



## **City of Mount Airy Planning Board Meeting Minutes**

June 22, 2020 – 5:30 PM  
First Floor Conference Room, City Hall  
300 S. Main Street – Mount Airy, NC 27030

*Members Present:* Jeannie Studnicki  
Dwight McAlexander  
Paul Madren  
Tami Springthorpe  
Calvin Vaughn

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

### **I. Call to Order**

Jeannie Studnicki called the meeting to order at 5:30PM.

### **II. Determination of a Quorum**

With five (5) members present, Jeannie Studnicki determined there was a quorum.

### **III. Approval of Minutes**

Jeannie Studnicki asked for a motion to approve the May 27, 2020 minutes with an amendment that David Jones didn't call the meeting to order. A motion with the amendment was made by Calvin Vaughn and seconded by Tami Springthorpe. The motion then passed unanimously (4-0).

### **IV. Approval of Agenda**

Jeannie Studnicki asked for a motion to approve the agenda. A motion was made by Calvin Vaughn and seconded by Tami Springthorpe. The motion then passed unanimously (4-0).

### **V. New Business**

*2020-REZ-03/ANX-01*

Ben Barcroft introduced the annexation and zoning case for 296 N Franklin Road. Mr. Barcroft said they were requesting to zone the property R-20 which, is what it was previously zoned when it was part of the ETJ. He informed the board that the applicant was on the edge of the city limits and wished to be annexed in order to receive all city services and to lower his water bill. Mr.

Barcroft said the owner was aware that he would need to pay the expense to put in a sewer line if he wished to connect to the city sewer.

Calvin Vaughn asked if an easement through the neighboring property would be needed to extend the sewer line. Mr. Goodall explained that the line would go along North Franklin and not cross any properties.

Dwight McAlexander made a motion to recommend approval of the annexation. The motion was seconded by Calvin Vaughn and passed unanimously (4-0).

Dwight McAlexander made a motion that that the proposed zoning is consistent with the Comprehensive Plan and recommended the proposed zoning. The motion was seconded by Tami Springthorpe and passed unanimously (4-0).

Dwight McAlexander asked about the previous rezoning. Mr. Goodall informed the board that both rezoning cases passed unanimously.

Dwight McAlexander asked how the public hearing went for the condos. Mr. Goodall said that only one person spoke in opposition and the Board of Commissioners approved it. He said the next step is the technical review.

Mr. Barcroft then introduced and went over the next item on the agenda. The potential rezoning of industrial zoned properties, mainly in the commercial corridors. He said these are areas where we do not want high intense uses. He then passed out maps and used a presentation to go over each individual property. Mr. Goodall then explained how there are many property owners that would need to be contacted and went over a couple options to begin the process. He said they can't do it now but, he suggested having an initial meeting to inform the properties owners and allow them to ask questions before it officially goes to the planning board. Tami Springthorpe asked about the reason for some properties being zoned B4 and others B2. Mr. Goodall explained how the allowed uses are very similar however the front setbacks were different. He said they were trying not to make buildings non-conforming. Calvin Vaughn asked about how this would affect the property owners' taxes. Mr. Goodall explained how this wasn't something the city could determine. He explained how the county assesses tax values based on the improvements to the lot, not the zoning of in. He said the taxes may only significantly change if the lot is vacant and the changes from a residential zoning to commercial.

Jeannie Studnicki asked if there were any updates on economic development. Mr. Goodall said the facility on the corner of Snowhill and 52 is almost complete. T-Mobile should be in the building by the end of July and there are plans for Northern Hospital to have an urgent care in the rest of the building by the end of the year. Tami Springthorpe asked about the old carwash sign being removed. Mr. Goodall said they are going to reface it. Mr. Goodall said the sign

ordinance was updated in 2016 to reduce the allowed size of signs. He said that then if a business was discontinued for over 90 days the new tenant would have to bring the sign into compliance however, the discontinuation period was later changed to 2 years. There was then a short discussion on new signs that met the new standards.

Mr. Goodall said that the Aspin Dental/ Mattress Warehouse project down 601 is also getting close to finished. He said he is also waiting on the revised plans from the Shepherd's House.

Mr. Goodall said the big project now is the proposed Surry Arts Council building. The location of the building would be between Hutchen's Cleaners and the library. Calvin Vaughn asked why the proposal had went to City Council first. Mr. Goodall explained how the property is owned by the City. He said the design also removes half of the parking used by the library. He said that he wanted that resolved before it goes to the different boards for zoning and local historic district approval.

#### **VI. Adjournment**

At 6:40 PM, Paul Madren made a motion to adjourn the meeting, with Calvin Vaughn seconding. Motion passed unanimously (7-0).