

HARMONY PLANNING BOARD

The Harmony Planning Board held a meeting on Monday July 20, 2009 at 6:00 p.m. in the Community Center Building located at 187 Highland Point Ave. in Harmony, NC.

MEMBERS PRESENT

Dan Crowe - Chairman
Bill Czerkie
Scotty Harris
Donald Peck
Tommie Ross

STAFF PRESENT

Matthew Todd
Alaina Dillard

Chairman Crowe called the meeting to order.

Owner/Applicant:

Stack Investments LLC
(Jane Bundy)
206 Dunwick Lane
Olin, NC 28660

Parcel ID: 4870596502.000

Location:

109 Little Wilkesboro Road

Current Zoning:

R20 (Single-Family Residential)

Proposed Zoning:

NB (Neighborhood Business)

Public Hearing with Town of Harmony Board of Aldermen:

August 3, 2009

Description of Rezoning Request:

This is a request to rezone .344 acres at 109 Little Wilkesboro Road in Harmony from R20, Single Family Residential Zoning District to NB, Neighborhood Business District. The proposed use for the property is to continue the commercial use of the property.

THOSE SPEAKING FOR THE REQUEST

Mrs. Jane Bundy, managing partner, stated that Ms. Cora Stroud would be using the building. She stated that Ms. Stroud plans to preserve the building.

Ms. Stroud stated that she plans to create an outlet for arts and crafts for the Harmony area.

Mr. Peck stated he had no objection but asked if it was the Planning Board's responsibility to regulate parking and sidewalk requirements. Mr. Todd stated that the Harmony Zoning Ordinance had parking requirements in place. He stated that in order to get proper permitting a site plan would have to be submitted to the Iredell County Planning Department for approval and parking would be checked at that time. Mr. Todd stated that there were no sidewalk requirements in the ordinance at this time.

Staff Comments

Although the Harmony Land Use Plan does not indicate a commercial node for this area, the site is suitable for neighborhood business use. In 2006 when the Town implemented zoning the property was already established as a commercial building. In order for the property to be used either a rezoning to a commercial district is required or a change of use permit would be required to the residential building code.

The Planning staff **supports** the proposed rezoning request based on the following: the existing building is a commercial building and has been used for commercial purposes, the corner lot is not suitable for residential use, and the light intensity request of neighborhood business fits into the community.

DECISION: Mrs. Ross made a motion to amend the Harmony Land Use Plan Mr. Harris seconded said motion. VOTES 5-0

Mr. Czerkie made a motion to approve the zoning map amendment and to make a finding that the approval is consistent with the Harmony Land Use Plan and that said approval is reasonable and in the public interest due to its consistency with the County Land Use Plan: as result, said approval furthers the goals and objectives of the Land Use Plan.

Mr. Czerkie stated he was concerned with the driveway curb placement on the site. He stated that the driveway curb and drive shall remain as is.

ADJOURNMENT: There being no further business, Chairman Crowe declared the meeting adjourned at 6:15 p.m.

Alaina S. Dillard
Planning Support Specialist

Date Read and/or Approved

DATE FILED IN THE MINUTE BOOK BY THE CLERK: **July 23, 2009**