

**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 special meeting on August 26, 2019, at 7:00 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.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Deputy 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. Council Member Debbie Romanow Resignation

Council Member Martin made the motion to approve Council Member Romanow's resignation. The motion was seconded by Council Member Scholl and passed unanimously by Council.

Council held consensus to hold any further direction to fill that vacancy until the September 9, 2019 meeting.

3. TX19.07.01:

Text Amendment request made by Atrium Health to Article 9.8 of the Stallings Development Ordinance requesting amendments to design standards for Highway Lot Type and Building Standards; and the addition of Article 10.1-38 adding supplemental regulations that will apply to hospital campuses.

Original Agenda Item 4

Town Planner Lynne Hair explained there were several text amendments needed that would apply to hospitals in order to allow the development agreement with Atrium. The amendments included:

1. Changes to table of uses to allow hospital campuses as a permitted use in MU2 district;
2. Updating architecture standards and business height maximums for hospital campuses; and
3. Changes to highway lot type and building standards.

Town Planner Hair's presentation regarding the text amendment requests are attached to these minutes and therefore incorporated herein.

John Carmichael, Attorney for Atrium, and Bennett Thompson, Atrium, were present to discuss the project and the need for the text amendments for the project/hospital use.

Bob Ragon, 5000 Cinnamon, stated he was excited about the development and thought it would be great for the Town. Mr. Ragon liked the circulation of the project.

Mayor Dunn then closed the public hearing and the Council discussed the text amendments specifically Section 9.8-2(B)(2), drive-thru lanes. Council Member Scholl made the motion to approve the Ordinance for TX19.07.01(2) which excluded section 9.8-2(B)(2). Council Member Martin seconded the motion to which Council approved unanimously. Ordinance for TX19.07.01(2) is attached to these minutes and therefore incorporated herein.

Council held consensus to further discuss a text change to Section 9.8-2(B)(2), drive-thru lanes, at its next Council Meeting on September 9, 2019.

4. Atrium Health Development Agreement
Original Agenda Item 3

Mayor Dunn opened the public hearing. Town Planner Lynne Hair explained this was a request for a Development Agreement approval for Atrium Health. The project would be located at the corner of Stallings Road and the Monroe Expressway. The property was currently zoned MU-2 in which hospitals were a permitted use. There were three different sections of the 56-acre project: hospital campus, retail use, and residential use. The Planning Board recommended unanimous approval. Ms. Hair's presentation regarding the development agreement and the project is attached to these minutes and therefore incorporated herein.

John Carmichael, Attorney for Atrium, spoke on behalf of Atrium stated there would be a water feature and a monument sign identifying Stallings at the corner of the site on Stallings Road. Collin Lane, Sr. VP for Atrium, stated the hospital was approximately a 50 bed hospital and designed for future expansion. The project would take less than two years to open. The presentation by Atrium is attached to these minutes and therefore incorporated herein.

No one was present to give public comment on the item. Mayor Dunn then closed the public hearing.

Council Member Paxton made the motion to approve the Development Agreement with Atrium Health as presented and Council Member Martin seconded the motion. The motion was passed unanimously by Council. DA19.02.01, Atrium Health, is available for inspection in the Office of the Clerk.

5. Closed Session Pursuant to NCGS 143-318.11(a)(3) and (4)

Council Member Steele made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3) and (4) and to invite Town Planner Lynne Hair, Town Engineer Chris Easterly, and Chris Plate, 12936

August 26, 2019

Union County Economic Development into the closed session. The motion was passed unanimously by the Council after a second from Council Member Scholl.

Council went into closed session at approximately 8:30 p.m. and reconvened into open session at 9:13 p.m.

6. Adjournment

Council Member Steele moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at 9:13 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