

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

The Town Council of the Town of Stallings met for a meeting on August 24, 2020, at 6:30 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/94644360999?pwd=a0RRLONLaXRnU3FrcHRwa3Y2S2pRdz09>), or the Zoom app (Meeting ID: 946 4436 0999; Password: 289596).

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; and Karen Williams, Human Resources Director.

1. Call the meeting to order

Mayor Dunn called the meeting to order.

Council Member Martin made the motion to remove Agenda Item 2, *CZ20.06.01 – Sherin Ln.*, at the applicant's request. The motion was passed unanimously by the Council after a second from Council Member Scholl.

2. CZ20.06.01 – Sherin Ln.

This item was removed from the Agenda.

3. TX20.06.01 – Orissa Holdings

Town Planner Hair reminded the Council this was a request to amend the height for attached single family from 25' to 45' (allowing for three story buildings) for properties located within the Monroe Bypass Small Area Plan.

Council Member Scholl made the motion to approve TX20.06.01 – Orissa Holdings to which Council Member Ayers seconded. Council supported the vote unanimously. The Ordinance Amending the Ordinance for TX20.06.01 – Orissa Holdings is attached to these minutes and therefore incorporated herein.

4. Development Ordinance Amendments & Policies (Recommended by SAP Subcommittees)

A. TX20.06.02

Amend Development Ordinance to remove language linking the Ordinance to Small Area Plans

Council Member Richardson made the motion to approve TX20.06.02 to which Council Member Ayers seconded. Council supported the vote unanimously. The Ordinance Amending the Ordinance for TX20.06.02 is attached to these minutes and therefore incorporated herein.

B. TX20.06.03

Change Development Agreement requirements to apply only to large projects

Council Member Richardson made the motion to approve TX20.06.03 to which Council Member Ayers seconded. Council supported the vote unanimously. The Ordinance Amending the Ordinance for TX20.06.03 is attached to these minutes and therefore incorporated herein.

C. TX20.06.04

Create a process where the Comprehensive Land Use Plan and Small Area Plans are being amended during the rezoning (CZ) process

Council Member Scholl made the motion to approve TX20.06.04 to which Council Member Grooms seconded. Council supported the vote unanimously. The Ordinance Amending the Ordinance for TX20.06.04 is attached to these minutes and therefore incorporated herein.

D. TX20.06.05

Review Table of Uses and make Townhomes and other identified uses within the MU-1 and MU-2 districts conditional zoning (CZ).

Council Member Paxton made the motion to approve TX20.06.05 to which Council Member Scholl seconded. Council supported the vote unanimously. The Ordinance Amending the Ordinance for TX20.06.05 is attached to these minutes and therefore incorporated herein.

E. Conditional Zoning Subcommittee Policy

Town Planner Hair reminded the Council this was a new process similar to the Development Agreement Subcommittee process.

Council Member Paxton made the motion to approve the Conditional Zoning Subcommittee Policy. The motion was passed unanimously by the Council after a seconded from Council Member Martin. The Conditional Zoning Subcommittee Policy is attached to these minutes and therefore incorporated herein.

The Statements of Reasonableness and Consistency for TX20.06.01 – Orissa Holdings; TX20.06.02; TX20.06.03; TX20.06.04; TX20.06.04; and TX20.06.05 were read aloud. The motion was made by Council Member Richardson to approve the Statements of Reasonableness and Consistency for TX20.06.01 – Orissa Holdings;TX20.06.02; TX20.06.03; TX20.06.04; TX20.06.04; and TX20.06.05. Council Member Scholl seconded the motion to which the Council approved unanimously. The Statements of Reasonableness and Consistency for TX20.06.01 – Orissa Holdings;TX20.06.02; TX20.06.03; TX20.06.04; TX20.06.04; and TX20.06.05 are attached to these minutes and therefore incorporated herein.

3. 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 7:03 p.m.

Approved on November 9, 2020.

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