eudy  
Brenda Hunter  
Billy Franklin Lee  
Allan McGuire  
Marvin Smith

### **Members Absent**

None

### **Stanly County Planning Staff Attending**

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

**Others Present:** List is filed with the July 19, 2010, minutes.

### **Approval of minutes for the regular meeting held on June 14, 2010.**

Vice Chairman Sam Estridge asked if there were any changes to the minutes of June 14, 2010. Hearing none, he asked for a Motion to approve.

**Motion:** Houston B. Clark, II made the motion to approve the June 14, 2010, meeting minutes as written.

**Second:** Brenda Hunter seconded the motion.

**Action:** The Board unanimously approved this motion.

### **Election of Officers**

Michael Sandy stated that at this time the Board would elect officers for the coming year and opened the floor for nominations for Chairman.

**Motion:** Floyd Eudy made a motion to elect Sam Estridge as Chairman and Marvin Smith as Vice-Chairman.

**Second:** Houston B. Clark, II seconded the motion.

**Action:** The Board unanimously approved the Motion.

Chairman Sam Estridge appointed Linda Evans as Clerk to the Board.

**Chairman Estridge called the first item on the agenda, ZA 10-11, and asked staff to present the case.**

Michael Sandy stated that the request is for a rezoning from RA (Residential Agricultural) to H-B (Highway Business). Russell Davis requests rezoning of a 0.179 acre parcel of land from RA to H-B (tax record number 23672). The property, which adjoins NC 24/27, is located to the west of the intersection of Canton Road and NC 24/27. The purpose of this requested amendment is to allow the property 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) 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 and NC 24/27 with an approximately 14000 cars per day as of 2008 NCDOT data.

This rezoning would be in conformance with the 2010 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.

Chairman Estridge asked if anyone present wanted to speak regarding this case.

Mr. Russell Davis came forward and stated that he is requesting this rezoning because most of the other properties in this area have been rezoned to commercial. He has no plans to use the property for commercial at the present time but, to help out his neighbors, he would like to see all the property in this area zoned commercial.

Mr. Clark asked if this is the last parcel in this area that has not already been rezoned. Mr. Davis answered that it is the last parcel in the immediate area.

Chairman Estridge asked for further discussion. Hearing none, he asked for a Motion.

**Motion:** Houston B. Clark, II made a motion to forward the proposed zoning map amendment to the Stanly County Board of Commissioners with a favorable recommendation for approval.

**Second:** Billy Franklin Lee seconded the motion.

**Action:** The Board unanimously approved this motion.

**Discussion of sweepstakes gaming regulations.**

Chairman Estridge asked for a report from the committee appointed to review this subject.

Michael Sandy stated that the committee, consisting of Sam Estridge, Brenda Hunter, and Allan McGuire, met last week and discussed the issue. It was the consensus of the committee to wait a month or so to see what consequence the State's legislation, passed last week, will have on the situation.

**Adjournment**

Vice-Chairman Estridge asked for a motion to adjourn. A motion to adjourn was made by Floyd Eudy and seconded by Marvin Smith. The meeting was adjourned at 7:20 p.m.

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Sammy E. Estridge, Jr., Chairman

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Linda Evans, Clerk