



## Stanly County Planning Board October 11, 2010 - Meeting Minutes

### **Call to Order**

The Stanly County Planning Board held its regular meeting on October 11, 2010, at 7 p.m. in the Commons Meeting Room at 1000 N 1<sup>st</sup> Street, Albemarle North Carolina.

### **Stanly County Planning Board Members Attending**

Billy Franklin Lee  
Houston B. Clark, II  
Floyd Eudy  
Allan McGuire  
Marvin Smith

### **Planning Board Members Absent:**

Brenda Hunter  
Sam Estridge, Jr.

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

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

### **Others Present:** None

The meeting was called to order at 7:00 p.m. by Vice-Chairman Marvin Smith.

### **Approval of minutes for the regular meeting held on July 19, 2010.**

Vice-Chairman Marvin Smith asked if there were any changes to the minutes of July 19, 2010. Hearing none, he asked for a motion to approve.

**Motion:** Floyd Eudy made the motion to approve the July 19, 2010, meeting minutes as written.

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

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

Vice-Chairman Smith called the first item on the agenda and asked staff to present the case.

Michael Sandy called case number ZA 10-12 C. Ned Huneycutt- Rezoning from RA (Residential Agricultural) to G-B (General Business). Ned Huneycutt respectfully requests rezoning of a portion of a 2.095 acre parcel of land from RA to GB (tax record number 12553). The property is located at the intersection of Frog Pond Road and NC 24/27 Hwy. The purpose of this requested amendment is to allow the entire property to have the same zoning designation and be used for business or commercial purposes.

The adjoining properties are zoned R-A to the north, east, and west and H-B (Highway Business) to the south, with a few other scattered HB (Highway Business) parcels in the immediate area. Public utilities including water are provided to the property in question with sewer located to the east on NC 24/27 in the town of Red Cross. 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 NC 24/27 Hwy is approximately 12,000 cars per day as of 2009 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 utilities.

Planning staff recommends this request due to the location and its conformance with the 2010 Stanly County Land Use Plan.

Vice-Chairman Smith asked if anyone present wished to speak regarding this case.

Ned Huneycutt came forward and stated that he has owned this property since 1947 or 1948. He stated that he is requesting that the entire property have the same HB Highway Business zoning. At this point, only about one-half acre of the 2.11 acre tract is zoned RA. He stated that, at various times since he has owned the property, a general store, a garage, a car lot, a mobile home sales lot, and an auction house have occupied this property. He stated that, while he has no definite plans for the property, he has been approached by at least two people who showed interest in putting a convenience store on the property.

Michael Sandy stated that he would like to clarify for the Board that Mr. Huneycutt's request is not for HB Highway Business but for GB General Business.

Billy Franklin Lee asked Mr. Sandy to explain the difference between the two. Mr. Sandy stated that HB Highway Business is designed to serve the needs of the traveling public, provide space for indoor and outdoor recreation and other limited commercial activities requiring large lots. GB General Business Districts are commercial districts that are generally located on the fringe of highways. They dispense retail goods and services to the community and provide space for wholesaling and warehousing activities.

Vice-Chairman Smith asked if anyone else present wished to speak regarding this case.

Henry W. Newsome came forward and stated that he owns property adjacent to Mr. Huneycutt's property. He stated that he has no objection to a business going on the property but he doesn't want the business in his back yard. He stated that convenience stores are nice to have in the area but he is concerned about the noise. He stated that he can hear the music from the cars of kids who congregate at the convenience store down the road and he is afraid this will happen on Mr. Huneycutt's property if a convenience store is located here.

Vice-Chairman Smith asked if anyone else present wished to speak regarding the case.

Moir Jones came forward. He stated that he has owned property adjacent to Ned Huneycutt for about thirty years. He stated that he has no objection to a business such as Family Dollar

locating on the property but he does not want a convenience store there because teenagers tend to hang out at convenience stores. He is concerned about the commotion and noise being so close to his property.

Vice-Chairman Smith asked for discussion from the Board.

After brief discussion, the Board came to the conclusion that the majority of the property is already zoned General Business and Mr. Huneycutt can place a convenience store on that portion of the property without re-zoning the one-half acre portion. The Board determined that Mr. Huneycutt is only asking for approximately one-half acre to be re-zoned from RA to GB so that the entire property will carry the same zoning designation. It was also pointed out by Michael Sandy that the zoning ordinance requires a buffer between GB and RA zoned property to help with the potential commotion and noise.

**Motion:** Billy Franklin Lee made a motion to forward the proposed zoning map amendments to the Stanly County Board of Commissioners with a favorable recommendation for approval.

**Second:** Floyd Eudy seconded the motion.

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

### **Adjournment**

Vice-Chairman Smith asked for a motion to adjourn. A motion to adjourn was made by Floyd Eudy and seconded by Billy Franklin Lee. The meeting was adjourned at 7:25 p.m.

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Marvin Smith, Vice-Chairman

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Linda Evans, Clerk