

**MINUTES OF THE TOWN COUNCIL MEETING  
OF THE  
TOWN OF STALLINGS, NORTH CAROLINA**

The Town Council of the Town of Stallings met for a meeting on February 22, 2021, at 7:00 p.m. via Zoom, a virtual electronic platform, due to the North Carolina declared state of emergency because of COVID-19. Public could access the meeting via phone (1-646-558-8656), web link (<https://zoom.us/j/93636060951?pwd=QVBCbINPRW1XcE5GNG9BOUZ5SU83Zz09>) or the Zoom app (Meeting ID: 936 3606 0951; Password: 978864).

Those present and visible on camera were: Mayor Wyatt Dunn; Mayor Pro Tempore Lynda Paxton; Council Members Steven Ayers, Heather Grooms, John Martin, Brad Richardson, and David Scholl.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Marsha Gross, Finance Officer; Chris Easterly, Town Engineer; Ashley Platts, Parks and Recreation Director; Lynne Hair, Town Planner; Police Chief Dennis Franks; and Mac McCarley, Planning Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and Council Member Ayers gave the invocation. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

No one joined the meeting who wished to give public comment.

1. Agenda Approval

Council Member Martin requested the Council add Agenda Item 7.A., *Council Meeting Videos on Website*, and Agenda Item 7.B. as *Union County Planning Session*. Town Manager Sewell requested adding Agenda Item 7.C. as *Budget Workshop Meeting Dates*.

Council Member Scholl made the motion to approve the Agenda with the above additions. The motion was seconded by Council Member Martin and passed unanimously by Council.

2. DA19.01.06/DA19.11.02 - Development Agreement for the Stinson Farms Development  
(Tabled from 01-25-2021)

The applicant for this item requested deferral of this item until March 22, 2021. Council Member Richardson made the motion to defer this item and the public hearing until March 22, 2021. The motion was passed unanimously by Council after Council Member Martin seconded.

3. TX21.01.01 – Bob Richards

Mayor Dunn opened the public hearing. Town Planner Hair explained to the Council this was a request by Bob Richards to amend Article 8, Table 8.1 Table of Uses to allow Sports Academy, Dance Schools/Academy, Gymnastics/Cheerleading Academy, Personal Training Facility as “L” Listed uses in the IND district. Mrs. Hair’s memo to the Council on this item is attached to these minutes and therefore incorporated herein.

After a discussion by Council, the Council held consensus to place this item on the March 8, 2021 Agenda in order to give the Economic Development Work Group time to review and bring back recommendations and additional information about current uses in Union West Business Park; municipal/county zoning in the area; and the input of other business owners in the area.

4. CZ20.01.01 – The Charlotte Mecklenburg Hospital Authority

Town Planner Hair explained this was a request to conditionally zone a .6295-acre parcel located in PID#07102182 and 07102032C for parking and storage. Mrs. Hair’s presentation to the Council on this item is attached to these minutes and therefore incorporated herein.

The Planning Board unanimously approved the request with the following conditions:

1. Gravel parking be allowed for the 0.6 acres of conditionally zoned property.
2. Opaque fencing be required to meet requirements of Article 11.6-2.
3. Approval is limited to the requested Vehicle Parking/Storage and Maintenance Building Use.
4. Any necessary permits will need to be acquired from the State, County, and Town as applicable.
5. Any change in use will need to receive conditional zoning approval from the Town.
6. A landscape plan showing compliance with any required buffers will be submitted and reviewed during the permitting process.

Mayor Dunn opened the public hearing. No one joined the meeting who wished to speak on this item.

Council would vote on this item at its March 8, 2021 meeting. Mayor Dunn then closed the public hearing.

5. Balanced Scorecard Mid-Year Report  
(Tabled from 02-08-2021)

Town Manager Sewell presented the Balanced Scorecard Mid-Year Report to the Council. Town Manager Sewell's presentation on this item is attached to these minutes and therefore incorporated herein.

6. Economic Development Strategic Plan Draft

Council Member Richardson presented the Council with the Economic Development Strategic Plan Draft from the Economic Development Work Group. The Economic Development Strategic Plan Draft is attached to these minutes and therefore incorporated herein.

The Council held consensus to put this plan on the March 8, 2021 Agenda for adoption consideration. The Council also requested the draft plan be place on social media for public comment.

7. Upcoming 2021 Annual Retreat

Town Manager Sewell outlined the schedule for the 2021 Annual Retreat as well as the expectations for the meeting. This information is attached to these minutes and therefore incorporated herein.

7.A. Council Meeting Videos on Website (Martin)

Council Member Martin requested that the ZOOM videos of the Town Council Meeting be placed on the website.

Council held consensus to have the videos, beginning January 2021, added to the Town's YouTube Channel, and linked from the Town's website.

7.B. Union County Planning Session (Martin)

Town Manager Sewell explained the Union County Board of Commissioners was holding a workshop to discuss growth and development pressures on infrastructure on March 11, 2021. Each municipality would have fifteen minutes to present infrastructure challenges.

7.C. Budget Workshop Meeting (Sewell)

Town Manager Sewell went over the draft schedule for the Council's budget meetings. Council held consensus to have four budget sessions at 5:30 p.m. prior to their regular meetings (April 12, April 26, May 10, and May 24, 2021).

8. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at approximately 9:11 p.m.

Approved on April 12, 2021.

s/Wyatt Dunn

Wyatt Dunn, Mayor

s/Erinn Nichols

Erinn E. Nichols, Town Clerk

Approved as to form:

s/Cox Law Firm, PLLC

Cox Law Firm, PLLC