

**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 September 28, 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/92326355181?pwd=dndFSUZ2Ny9ra2l4bzhRV1NlSTh0dz09>) or the Zoom app (Meeting ID: 923 2635 5181; Password: 083518).

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; 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. He then led the Pledge of Allegiance and called the meeting to order.

Public Comments

Gina Burke, 5635 Anglesey, thanked the Council for its 5 p.m. meeting and thanked the Council for their work and conversation. She also requested her home be included in the single family home buffer in the Stinson Farm project.

1. Agenda Approval

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

2. CZ20.07.01

Town Planner Hair reminded the Council that this item was a conditional zoning on PID #07126038, 1006 Vickie Lane to allow for expansion of a religious facility (Vallabh Pushti Samaj Temple). Town Attorney McCarley also reminded the Council that the Temple was protected by federal legislation passed unanimously by Congress and he strongly recommended approval of this application as submitted.

Town Planner Hair reminded the Council the Planning Board recommended approving the CZ with the following conditions:

- The applicant or responsible party shall obtain all permits required for development with the Town and outside agencies in compliance with applicable regulations. The submitted sketch plan must meet all requirements as established by permitting agencies.
- Allow a reduction in parking to permit 50 on-site parking spaces. Future parking needs as a result of expansion will be reviewed with any future building plans.
- Any new structures built on the site will need to receive conditional zoning approval from the Town.
- A landscape plan showing compliance with Ordinance Article 11.
- Adhere to Type C buffer requirements adjacent to remaining SFR zoning. Article 11.6.
- All debris near dumpster area be removed.
- Metal shipping containers must be removed from property.
- All code violations shall be addressed prior to issuance of a permit for construction on the site.

Council Member Scholl made the motion to approve CZ20.07.01 with the above stated conditions. The motion was seconded by Council Member Paxton and passed unanimously by the Council.

Mayor Dunn read the Ordinance Amending the Stallings Development Ordinance (CZ20.07.01) aloud into the record. Council Member Martin made the motion to approve Ordinance Amending the Stallings Development Ordinance (CZ20.07.01) which was seconded by Council Member Scholl. The Council approved the motion unanimously. The Ordinance Amending the Stallings Development Ordinance (CZ20.07.01) is attached to these minutes and therefore incorporated herein.

Council Member Dunn read the Statement of Reasonableness and Consistency for CZ20.07.01 aloud into the record. Council Member Scholl made the motion to approve the Statement of Reasonableness and Consistency for CZ20.07.01. The motion was passed unanimously by Council after a second by Council Member Martin.

3. Open Space/Green Space Strategies (Martin)

Town Planner Hair presented the Council with Open Space/Green Space Strategies as requested by Council Member Martin. This presentation is attached to these minutes and therefore incorporated herein. Council held consensus to bring suggestions back to Council and staff and place the item on the next Council Meeting.

4. Balanced Scorecard

- (1) FY19-20 Annual Report
- (2) FY 20-21 Balanced Scorecard

Town Manager Sewell reviewed the FY19-20 Annual Report and the FY 20-21 Balanced Scorecard. The FY 19-20 Annual Report and FY 20-21 Balanced Scorecard is available on the Town's website (www.stallingsnc.org) for public inspection.

(3) Suggested Policy Changes

Town Manager Sewell explained that staff suggested changing the following items on the Balanced Scorecard to improve its functionality:

- Reducing measures - quality over quantity
- Reducing frequency of reporting from quarterly to bi-annually – sample size was too small for many measures for the quarterly reporting

Council held consensus to approve the above recommendations.

5. Zoning Minimums (Ayers)

Council Member Ayers expressed to the Council that he recommended Stallings zoning minimums needed to be raised. Council discussed zoning minimums and held consensus that Council Member Ayers and Scholl would meet with some of the Planning Board Members to bring back recommended changes to the Council.

Mayor Dunn also reported the Quad organization held a meeting the previous week with Indian Trail Town Manager joining the meeting.

6. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Paxton, and the motion received unanimous support. The meeting was adjourned at approximately 8:37 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