

MINUTES

of the

MECKLENBURG COUNTY PLANNING COMMISSION

July 28, 2022

Present: Kyle Crump, Charles Reamy, Donna Dennis, Jerome Watson, James Puryear, Mark Warren, Landon Hayes, Jr and Randy Crocker.

Chairman Crump called the meeting to order.

A public hearing was held on the application by Sidney Scott Parrish to rezone from Residential R-1, to Agriculture to allow for personal livestock. This property identified as County Tax Number 202000-(A)082, zoned as Residential R-1, is located on the south side of Hwy 903, at its intersection with Starboard Drive, Election District 6, County of Mecklenburg and it is recorded in Reference Deed Book LR-19-253.

Mrs. Parks was present to answer questions. Mrs. Parks advised the planning commission that the pigs were more like pets than livestock. Mrs. Parks stated that she had to bottle feed some of the pigs therefore she had them in her home. Mrs. Parks advised the commission that the pigs had been on the property since 2020, and there had never been an issue. Mrs. Parks stated that no other type of livestock would be on the property, and if a litter of pigs is born they are given away or sold.

Mr. Baiter was present to speak against this application. Mr. Baiter stated to the commission that he was worried that Mrs. Parks would be getting more livestock on the property. Mr. Baiter also advised the commission that Mrs. Parks also used Starboard Drive to access the pig pen. Mr. Baiter explained to the commission that Starboard Drive was used to access Portside Subdivision and the road was maintained by the property owners. Mr. Baiter believed that Mrs. Parks should not be allowed to access Starboard Drive to haul her trailers up and down that road.

Mr. Jones was present to speak against this application. Mr. Jones advised the commission that Mrs. Parks was using Starboard Drive to access the pig pen. Mr. Jones explained to the commission that Starboard Drive was used by the property owners resigning in Portside. Mr. Jones expressed his concern of any run off from the pig pens into Lake Gaston since the property was located within proximity of the lake. Mr. Jones advised the commission that he thought the property was already zoned as agriculture.

Mr. Cutler, Agent with Point Realty, was present to speak against this application. Mr. Cutler advised the commission that he represented the property owner next to Mrs. Parks, and the property was currently zoned as Business B-1. Mr. Cutler stated that of the odor was the only way he knew that pigs were on the property. Mr. Cutler stated that the property had been rezoned

once before, and he felt that this was spot zoning, therefore the application should not be approved.

Mrs. Robinette Reed was present to speak for this application. Mrs. Reed advised the commission that she set on her front porch and watched the cows across the road. Mrs. Reed advised the commission that she didn't have a problem with Mrs. Parks having pigs on the property.

Mr. Hendrick advised the planning commission that he had received three (3) letters against the applications and two (2) letters for this applications.

The public hearing was closed.

Mr. Crocker, made a motion to deny the application because the applicant was already in violation of the Residential R-1 zoning. It was seconded by Mr. Reamy, and on a vote of five to three with Mr. Reamy, Mr. Hayes, Mr. Puryear, Mr. Crump, and Mr. Crocker voting aye and Mrs. Dennis, Mr. Warren and Mr. Watson voting nay, the motion carried to deny the application.

Upon a motion from Mr. Puryear, seconded by Mr. Crocker, the planning commission unanimously approved the June 30, 2022, planning commission minutes.

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

There being no further business, the meeting was adjourned.

Respectfully submitted,

Charles P. Reamy
Secretary