

**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 July 13, 2020, 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/97496748872?pwd=cDBPOGNkY2Z5YzVXbEtwM01sUzhCdz09>), or the Zoom app (Meeting ID: 974 9674 8872; Password: 594554).

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; Lynne Hair, Town Planner; Chris Easterly, Town Engineer; Police Chief Dennis Franks; Ashley Platts, Parks and Recreation Director; Melanie Cox, Town Attorney, and Mac McCarley, Planning and Zoning Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and delivered the invocation. Mayor Wyatt Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

No one was logged onto the meeting who wanted to give public comment.

1. Consent Agenda Approval

A. Minutes from the following meetings:

- (1) 05-04-2020 – special
- (2) 05-11-2020 – special
- (3) 05-11-2020
- (4) 05-26-2020
- (5) 06-08-2020

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

2. Reports

Mayor Dunn reminded all that the Council could not vote on the items on the Agenda which had public hearings due to the 24-hour public comment NC law for virtual meetings which allowed the public

to submit comments on the hearing up to 24 hours following the public hearing. He also reported that Stallings was ranked number 21 in the country in a poll of the best places to raise a family.

Council Members Paxton, Scholl, Grooms, and Richardson had no reports.

Council Member Martin reminded all that Union County was looking for feedback on its proposed 2050 plan.

Council Member Ayers reported that the Transit Center was looking for feedback on the silver line through Stallings. He also reported that he was working with the Town Manager on feedback communication on smaller items.

Town Manager Sewell requested to move his report until later in the meeting.

### 3. Agenda Approval

Mayor Dunn requested moving Agenda Item 6, *Stallings Noise Ordinance Amendment*, to Agenda Item 7, *Development Ordinance Amendments*, and visa versa. Town Manager Sewell requested the *Staff Report* be added as Agenda Item 7.A.

Council Member Richardson made the motion to approve the Agenda as amended above. The motion was passed unanimously after a second from Council Member Ayers.

### 4. CZ20.02.01 - Courtyards at Weddington Road

Mayor Dunn opened the public hearing. Town Planner Hair explained this was a request to amend condition #8 of the original zoning approval requiring an alternate emergency exit for the project for the Courtyards at Weddington Road. The applicant was the Homeowners Association for the Courtyards at Weddington Road. The staff report for CZ20.02.01 - Courtyards at Weddington Road is attached to these minutes and therefore incorporated herein. The Planning Board recommended unanimous approval of the request.

The applicant presented the Council with information about the request. This presentation is attached to these minutes and therefore incorporated herein. It was noted that all residents who voted on the issue (29 out of 33) voted in favor of this amendment.

Mayor Dunn closed the public hearing and reminded all that the Council vote on this item would be held at the August 10, 2020 regular Council Meeting.

5. DA19.03.03 - Broadstreet Homes, Inc./Stallings Elementary Subdivision.

Mayor Dunn opened the public hearing. Town Planner Hair explained this was a request to approve the Development Agreement for a 40-lot single family subdivision located on Stallings Road on parcels #07099049, 07099050, 07099051, 07099052, 07099053, 07099054. The staff report for DA19.03.03 - Broadstreet Homes, Inc./Stallings Elementary Subdivision is attached to these minutes and therefore incorporated herein. The fee in lieu of parklands would be required on this project. The Planning Board recommended approval of the request.

The applicant, Chris Hanson and Mason Green, representing Broadstreet Homes was present for any questions from the Council. After some Council discussion on home sizes and layout, turn lanes into the development, Mayor Dunn closed the public hearing and reminded all that the Council vote on this item would be held at the August 10, 2020 regular Council Meeting.

6. Development Ordinance Amendments

*Original Agenda Item 7*

Town Planner Hair explained that small sub-groups of Council had reviewed two of the Small Area Plans (SAPs): Idlewild SAP; and the Monroe SAP. These subgroups had suggested several proposed text amendments to address density and other issues with these plans. The subgroups requested staff: 1) Amend Development Ordinance to remove language linking the ordinance to SAPs; 2) change Development Agreement requirements to apply only to large projects; 3) create a process for Conditional Zonings similar to the Development Agreement process where the subcommittee review was required; 4) Create a process where the CLUP and SAP were being amended during the rezoning (CZ) process; 5) review Table of Uses and make Townhomes and other identified uses a conditional zoning; and 6) amend Idlewild SAP to Show Single Family Residential where adjacent to Shannamara. Planning and Zoning Attorney Mac McCarley had reviewed all the proposed changes. Ms. Hair's presentation outlining all the specifics of the changes is attached to these minutes and therefore incorporated herein.

Council Member Richardson made the motion to have the proposed ordinance amendments be forwarded to the Planning Board for consideration, that did not include the Small Area Plans visions. The motion was seconded by Council Member Grooms and received Council's unanimous support.

7. Stallings Noise Ordinance Amendment

*Original Agenda Item 6*

Town Manager Sewell reminded Council that at its last meeting, the Council directed staff to draft an amendment to the Stallings Noise Ordinance that would allow golf course maintenance start time from

5:30 a.m. to 6:00 a.m. unless there was a tournament or special golf events or maintenance was occurring 300 ft. away from a residence. Turf fans were an exception to the start times and could operate any time. The amended language did not have objections from the golf courses.

After brief Council discussion, Council Member Richardson made a motion to approve the Stallings Noise Ordinance Amendment as presented. The motion was passed unanimously by Council after a second from Council Member Scholl. The Stallings Noise Ordinance Amendment is attached to these minutes and therefore incorporated herein.

7.A. Staff Report

*This item was moved to Agenda Item 10.A.*

8. Police Department Items (Franks)

A. Reorganization of Department

Chief Franks explained he was requesting Council to approve a lieutenant job description in order to fill the void of some management level absences. The shift was result in zero cost.

Council Member Martin made the motion to approve the reorganizational changes of the Police Department and the job descriptions as presented by Council. The motion was seconded by Council Member Scholl and passed unanimously by Council.

B. Capt. Harrington Ceremonial Sale of Service Weapon

Chief Franks explained to Council that Capt. Tim Harrington had retired as of June 30, 2020, after 32 years in the police force and was one of the original members of the Stallings Police Department. Chief Franks requested the ceremonial sale of Capt. Harrington's service weapon to him for the cost of \$1, as allowed by the NC General Statutes. Council Member Martin made the motion to sale Capt. Harrington his service weapon for the cost of \$1 and Council Member Ayers seconded that motion. Council approved the motion unanimously.

9. Union County 2050 Planning Summit Council Delegate

Town Manager Sewell explained that Union County had requested each municipality delegate an elected official to be a part of the Union County 2050 Planning Summit.

Council held consensus to have both Council Members Martin and Scholl to serve as Stallings Elected Delegate for the Union County 2050 Planning Summit.

#### 10. Amended Budget Ordinance 1 – Monument Signage

Finance Officer Gross explained this budget amendment was requested by Council at its last meeting to allow for \$50,000 in the 2020-21 Budget for monument signage. Council Member Ayers made the motion to approve the *Amended Budget Ordinance 1 – Monument Signage* to which Council Member Scholl seconded. The motion was passed unanimously by Council.

The *Amended Budget Ordinance 1 – Monument Signage* is attached to these minutes and therefore incorporated herein.

#### 10.A. Staff Report

##### *Original Agenda Item 7*

Town Manager Sewell introduced Assistant Town Manager Nichols for information on furniture needs for the Town Hall Second Floor Renovations. Assistant Town Manager Nichols explained to the Council that staff was able to piece furniture together from four different vendors that would result in a significant decrease in the cost of acquiring the furniture needed. Staff requested \$19,000 to purchase the various furniture pieces needed in the new spaces, noting that existing spaces would be utilizing existing furniture. Council Member Scholl made the motion to approve a budget of \$20,000 to purchase the necessary furniture pieces for the second-floor renovations. The motion was seconded by Council Member Paxton and passed unanimously.

Parks and Recreation Director Ashley Platts requested the Council give its recommendation on holding Stallings Fest for 2020. Currently, the Parks and Recreation Department was following the state guidelines regarding keeping playgrounds closed at that time. After Council discussion, Council held consensus to cancel Stallings Fest for 2020. It also held consensus to keep the splash pad in the Stallings Municipal Park closed for the remainder of 2020.

Town Manager Sewell informed the Council that the state of NC received approximately \$300 million through the CARES Act from the federal government to assist with COVID-19 related expenses. Union County received approximately \$8.8 million and was mandated to distribute 25% of those funds to municipalities. Assistant Town Manager Nichols and Parks and Recreation Director Platts were working on the grant application for Union County.

Mr. Sewell also reminded the Council that NCDOT was not in consensus with the Council regarding the design of the Idlewild Road Corridor Project. Mr. Sewell recommended the Council begin that discussion on the project again so that when NCDOT projects were no longer suspended, a resolution could be reached.

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 9:25 p.m.

Approved on October 12, 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