

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

The Town Council of the Town of Stallings met for its regular meeting on October 24, 2019, at 6:00 p.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Mayor Pro Tempore David Scholl; Council Members Billy Birt, Jr., John Martin, Lynda Paxton, and Shawna Steele.

Those absent were: Council Member Brad Richardson.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Lynne Hair, Town Planner; and Melanie Cox, Town Attorney.

1. Call the meeting to order

Mayor Dunn called the meeting to order.

2. Review Stallings Development Ordinance regarding high density

Mayor Dunn allowed each Council Member an opportunity to speak and give opinion on the Stallings Development Ordinance especially in regard to high density and tree save/floodplain calculations.

After discussion, Council Member Scholl made the motion to request Demetri Batches and Rick Flowe attend a work session in the near future to review and explain the philosophies and statistics behind the creation of the small area plans and the Stallings Development Ordinance. The motion was second by Council Member Martin and passed by a 4 to 1 vote with Council Member Paxton opposing. There was a consensus to invite the Planning Board to that meeting.

Council held consensus for staff to research what other jurisdictions were doing regarding floodplain requirements and tree save as it pertains to the density calculation. Council requested staff bring that research back to Council.

3. Text Amendment Regarding Development Agreements and Acreage Requirements (tabled from Oct. 14 meeting)

Council discussed amending the fee schedule and charging applicants based on acreage or possible total investment. After discussion, Council chose to make no change on this item at the present meeting but have staff research the item to see what other jurisdictions were doing regarding the fees for development agreements.

4. Planning and Zoning Review

The Council had no items to discuss under this item.

5. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Martin, and the motion received unanimous support. The meeting was adjourned at 7:40 p.m.

Approved on November 12, 2019.

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