

MINUTES
of the
MECKLENBURG COUNTY PLANNING COMMISSION

March 25, 2021

Present: Kyle Crump, Charles Reamy, David Brankley, Jerome Watson, Donna Dennis, James Puryear, Michelle Edmonds, Jarrious Lassiter, Mark Warren, and Landon Hayes, Jr.

Chairman Crump called the meeting to order.

Mr. Hendrick opened the floor for nominations for chairman of the Planning Commission.

Mr. Reamy nominated Mr. Crump for chairman.

There being no other nominations, the nominations were closed.

By a unanimous vote, Mr. Crump was elected chairman.

Mr. Hendrick opened the floor for nominations for vice-chairman of the Planning Commission.

Mr. Brankley nominated Mr. Warren for vice-chairman.

There being no other nominations, the nominations were closed.

By a unanimous vote, Mr. Warren was elected vice-chairman.

Mr. Hendrick opened the floor for nominations for secretary of the Planning Commission.

Mr. Crump nominated Mr. Reamy for secretary.

There being no other nominations, the nominations were closed.

By a unanimous vote, Mr. Reamy was elected secretary.

Mr. Hendrick turned the Planning Commission Meeting over to Chairman Crump.

A public hearing was held on the application by Delores Pulliam for a special exception permit to allow for a bookkeeping service. This property, identified as County Tax number 174000 ((A)) 012, zoned Residential R2 is located on the south side of Highway 707 (Phillis Road), approximately ½ mile west of its intersection with Martin Lane, Boynton District, Election District 6, County of Mecklenburg. Reference Deed Book LR-10-2733.

Mr. Hendrick advised the commission that no letters, telephone calls or emails were received opposing the application.

There was no public comment.

The public hearing was closed.

Upon a motion from Mr. Reamy, seconded by Mr. Watson, the commission unanimously recommended approving the application by Delores Pulliam for a special exception permit to allow for a bookkeeping service with the following recommendations:

1. The home based business will not have a negative impact on the health, safety, and welfare of the community.
2. The residence will only be used by the Manager/Owner of the business.
3. It will not affect adversely the health or safety of persons or the neighborhood of the purposed use.
4. It will not be detrimental to the public welfare.

A public hearing was held on the application by Inter Metro Properties, LLC (Barbara Semple) to rezone from Industrial M-1, to Business B-1. This property is identified as County Tax Number 180000-((A))-045A, zoned Industrial M-1, and is located on the southside of Highway 903, at its intersection with Highway 1401 (Bracey Drive), La Crosse District, Election District 3, County of Mecklenburg. Reference Deed Book LR-6-4129.

Mr. John Janson, attorney representing the applicant, was present to answer questions. Mr. Janson advised the planning commission that this location had previously been used as a truck terminal and was no longer in business. The property is located within the vicinity of several other businesses.

Mr. Hendrick advised the commission that no letters, telephone calls or emails were received opposing the application.

There was no public comment.

The public hearing was closed.

Upon a motion from Mr. Brankley, seconded by Mrs. Edmonds, the commission unanimously recommended approving the application by Inter Metro Properties, LLC (Barbara Semple) to rezone from Industrial M-1, to Business B-1. with the following recommendations:

1. The rezoning to Business B-1 will not have a negative impact on the health, safety, and welfare of the community.
2. By rezoning from Industrial M-1 to Business B-1, it would allow for more opportunities for the development of the property.
3. It will not be detrimental to the public welfare.

4. It will not affect adversely the health or safety of persons or the neighborhood for the purposed use.
5. The majority of the surrounding properties is currently operating businesses.

A public hearing was held on the application by Inter Metro Properties, LLC (Barbara Semple) to rezone from Industrial M-1, to Business B-1. This property is identified as County Tax Number 180000-((A))-045B, zoned Industrial M-1, and is located on the southside of Highway 903, approximately 200 feet west of its intersection with Highway 1401 (Bracey Drive), La Crosse District, Election District 3, County of Mecklenburg. Reference Deed Book LR-6-4130.

Mr. John Janson, attorney representing the applicant, was present to answer questions. Mr. Janson advised the planning commission that this was an adjoining property to the property that was used as a truck terminal.

Mr. Hendrick advised the commission that no letters, telephone calls or emails were received opposing the application.

There was no public comment.

The public hearing was closed.

Upon a motion from Mrs. Dennis, seconded by Mr. Lassiter, the commission unanimously recommended approving the application by Inter Metro Properties, LLC (Barbara Semple) to rezone from Industrial M-1, to Business B-1. with the following recommendations:

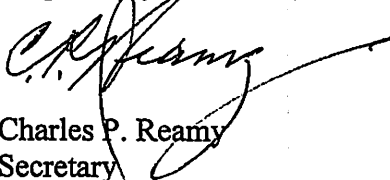
1. The rezoning to Business B-1 will not have a negative impact on the health, safety, and welfare of the community.
2. By rezoning from Industrial M-1 to Business B-1, it would allow for more opportunities for the development of the property.
3. It will not be detrimental to the public welfare.
4. It will not affect adversely the health or safety of persons or the neighborhood for the purposed use.
5. The majority of the surrounding properties are currently operating businesses.

Upon a motion from Mr. Reamy, seconded by Mrs. Edmonds, the commission unanimously approved the minutes of the January 7, 2021, planning commission meeting.

Mr. Hendrick presented the building permit and zoning permit reports to the commission for review.

There being no further business, the meeting was adjourned.

Respectfully submitted,



Charles P. Reamy
Secretary