

# MINUTES

of the

## MECKLENBURG COUNTY PLANNING COMMISSION

September 28, 2023

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

Members not present: Randy Crocker

Chairman Crump called the meeting to order.

A public hearing was held on the application by Carolyn Evans for a special exemption permit to allow for a second home. This property, identified as County Tax Number 151000-A-008, zoned Agricultural, is located on the south side of Hwy 823 (Greenwood Road), approximately one mile south of its intersection with Hwy 705 (Taylor Ferry Road), Election District 2, County of Mecklenburg. Reference Deed Book LR-20-2675 and Will Book B & P-49-249.

Mr. Dale Strickler was present to answer questions. Mr. Strickler advised the commission that they would like to construct a second home on the property. Mr. Strickler advised the commission that they, previously, had constructed a guest house on the property but now, they would like to build their main home. Mr. Strickler advised the commission that two wells and two septic systems have been installed on the property to accommodate the dwellings.

There was no public comment.

Mr. Hendrick advised the commission that he had received two (2) emails in support of the application.

The public hearing was closed.

Upon a motion from Mrs. Dennis, seconded by Mr. Watson, the commission unanimously recommended to approve the application for the following reasons:

1. The county has approved these types of applications requesting a second home on the same track of land 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 purposed use.
4. The site complies with the Mecklenburg County Zoning Ordinance, which requires two acres or more for a second home.

A public hearing was held on an application by the Economic Development Authority of the Town of Clarksville to rezone from Agricultural to Industrial M-1. These properties identified as County Tax Number 148000-A-004 and 148000-A003, zoned as Agricultural are located on the south side of Commerce Drive approximately 1,621.4 feet from the end of the cul-de-sac with

Commerce Drive, Election District 8, County of Mecklenburg. Reference Deed Book B&P 607-717.

Mr. Jeff Jones, Town manager of Clarksville and Executive Director of the Economic Development Authority of the town, was present to answer questions. Mr. Jones advised the commission that the town had a client who was interested in purchasing the property. Mr. Jones advised the commission that this would be a great opportunity for economic growth for the town of Clarksville.

Mr. Wayne Carter, Mecklenburg County Administrator, spoke on behalf of the Clarksville IDA. Mr. Carter advised the commission that he was in favor of this application. Mr. Carter advised the commission to rezone the property as it would be an economic boost for the town of Clarksville.

Mr. Hendrick advised the commission that he had received no emails, phone calls, and no letters regarding this application.

The public hearing was closed.

Upon a motion from Mr. Brankley, seconded by Mr. Reamy, the commission unanimously recommended to approve the application for the following reasons:

1. The re-zoning would allow for future commercial development.
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.

A public hearing was held on an application by Edward and Sylvia Coleman to rezone from Business B-1 to Agricultural. This property, identified as County Tax Number 130000-A-108A, zoned as Business B-1 is located on the south side of Route 756 (Jefferson Street), and it is approximately 237.0 feet southeast of Hwy 58, Election District 2, County of Mecklenburg. Reference Deed Book B&P-554-46.

Mr. Edward Coleman was present to answer questions. Mr. Coleman advised the commission that he wanted to rezone the property from Business B-1 to Agricultural due to financial issues.

There was no public comment.

Mr. Hendrick advised the commission that he had received no emails, phone calls, and no letters regarding this application.

The public hearing was closed.

Upon a motion from Mr. Reamy, seconded by Mr. Watson, the commission unanimously recommended to approve the application for the following reasons:

1. The re-zoning of the property would afford more land-use opportunities in the agricultural district.
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.

A public hearing was held on an application by Jeffrey Melton (Vicky Spake Evans) for a special exemption permit for an auto repair shop. This property, identified as County Tax Number 094000-A-017C, zoned Agricultural, is located on the south side of Hwy 668 (Dry Creek Rd) and is approximately 1 (One) west of its intersection with Hwy 664 (Union Level Rd), Election District 6, County of Mecklenburg. Reference Deed Book LR-18-3622 and Will Book WF-22-19.

Mr. Jeffrey Melton was present to answer questions. Mr. Melton advised the commission that he had been approved for a special exception at another location. Mr. Melton advised the commission that he had outgrown his previous location which was approved. Mr. Melton explained to the commission that a privacy fence had been installed to screen vehicles from the public's view, and he would follow all federal and state guidelines pertaining to all vehicle fluids. Mr. Melton advised the commission that he had over thirty (30) years of mechanic experience.

Mrs. Theresa Shabenas, an adjoining neighbor, was present to speak in favor of the application. Mrs. Shabenas advised the commission that she was proud that Mr. Melton wanted to work at a shop that was close to her. Mrs. Shabenas advised the commission that the shop was not an eyesore, and you could barely see the shop from the road.

Mr. James Price, who lives at 2918 Busy Bee Road, was present to speak in favor of the application. Mr. Price advised the commission that he and several of his neighbors had used Mr. Melton's services and was pleased with his work. Mr. Price explained to the commission that Mr. Melton was not looking to make a killing but to make a living with his shop.

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

The public hearing was closed.

Upon a motion from Mr. Brankley, seconded by Mrs. Dennis, the commission unanimously recommended to approve the application for the following reasons:

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 owner will be responsible for the disposal of all fluids within the standards that are set by the Environmental Protection Agency and within the state codes.
5. All repairable vehicles shall be screened from the public's view with a privacy fence.
6. The owner will meet VDOT requirements for a commercial entrance.
7. The entrance does need to be addressed for proper drainage and stone should be added.

A public hearing was held on an application by Mullin Family Partnership, LLLP to rezone 600.02 acres out of 1340.00 of Agricultural to Industrial M-1. This property, identified as County Tax Number 011000-A-070, zoned as Agricultural, is located on the east side of Hwy 49 approximately ½ mile north of its intersection with Route 720 (Duckworth Drive), Election District 8, County of Mecklenburg. Reference Deed Book LR-12-4056.

Mr. Paul Brown, with WK Dickson, was present to speak on behalf of the Mullins family. Mr. Brown advised the commission that they wanted to rezone six hundred (600.00) acres for a data center.

Mr. Parin Patel was present to speak on behalf of the Mullins family. Mr. Patel advised the commission that a data center would be a great opportunity for the community.

Mr. Wayne Cater, Mecklenburg County Administrator, was present to speak in favor of the application. Mr. Carter advised the commission that the developer would be required to work with the town and county on expanding utilities on the property.

Upon a motion from Mr. Brankley, seconded by Mr. Reamy, the commission unanimously recommended to approve the application for the following reasons:

1. The re-zoning would allow for more industrial businesses in the area.
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 developer will have to meet VDOT standards for a commercial entrance.

Upon a motion from Mr. Reamy, seconded by Mrs. Crowder, the planning commission unanimously approved the August 28, 2023, 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