

**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 July 8, 2019, at 5:00 p.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina. This was a joint meeting of the Town Council and Planning Board.

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

Those absent were: Council Member Billy Birt, Jr.

Those present from the Planning Board were: David Barnes, Misty Craver, Rocky Crenshaw, Jack Hudson, Bob Koehler, Allen Taylor, and Jacqueline Wilson.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Deputy Town Manager/Town Clerk; David Furr, Planning Technician; and Melanie Cox, Town Attorney

1. Call the Meeting to Order

Mayor Dunn called the meeting to order.

2. Development Agreement Process

Mayor Dunn noted Town Manager Sewell's memo reviewing the Council's decisions up to that point regarding the Development Agreement process and offered potential solutions to improve the process. Town Manager Sewell's memo is attached to these minutes and therefore incorporated herein.

Council Members debated the different components of the Development Agreement Process and the limitations of the Development Ordinance. Four main issues had emerged and were summarized by Town Manager Sewell:

- The inability to deny a multi-family project without a commercial component.
- Public notification/participation requirements.
- The extensive amount of time/resources needed to process a DA and whether it makes sense for smaller projects.
- School impact information and how it can be used in making zoning decisions.

Council held consensus to make "stand alone" multi-family a conditional zoning in the MU1, MU2, and TC districts requiring Council approval of a conditional zoning (which would require a community meeting). However, if the project had 25% of square footage commercial use then it would be allowed under the current zoning ordinance and use the current Development Agreement process.

Planning Board Member Crenshaw left the meeting at 6:24 p.m.

Council discussed the public notification and participation requirement. It held consensus to keep the notification mailings be increase the distance to 500 ft. within county limits with first class mail; continued use of the Enquirer-Journal for legal ads; and use website and social media sites for notifications.

Council requested involvement earlier in process and information about any projects right away.

3. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Romanow, and the motion received unanimous support. The meeting was adjourned at 6:50 p.m.

Approved on August 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