



City of Mount Airy Planning Board Meeting Minutes

May 27, 2020 – 5:30 PM
First Floor Conference Room, City Hall
300 S. Main Street – Mount Airy, NC 27030

Members Present: Jeannie Studnicki
Gray Trotter
Jim Cavallo
Dwight McAlexander
Randal France
Paul Madren
Tami Springthorpe
Calvin Vaughn

Staff Present: Andy Goodall, Jr., CZO – Planning Director
Ben Barcroft – City Planner

I. Call to Order

Andy Goodall called the meeting to order at 5:30PM.

II. Determination of a Quorum

With eight (8) members present, Jeannie Studnicki determined there was a quorum.

III. Election

Mr. Goodall informed the board that the chair, David Jones, had moved to Winston Salem. He said they needed to nominate and elect a chair and vice chair and went over the procedures.

Dwight McAlexander made a motion to nominate Jeannie Studnicki for Chair. The motion was seconded by Gray Trotter and passed unanimously (7-0).

Jeannie Studnicki made a motion to nominate Paul Madren as the Vice Chair. The motion was seconded by Randal France and passed unanimously (7-0).

IV. Approval of Minutes

Jeannie Studnicki asked for a motion to approve the October 28, 2019 minutes. A motion was made by Paul Madren and seconded by Tami Springthorpe. The motion then passed unanimously (7-0).

Jeannie Studnicki then asked for a motion to approve the February 24, 2020 minutes. A motion was made by Calvin Vaughn and seconded by Randal France. The motion then passed unanimously (7-0).

IV. Approval of Agenda

Jeannie Studnicki asked for a motion to approve the agenda. A motion was made by Randal France and seconded by Tami Springthorpe. The motion then passed unanimously (7-0).

V. New Business

2020-REZ-01

Mr. Goodall introduced the first rezoning case. He said in the last 6 months the Bray's had demolished 3 houses on the lots off West Poplar. He said they are looking to potentially building condominiums on the lots. He informed the board he had given them a copy of the site plan so they could see what it might look like however, he said the rezoning is not conditional thus, not tied to the site plan. Two of the parcels are zoned R-8 which wouldn't allow for a 2-family dwelling. R-6 would allow for it and matches the zoning of the other parcels. 9.50 He said Dean Bray III and his realtor Robby were both present to speak on behalf the development. Due to a limited amount of people being allowed in the meeting room Mr. Goodall said he informed the neighbors that they could send in comments prior to the meeting. He told the board that he had included a copy of each of those letters in their packets. He also let the people know they could speak at the meeting; they would just need to wait their turn to enter the meeting room.

The realtor, Robby, spoke about a similar condo project that he had worked on in Pilot Mountain. He went onto explain in detail the plans to build condos off Poplar Street. Several of the board members had questions regarding traffic, mostly based on letters from neighbors. Cavin asked Mr. Goodall if he had checked on the crash reports for the nearby intersection. Mr. Goodall said that there have been zero traffic accidents reported to the police in the last 12 months. Calvin also said he felt the biggest concern and issues from the neighbors is due to drug activity on the properties in the past. Dean Bray and Robby assured everyone that this wouldn't be an issue due to the type of housing proposed and price point.

Jeannie Studnicki read a letter of concerns written by Susan Seattle.

Mr. Goodall said that the Boyles Street in Pilot Mount, where similar condos were built, has a transition from single-family to the multi-family condo units. He said that this section on North Main that could experience additional flow is at 48% capacity (based on a trip count from 2018). He then went on to explain that this is not a conditional rezoning request so the rezoning is not based on the proposed site plan. The site plan was only presented show why there was a need to rezone and what the site might look like.

Paul Madren made a motion that that the proposed rezoning is consistent with the Comprehensive Plan. The motion was seconded by Dwight McAlexander and passed unanimously (7-0).

Dwight McAlexander made a motion to recommend the proposed rezoning. The motion was seconded by Paul Madren and passed unanimously (7-0).

2020-REZ-02

Ben Barcroft introduced the next rezoning case. Tom Webb tuned into the meeting via WebEx. The current use trucking and distribution, is grandfathered in. The rezoning would conform to this use and allow for light manufacturing. Ben Webb said their plan is to produce PPE equipment and potentially add another building in the future.

Tami had a question about possible restrictions on hours of operation and being a nuisance to the neighboring residential properties. Tom Webb said there is currently a buffer that will still be required. He also said that the proposed and potential uses wouldn't be more of a nuisance than what is already there.

Mr. Goodall informed the board that they may be meeting in June to review a rezoning for the Siamese Twin museum. Calvin asked about Hobby Lobby & Harbor Freight. Mr. Barcroft said that they both had submitted for their interior up-fit permits and have been approved.

With no further questions or comments, Calvin Vaughn made a motion that that the proposed rezoning is consistent with the Comprehensive Plan and recommend the proposed rezoning. The motion was seconded by Paul and passed unanimously (7-0).

VI. Adjournment

At 6:30 PM, Calvin Vaughn made a motion to adjourn the meeting, with Randal France seconding. Motion passed unanimously (7-0).