



Stanly County Planning Board  
November 14, 2022 - Meeting Minutes

**Call to Order** Chair Jay Eckman called the meeting to order on November 14, 2022 at 6:30 p.m. in the Gene McIntyre meeting room at 1000 N. First Street, Albemarle, North Carolina.

**Stanly County Planning Board members attending** David Underwood, Tim Fesperman, Jay Eckman, Joel Mauldin, TJ Smith & Michael Williams

**Absent:** Kevin Brickman - excused

**Stanly County Planning Staff Attending** Bob Remsburg, Planning Director & Bailey Emrich, Planner 2

Chair Eckman asked if there were any conflicts of interests with the case to be heard due to financial or personal relationships.

There were none

Chair Eckman asked if there were any other additions that the board needed to consider. There were none.

Chair Eckman asked for a motion to approve the proposed agenda.

**Motion: David Underwood**

**Second: Michael Williams**

**Approved: 6-0**

Chair Eckman asked for a motion to approve the minutes from October 10, 2022.

**Motion: Michael Williams**

**Second: Tim Fesperman**

**Approved: 6-0**

Chair Eckman stated that the board will consider two items. The first item on the agenda is a request to approve a 10 lot subdivision design by Marlow Electric Company with Eagle Engineering for a 12.08 acre lot on Brattain Road in Locust.

Chair Eckman shared that this item was tabled at the last meeting.

Chair Eckman asked for a motion to bring this item off of the table and place it into consideration.

**Motion: David Underwood**

**Second: T.J. Smith**

**Approved: 6-0**

Chair Eckman asked County Staff to share the details of the request.

Bob Remsburg shared the following:

There are representatives here to clarify any of the questions you had last time. It is a major subdivision at 12.08 acres with the smallest lot being almost 44,000 square feet. They are very deep lots and I believe you will have an updated version in front of you. There will be a long shared driveway which will be maintained by the HOA. There will be a waterline extension with hydrants. There will be individual septic systems for each lot as well as a sidewalk along brattain road which will help them get their 100 points for construction criteria. There will also be a central mailbox location between lots 6 and 7. It is located in a growth area according to the Land Use Plan. This is zoned RA and there is no change in zoning needed.

**Tim Fesperman** “Currently the school system does not allow for kids to walk home from school. Have we ever worked with them to understand why?”

**Mr Remsburg** “That is the first I have heard of that. I am not sure. From a Planner standpoint, our schools are poorly placed for that. I can't imagine here in Albemarle that you could not walk to Central Elementary. I could see for a safety reason why this would not be allowed. But, concerning the project I know you all had tabled this because of some questions about the driveway easement and if it was setback far enough to allow for parking in the front. Hopefully the folks that are here can address all of that for you.”

Mr. Remsburg shared maps of the property as well as the proposed plan.

Chair Eckman invited those in favor of the request to speak:

Eagle Engineering Representatives shared the following:

I know there were some questions about the access road coming in and the width of that road with the positioning of the house on that lot with parking. This plan is not updated. We just recently updated the plan and emailed that out today. We did widen the driveway to 20 feet to meet any fire code requirements as well as slide the house pads back to account for a 60 foot driveway to each pad. We have spoken to the developer about that and the preference is to reduce that to 40 feet. It would still allow for four cars maximum. The reason for the 40 instead of the 60 foot is because the 60 foot does push that house pad into the septic area. He wants to have a patio or deck out back so that would conflict with the setback. I think with those couple of changes the plan is updated.

**TJ Smith** “Both sides of the easement will be in and out?”

**Eagle Engineering** “Yes, that is correct.”

Michael Williams “Are they still planning construction for December of 2024?”

Eagle Engineering “I believe if they are able to get permits sooner then it would begin sooner.”

Chair Eckman invited any others to speak for or against.

There were none.

**Chair Eckman entertained a motion to approve the Preliminary design for the subdivision on Brattain Road.**

**Motion:** Michael Williams made a motion to approve the preliminary plan as presented for the Brattain Road Subdivision.

**Second:** TJ Smith

**Approved: 6-0**

Chair Eckman introduced the second item on the agenda which is a request to approve a 56 lot subdivision design that is the second phase for the Garmon Mill Estates subdivision on River Road, Stanfield. This consists of 60.41 acres on two existing lots.

Chair Eckman invited County Staff to share the details of this request.

Bob Remsburg shared the following:

This is Garmon Mill Phase 2. There are 2 current lots which will be divided into 56 lots with the smallest one being just over 30,000 square feet. The largest lot is 123, 6907 square feet. The entrance is an extension of Galloway Drive which is in phase one of this project. That does mean that all traffic is coming in and out of River Road. Stanfield water line will be extended and there will be a septic system for each lot. Mr. Burleson can address the preliminary work with environmental health. There is a stub out to an adjacent property. It is located in a growth area per the 2010 Land Use Plan but the new plan took a lot of this area out of the growth area. It is zoned RA and the traffic on this road is about 3,800 vehicles per day. DOT did make a comment which was that the cul-de-sac that exists at the end of Galloway Drive be closed and it be shaved off and be made more of a road essentially.

Mr. Remsburg went through the construction criteria points as well as the plan for the property.

There were no questions for staff.

Chair Eckman invited Mr. Burleson to speak in favor of his request.

Mr. Burleson Shared the following:

The one point that Bob brought up about the existing cul-de-sac, we did not actually build that cul-de-sac, we knew the space would be stuff. The asphalt is straight into the property currently. We would have had to re-record a plat to physically take that off of the map. Soil evaluations have begun and everything is looking decent so far, we feel confident about it. The property next door was really good soil. So we are confident we will get most of those done but the ones that won't perk we are going to utilize an engineered system.

**TJ Smith** "Are there shared driveways on this plan?"

**Mr. Burleson** “Yes, there are some shared drives but they are wide and will be able to be maintained.”

**TJ Smith** “On some of these parcels it doesn't look like setbacks are being met from where the proposed home will be.”

**Mr. Burleson** “We try to get as close as we can but of course all necessary setbacks will be maintained and met.”

**Joel Mauldin** “What will the driveway be going back to the lots with no frontage?”

**Mr. Burleson** “I would say concrete the first 40 or 50 feet and then gravel the rest of the way.”

**Chair Eckman entertained a motion from the board to approve the preliminary design for the second phase of the Garmon Mill Estates subdivision.**

**Motion:** David Underwood made the motion to approve the preliminary plan as presented for the second phase of the Garmon Mill Estates subdivision.

**Second:** Michael Williams

**Approved: 6-0**

Bob Remsburg provided an update on the new Stanly County Land Use Plan. He shared that the county commissioners heard the presentation from Centralina and recommended some clarification on page 71 of the Land Use Plan. Centralina has done that and it will go back to the County Commissioners at their next meeting.

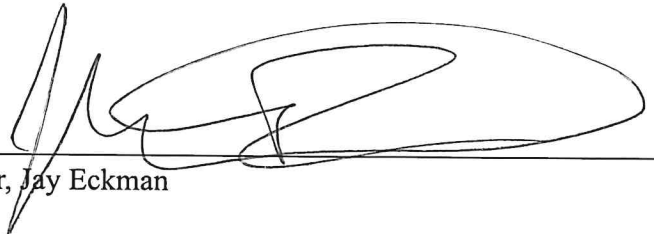
Chair Eckman entertained a motion for adjournment.

Motion: David Underwood

Second: Tim Fesperman

Approved: 6-0

Time: 7:04 PM

  
Chair, Jay Eckman

  
Clerk, Bob Remsburg