

**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 8, 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/98678066763?pwd=QkJWl1hacU96NU9oZU5oYXhmTGdmQT09>) or the Zoom app (Meeting ID: 986 7806 6763; Password: 922123).

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 Grooms gave the invocation. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

Jeannie Lindsay, Anglesy Court, was against the idea of more high-density projects due to limited roads and school capacity and tax burden on the residence. The high density caused need for more services and the county was too dense for comfort with no regard for responsible growth. She wanted to know how long it would be before units started losing value. Ms. Lindsay wanted to know what the end point was to unsustainable growth. Everything the Stinson Farms project was offering the Town was already offering. She felt that the land could be used for something else that would benefit the Town.

Gina Burke, Anglesy Court, agreed with what Ms. Lindsay presented. She wanted to stress the overcrowding, streets, and property value. Ms. Burke was concerned about the type of development and thought it would negatively affect the neighborhood (Shannamara). She encouraged the Council to preserve what it had and encouraged Stinson Farms not to be town homes or apartments.

Greg Pillar, 634 Rosecrea Court, agreed with the previous two citizens. He felt the Stinson Farms project would cause a lot of damage on the environment and was a direction of the opposite to what Stallings was saying. The residents were objecting the project.

1. Consent Agenda Items

A. Minutes from the following meetings:

- (1) 12-14-2020
- (2) 01-11-2021 – special
- (3) 01-11-2021 – closed
- (4) 01-11-2021
- (5) 01-25-2021
- (6) 01-25-2021 – closed

Council Member Scholl made the motion to approve the Consent Agenda as presented. The motion was seconded by Council Member Paxton. Council passed the motion unanimously.

2. Reports

A. Report from the Mayor

Mayor Dunn reported that he had been in continued contact with Rep. Dean Arp regarding the Hotel Tax and hoped that Rep. Arp would continue to advocate for the tax for Stallings.

B. Reports from Council Members/Town Committees

Council Member Martin reported the Union County Comprehensive 2050 Plan was open for public comment and was going out to committee again for review. He thanked Code Enforcement for the work on the Aqua Plant.

Council Member Scholl had no report.

Council Member Paxton announced that she had been reelected the Vice Chairman of CRTPO for another year. She would be seeking support from CRPTO and TCC to address concerns on the widening of Idlewild Road to six lanes.

Council Member Grooms had no report.

Council Member Ayers gave an update from WUMA and would be sending out an email to the Mayor about decisions from that group. The group was working on getting donut holes in front of Union County development group and coordinate that with the Union County Comprehensive 2050 Plan.

Council Member Richardson joined the meeting late and therefore was not present for Reports.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- U4913 - Idlewild Road Widening Project: The Town did not agree with the NCDOT design and staff would be engaging CRTPO leadership to discuss possible options in early March.
- Downtown streetscape: Cost of burying utility lines was explored and was found to be extremely expensive. However, an actual cost estimate would be brought to Council.
- Town attorney not needed tonight and therefore was not present.

Parks and Recreation Director Ashley Platts updated the Council on the Blair Mill Greenway Project. The Vickery agreement had been approved by the Vickery HOA and was with the attorney for review. She would bring the Council any updates and discuss the next steps of the bidding phase in the near future.

Chief Dennis Franks reported that Stallings was now an intoxicilyzer site and would be installed the following day. The only other facility of this nature was on the western side of the county.

3. Agenda Approval

Mayor Dunn requested the Council move Agenda Item 5, *Participation Renewal in Union County's CDBG Urban County Consortium*, to Agenda Item 4, *Stinson Farms (Recessed from 01-25-2021)*, and vice versa.

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

4. Participation Renewal in Union County's CDBG Urban County Consortium *Original Agenda Item 5*

Patrick Niland, Assistant Manager for Union County, gave a presentation to the Council regarding the Community Development Block Grant (CDBG). This presentation is attached to these minutes and therefore incorporated herein. It was noted that Stallings would most likely have to do income surveys to qualify for projects.

5. Stinson Farms (Recessed from 01-25-2021) *Original Agenda Item 4*

Clerk's Note: Council Member Richardson joined the meeting at the beginning of this item.

Mayor Dunn noted that the public hearing on this item would be held at the Stallings Town Council regular meeting on February 22, 2021.

Town Planner Hair then gave a presentation to Council on the Stinson Farms project noting that this item was for Stinson Farms, a 72-acre mixed-use project located on the northeast corner of Idlewild Road and I-485. Ms. Hair's presentation is attached to these minutes and therefore incorporated herein.

There were eleven major concessions negotiated by the Town Council:

1. A 100' buffer (or 70' with a fence) where adjacent to the Shannamara neighborhood.
2. Provided single family residential adjacent to the existing single family residential in the Shannamara neighborhood.
3. The 3 homes in the Shannamara neighborhood that do not have single family residential behind them do have the 100' buffer (or 70' with a fence), a road and the side yard of a town home building behind them. The applicant has agreed to plant additional tall, fast growing evergreens in this area.
4. Provided green way trails as shown on the Stallings Parks, Recreation and Greenway plan, including the Stallings Spine segment on Idlewild Road frontage.
5. Will be providing road improvements including the widening of Idlewild Road to 4 lanes from I-485 to Stevens Mill Road.
6. Reduced the overall residential unit count on the DA site from 618 to 504, an overall reduction of 114 units, or 18%.
7. Agreed to reduce the allowable number of fast-food restaurants from 3 to 1 on the DA site.
8. Remove two multi-family buildings and convert area to single family attached (townhome) buildings.
9. Moved the convenience store and one multi-family building to property at the interchange of I-485 and Idlewild Road, moving away from the existing and proposed residential units.
10. The applicant has agreed that they will not pursue private sewer treatment if County sewer is not available.
11. Agreed in concept to increase the setback size on Idlewild Road so that green space between the edge pavement the knee wall is much closer to what is depicted on the Exhibit shared at the Planning Board after the widening of Idlewild Road to 6 lanes by NCDOT. Please note the details of this need to be further worked out and confirmed.

Elam Hall and Nick Bushon with DR Horton, the developer, were present to speak with Council regarding the project and answer any questions. John CarMichael, DR Horton's attorney, was also present. Mr. CarMichael had a short presentation for Council. This presentation is attached to these minutes and therefore incorporated herein.

6. Union County Revaluation

Vann Harrell, Union County Tax Collector, presented the Council with information on Union County's Revaluation. This presentation is attached to these minutes and therefore incorporate herein.

It was noted that the medium home price for Union County was going from \$196,700 to \$293,377, and for Stallings (Union County only), the medium home price went from \$210,200 to \$300,585.

7. Open Space Improvements Update

Town Planner Hair reminded the Council that it has requested staff to do research on the open space requirements. Council had concerns that the Town's current ordinance did not allow the Town to acquire as much open space as the Town desired. The Town contracted with Centralina Regional Council to rewrite Article 21 of the Development Ordinance which discussed open space requirements

Justin Longino of Centralina Regional Council presented the Council options for rewriting Article 21 in hopes to gain Council's feedback. This presentation is attached to these minutes and therefore incorporated herein.

Council held consensus to send Ms. Hair each Council Member's feedback by the following Friday.

8. Finance Items

A. Quarterly Finance Report

Finance Officer Marsha Gross presented the Council with the Quarterly Finance Report. This report is attached to the minutes and therefore incorporated herein.

B. Amended Budget Ordinances 4, 5, & 6

Finance Officer Gross explained that Amended Budget Ordinance 4 – Second Floor Renovations was for the Town Hall second floor renovations. Council Member Richardson made a motion to approve Amended Budget Ordinance 4 – Second Floor Renovations which was seconded by Council Member Martin. Council approved the motion unanimously. The Amended Budget Ordinance 4 – Second Floor Renovations is attached to these minutes and therefore incorporated herein.

Finance Officer Gross explained Amended Budget Ordinance 5 – New Town Hall and Public Works Buildings Wiring. Council Member Richardson made a motion to approve Amended Budget Ordinance 5 – New Town Hall and Public Works Buildings Wiring which was seconded by Council Member Grooms. Council approved the motion unanimously. The Amended Budget Ordinance 5 – New Town Hall and Public Works Buildings Wiring is attached to these minutes and therefore incorporated herein.

Finance Officer Gross explained Amended Budget Ordinance 6 – Planning Department Legal Services. Council Member Richardson made a motion to approve Amended Budget Ordinance 6 –

Planning Department Legal Services which was seconded by Council Member Paxton. Council approved the motion unanimously. The Amended Budget Ordinance 6 – Planning Department Legal Services is attached to these minutes and therefore incorporated herein.

9. Balanced Scorecard Mid-Year Report

This item was tabled until 02-22-2021.

10. 325 Stallings Road

Town Manager Sewell reminded the Council that it approved Council Member Paxton to represent the Town on real estate transactions for 325 Stallings Road at no charge to the Town.

Council Member Paxton explained that the Town now had a fully executed contract for the purchase of the property at 325 Stallings Road. During the due diligence period, the Council could perform various tests, etc. Council then discussed the following regarding the property:

1. Council held consensus not to conduct an asbestos inspection prior to purchase.
2. Council held consensus not to conduct soil boring on the property.
3. Council held consensus to survey the property.
4. Council held consensus to try to sell the house structure on GovDeals. (The cost to demo the house would be around \$16,000.)
5. The public hearing regarding the purchase of the property would be scheduled in late March/early April.

11. 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 10:05 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