

Mike Barbee
Chairman

Brandon King
Vice Chairman

Patty Crump
Commissioner

Scott Efird
Commissioner



Trent Hatley
Commissioner

Bill Lawhon
Commissioner

Billy Mills
Commissioner

**STANLY COUNTY
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES
MONDAY, APRIL 7, 2025 – 6:00 PM**

Attendee Name	Title	Status	Arrived
Mike Barbee	Chairman	Present	
Brandon King	Vice Chairman	Present	
Patty Crump	Commissioner	Present	
Scott Efird	Commissioner	Present	
Trent Hatley	Commissioner	Present	
Bill Lawhon	Commissioner	Present	
Billy Mills	Commissioner	Present	

CALL TO ORDER & WELCOME

The Stanly County Board of Commissioners (the “Board”) met in regular session on Monday, April 7, 2025 in the Gene McIntyre Meeting Room, Stanly Commons. Chair Barbee called the meeting to order at 6:00 p.m. with Vice Chair King giving the invocation and leading the Pledge of Allegiance.

SCHEDULED AGENDA ITEMS

1. PUBLIC COMMENT

None.

2. National Apprenticeship Week Proclamation

Presenter: Candice Lowder, Stanly Community College Associate VP, Career Connections

To further promote its apprenticeship program, Stanly Community College and its partners requested that the Board of Commissioners adopt a proclamation, declaring April 30, 2025, as National Apprenticeship Day in Stanly County. This declaration will help raise awareness of the apprenticeship program and its benefits to our community.

Following the presentation, Mrs. Lowder answered questions about the apprenticeship program and the intern selection process.

Approval / Adjustments to the Agenda

Due to an oversight at the beginning of the meeting, Chair Barbee requested a motion to approve the agenda before proceeding.

Vice Chair King moved to approve the agenda as presented, and Commissioner Crump seconded the motion. The agenda was approved by a vote of 7-0.

Approval of Proclamation:

Commissioner Efird then moved to approve the proclamation as presented. Commissioner Hatley seconded the motion, which passed by unanimous vote.

**Exhibit A
County of Stanly
National Apprenticeship Day Proclamation**

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Scott Efird, Commissioner
SECONDER:	Trent Hatley, Commissioner
AYES:	Barbee, King, Crump, Efird, Hatley, Lawhon, Mills

3. Board of Adjustment Appointment

Presenter: Bailey Emrich, Planning Director

Michael Williams, who was appointed to the Board of Adjustment in July 2025, is no longer eligible to serve on the board due to his recent employment with the county. Therefore, a new appointment is needed to complete his term ending June 30, 2028.

Commissioner Lawhon nominated Kevin May, Jr. to fill the seat. With no other names presented, the nominations were closed.

Mr. Kevin May, Jr. was appointed to complete Mr. Williams' term ending June 30, 2028 by unanimous vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Lawhon, Commissioner
SECONDER:	Scott Efird, Commissioner
AYES:	Barbee, King, Crump, Efird, Hatley, Lawhon, Mills

4. ZA 25-01 - Stanly County Subdivision Ordinance Amendment

Presenter: Bailey Cline, Planning Director

Recently, the Planning staff conducted a study comparing Stanly County's existing Subdivision Ordinance requirements and processes with those of neighboring counties, including Rowan, Cabarrus, and Columbus. The study revealed inconsistencies between our county's overall process and those of the surrounding counties.

April 7, 2025

Currently, Stanly County uses a Construction Criteria Point System for major subdivisions to determine required improvements. According to Section 66-90, developers of major subdivisions can select the improvements they prefer for the property, provided a total of 100 points is achieved.

Staff has discovered that no other county does it this way. Typically, other counties implement general requirements for improvements such as sidewalks, curb and gutter, amenities, street lighting, etc.

The proposed changes to the County's Subdivision Ordinance would include a list of required improvements and eliminate the need for the construction criteria point system.

On February 10, 2025 the Planning Board reviewed item ZA 25-01, which includes several proposed changes to the Stanly County Subdivision Ordinance. These changes cover required improvements, NCDOT review of minor subdivisions, major and minor subdivision applications and checklists, and adjustments to the subdivision review process.

This text amendment includes a provision regarding minor subdivisions in which property owners must obtain a driveway permit from NCDOT before the Review Officer approves the plat, unless NCDOT waives this requirement. NCDOT will also review all minor subdivision plats that are serviced by a state-maintained road. Staff has already communicated with NCDOT about this procedure.

During the Planning Board's discussions about the parking requirements, the focus was to accommodate overflow parking and ensuring adequate parking at each home.

At their March 10, 2025, meeting, the Planning Board reviewed this item again with the proposed changes incorporated. The board members felt that the necessary adjustments had been made, and they unanimously approved this text amendment request.

After the presentation, Director Cline addressed questions regarding cluster subdivisions and the process for ensuring that the required amenities approved as part of the subdivision plans are completed.

With no further discussion, Chair Barbee declared the public hearing open. With no one coming forward to speak, the hearing was closed.

By motion, Vice Chair King moved to approve text amendment ZA 25-01 to the Stanly County Subdivision Ordinance for revisions to the current requirements and numbering for the table of contents as presented, seconded by Commissioner Mills and passed by unanimous vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brandon King, Vice Chairman
SECONDER:	Billy Mills, Commissioner
AYES:	Barbee, King, Crump, Efird, Hatley, Lawhon, Mills

5. ZA 25-02 - RR (Rural Recreational) Rezoning Request for Cotton Patch Campground

Presenter: Bailey Cline, Planning Director

Mr. James Ashley requested the rezoning of an approximately 3 acre portion of the Cotton Patch Campground located at 41697 Gurley Road, New London from County, RA (Residential Agricultural) to County, RR (Rural Recreational) in order to accommodate 15 existing campsites. Approximately 5 acres of the property currently lies in the County, RR zoning district where 30 existing campsites are located.

When Mr. Ashley purchased the property, he was under the impression that the entire 21 acres was zoned for a campground. However, a recent survey revealed that 15 campsites are located in the RA (Residential Agricultural) portion of the property. Since campgrounds are not allowed in the RA zoning district, Mr. Ashley made Planning staff aware of the issue in order to find a resolution and bring these campsites into compliance.

Mr. Ashley has met with the Technical Review Committee consisting of Planning staff, Central Permitting, Inspections, Fire Marshall and Environmental Health. Environmental Health has indicated that no further action is required from their office since Mr. Ashley has received all necessary approvals from the state.

If approved, approximately 8 acres would lie in the Rural Preservation Area and the remaining approximately 13 acres would remain in the County, RA (Residential Agricultural) zoning district. This property is located in the Rural Preservation Area and is approximately 650 feet from the Secondary Growth Area which is located on Hearne Road. All adjoining property owners within 100 feet were notified and a sign was posted on the property.

Director Cline noted that there was no opposition to this request from community members at the Planning Board meeting and the board unanimously recommended approval of the request.

Following the presentation, Director Cline addressed questions about the availability of full hook-up campsites and whether the number of campsites would necessitate an additional bathhouse.

With no further questions, Chair Barbee declared the public hearing open.

Mr. Ashley came forward and explained his reason for the requested rezoning and entertained questions from the Board.

With no one else coming forward, the hearing was closed.

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With no further discussion, Commissioner Efird moved that the Board approve ZA 25-02, the rezoning request by James Ashley, for the rezoning of approximately 3 acres of the Cotton Patch Campground because it is consistent with the 2040 Stanly County Land Use Plan, and will meet all Campground requirements in the Stanly County Zoning Ordinance. The motion was seconded by Commissioner Mills and passed with a 7 - 0 vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Scott Efird, Commissioner
SECONDER:	Billy Mills, Commissioner
AYES:	Barbee, King, Crump, Efird, Hatley, Lawhon, Mills

6. 2025 National Day of Prayer Proclamation

Presenter: Commissioner Bill Lawhon

Commissioner Lawhon introduced the proclamation declaring Thursday, May 1st, 2025, as a National Day of Prayer in Stanly County for the Board's consideration.

Following the presentation, Commissioner Lawhon moved to adopt the proclamation. Commissioner Hatley seconded the motion which passed by unanimous vote.

See Exhibit B
National Day of Prayer 2025
By the Stanly County Board of Commissioners
in the State of North Carolina
A Proclamation

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Lawhon, Commissioner
SECONDER:	Trent Hatley, Commissioner
AYES:	Barbee, King, Crump, Efird, Hatley, Lawhon, Mills

7. Centralina Workforce Development Board Appointments

Presenter: Andy Lucas, County Manager

At the request of the Centralina Workforce Development Board (CWDB), it was requested that Kelly Morgan from Charlotte Pipe be appointed as a Private Sector representative, and Elizabeth Underwood from Stanly County EDC as the Economic Development representative for Stanly County. Both appointments are for a two-year term, starting July 1, 2025, and concluding on June 30, 2027.

Vice Chair King moved to approve the appointments as requested, seconded by Commissioner Mills and carried by a 7 - 0 vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Brandon King, Vice Chairman
SECONDER:	Billy Mills, Commissioner
AYES:	Barbee, King, Crump, Efird, Hatley, Lawhon, Mills

8. CONSENT AGENDA

Commissioner Lawhon moved to approve the consent agenda as presented, seconded by Commissioner Efird and passed by unanimous vote.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bill Lawhon, Commissioner
SECONDER:	Scott Efird, Commissioner
AYES:	Barbee, King, Crump, Efird, Hatley, Lawhon, Mills

A. Minutes- March 17th work session & regular meeting

B. Finance - Vehicle tax refunds for March 2025

C. Finance - Monthly Financial Report for February 2025

D. DSS - Budget Amendment 2025-68: Temporary Staffing

BOARD COMMENTS, ANNOUNCEMENTS & COMMITTEE REPORTS

Commissioner Mills shared his admiration for the men's baseball and women's softball teams at South Stanly, North Stanly, and West Stanly High Schools and their high statewide rankings. He also encouraged everyone to support these teams by attending their games.

Commissioner Lawhon reported that residential housing permits decreased by 3% in March 2025 compared to March 2024. He also noted that the total number of housing permits issued in 2025 have decreased by 39% compared to the same period last year. He also mentioned that current 30 year mortgage rates are in the upper 6% range, and after reviewing the local real estate listings, several properties show price reductions.

Commissioner Efird acknowledged Tax Administrator Clinton Swaringen in the audience. He also acknowledged his receipt of the recent tax revaluation notice for his property.

Chair Barbee wished everyone a Happy Easter.

ADJOURN

With no further discussion, Chair Barbee adjourned the meeting at 6:48 p.m.

Paul M. Barbee, Chair

Tyler Brummitt, Clerk