

# MINUTES

of the

## MECKLENBURG COUNTY PLANNING COMMISSION

March 30, 2023

Present: Charles Reamy, Debra Crowder, Donna Dennis, Jerome Watson, David Brankley, Landon Hayes, Jr, Jarrious Lassiter, Randy Crocker and Mark Warren.

Members not present: Kyle Crump

Vice-Chairman Warren called the meeting to order.

A public hearing was held on the application by Stephen and Debbie Rhodes to rezone from Residential R-2 to Residential R-1A to allow for one (1) duplex. This property, identified as County Tax Number 216000-A-001 and zoned as Residential R-2, is located on the south side of Hwy 717 (Epps Fork Road), at its intersection with Hwy 826 (Mill Creek Road), Election District 1, County of Mecklenburg. Reference Deed Book LR-10-774.

Mrs. Tammy Mulchi, a realtor representing Stephen and Debbie Rhodes, was present to answer questions. Mrs. Mulchi advised the commission that the property was under contract. The Rhodes fixed the two (2) storage buildings as living space without permits for their grandkids. The new owners wanted to be able to use the two (2) buildings as vacation rentals. Mrs. Mulchi asked the commission to defer this application until next month, so the owners will have time to purchase the property.

Mr. Hendrick advised that he had received one (1) email, against this application.

The public hearing was closed.

Upon a motion from Mr. Reamy, seconded by Mrs. Brankley, the application was deferred to the April 27, 2023, Planning Commission Meeting.

A public hearing was held on the application by Scott Rogers for a special exemption permit to allow for a RV & Boat Storage with approximately fifty (50) sites. This property, identified as County Tax Number 126000-A-059, and zoned Agricultural, is located on the east side of Hwy 15 and approximately one (1) mile north of its intersection with River Oak Drive, Election District 8, County of Mecklenburg. Reference Deed Book B & P 441-758 and Will Book WF-12-33.

Mr. Scott Rogers was present to answer questions. Mr. Rogers advised the commission that the area needed more options for boat and RV storage due to more property development in the area. Mr. Rogers advised the commission that he was working with an engineer for the commercial entrance for the site. Mr. Rogers advised the commission that the site would be open land, but maybe in the future he would add a few structures to the property for storage. Mr. Rogers advised the

commission that the property would be enclosed with a fenced, where vegetation would grow, have security cameras, and electric gate to screen the site from public view.

Mr. Hendrick advised the commission that he had received no phone calls, letters, or email for the application.

The public hearing was closed.

Upon a motion from Mr. Brankley, seconded by Mr. Warren, the commission unanimously recommended to approve the application with the following conditions:

1. The county has approved these types of applications in the past.
2. It will not be detrimental to the public welfare.
3. It will not affect adversely the health or safety of persons or the neighborhood of the proposed use.
4. The entrance will be required to meet VDOT requirements for a commercial entrance.
5. The owner will submit an erosion & sediment control plan for approval before any construction begins.
6. The owner will be responsible for posting bonds for the erosion and sediment control measures and local county land permit.
7. Any area that may be seen by the public will be screened from the public's view.

A public hearing was held on the application by Brittany Padgett (Alfred Moore) to rezone from Residential R2- to Agricultural to allow for personal livestock on the property. This property, identified as County Tax Number 126000-10-002, and zoned as Residential R-2, is located on the east side of Hwy 701 (Irwin Road), approximately 1/10 mile of its intersection with Highway Forty-Nine, Election District 8, County of Mecklenburg. Reference Deed Book LR-16-787.

Mr. Ryan Padgett was present to answer questions. Mr. Padgett advised the commission that his son is autistic, and he fell in love with a chicken at their church. Mr. Padgett advised the commission that he built a chicken pen and coop to house the chickens, so they are not free range. Mr. Padgett advised the commission that his son was scared to go outside. He is now taking care of the chickens, and this fear no longer exist.

Mr. Hendrick advised the commission that he had received one (1) email against this application.

Upon a motion from Mr. Reamy, to change from livestock to poultry, seconded by Mr. Lassiter, the commission unanimously recommended to approve the application with the following conditions:

1. The re-zoning would allow for housing personal poultry on the property.
2. It will not be detrimental to the public welfare.
3. It will not affect adversely the health or safety of persons or the neighborhood for the proposed use.
4. The property owner shall be responsible for poultry activity on the property.

Upon a motion from Mr. Reamy, seconded by Mr. Lassiter, the planning commission unanimously approved the February 23, 2023, planning commission minutes.

Mr. Hendrick presented the Zoning and Building permit reports for review.

The Mecklenburg Planning Commission reviewed the application submitted by I.H. McBride Sign Company Inc. to install a façade and pylon sign for Dollar General.

Upon a motion by Mr. Reamy, seconded by Mr. Hayes, the commission unanimously recommend approving the sign application.

Upon a motion by Mr. Crump, to limit solar facilities under panels to a total of two thousand three hundred (2300) acres under panels, seconded by Mr. Reamy, the commission unanimously recommended to hold a public hearing.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Charles P. Reamy  
Secretary