

**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 March 22, 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/93345690136?pwd=ZFQ2WlhCNDhFK1I3YUjtYkV4WVFTdz09>) or the Zoom app (Meeting ID: 933 4569 0136; Password: 401807).

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; Melanie Cox, Town Attorney, 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 Ayers gave the invocation. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

No one joined the meeting who wished to give public comment.

1. Agenda Approval

Council Member Martin requested the Council add Agenda Item 5.D., *James River Site*. Council Member Richardson made the motion to approve the Agenda with the above addition. The motion was seconded by Council Member Paxton and passed unanimously by Council.

2. Stinson Farms

A. DA19.01.06/DA19.11.02 - Development Agreement for the Stinson Farms Development (Tabled from 02-22-2021)

Mayor Dunn re-open the public hearing. Town Planner Hair explained this item was two Development Agreements under the Stinson Farms project, a 72-acre project on Idlewild Road with multifamily and commercial components. Ms. Hair's presentation to the Council is attached to these minutes and therefore incorporated herein.

Nick Bushon, a member of the development team with Stinson Farms, discussed the project with the Council. John Carmichael, Attorney for the project, presented the Council with a formal presentation on the project. This presentation is attached to this email and therefore incorporated herein.

Bill MacMinn, 4634 Shannamara Drive, Stallings, HOA president, wanted to know the price per square footage of the single-family homes and if the plan could be changed because some of the townhomes were bordering Shannamara on Anglesey Court. He would also like to see more commercial and less multifamily.

Gina Burke, 5635 Anglesey Court, was very disappointed with the plan and did not feel safe with the townhomes behind her home. She did not think the community was being preserved. It made her reconsider her home as a parent. Ms. Burke wanted the plan revised.

Michael Gorak, 611 Rose Crea Court, was interested in the drainage on the site and how it will affect his property.

Greg Pillar, 634 Rose Crea Court, wanted to know the set back from the property to the house structures. He was also concerned with the parking for the homes and town homes on the site as it did not feel safe. Mr. Pillar was also concerned about wildlife and the effects of construction on wildlife, and he also felt it was not a walkable project. Mr. Pillar did not feel the development fit the small community vision and plan for the Town.

Jeannie Lindsay, 5639 Anglesey Court, agreed with the concerns so far and felt approving high density would feel like the bait and switch. The plan would change the nature of the small Town. The homes on Anglesey Court should be protected and requested a change in the plans. A walkable center would be much more beneficial to the Town of Stallings. Ms. Lindsay wanted additional vegetation in the buffer and wanted native landscaping. She wanted the Council to deny the current sight plan.

Cameron Gentile, 7423 Ballantoy, would like to know the number of bedrooms and the number of parking spaces per unit. He also wanted to know if there was a plan to entice certain food chains. Mr. Gentile encouraged the Council to request nice style eating.

Kimberly Rippey, 421 Adair Court, loved Stallings for the small town feel. She was concerned about the schools at capacity and the project's roads were so close to neighbors.

Beverly Galen, 837 Clonmill Drive, wanted to know of a comparable neighborhood where residents could go look and see what the developer homes looked like.

Ruvina Sylvester, 5030 Shannamara Drive, agreed with the neighbors and that this project would hurt the Shannamara neighborhood.

Donald Cuttingham, 15250 Idlewild Road, was concerned with the sediment pond because the area flooded regularly. He wanted clarification as to how far he would have to go toward Monroe before he would be able to go back toward Charlotte since he would not be able to make a left out of his driveway. Mr. Cuttingham also wanted to know when the road work would begin.

Carnell Johnson, 4640 Shannamara Drive, requested the timeline for the Council's vote on this plan and when approximately construction would begin.

Council discussed the project with each other and the developers and then Mayor Dunn closed the public hearing. The Development Agreement Subcommittee for the Stinson Farms project would meet again with the applicant to discuss the concerns voiced.

B. CZ21.02.01

Mayor Dunn opened the public hearing. Town Planner Hair presented the Staff report for the CZ21.02.01. It consisted of a portion of land, 5.43 acres at 15001 Idlewild Road, that would be added to the Stinson Farms project and needed to be conditionally zoned to fit with the project. The Staff Report presentation is attached to these minutes and therefore incorporated herein. The Planning Board recommended approval of the project with the following conditions:

1. Restrict open space areas by labeling them as open space and adding a note to the plan that denoted open space cannot be developed.
2. The property frontage buffer will be 24' measured from the Idlewild future 6-lane ROW line.
3. Plantings/landscaping will be provided between the 24' frontage buffer and the right of way.
4. The applicant will work with town attorney on language that will ensure that the Idlewild Road median will be landscaped.
5. One (1) 24-unit multi-family building be allowed.
6. All conditions of the Development Agreement approved for the Stinson Farms project on PID#07075020, 07075019 07075018, 07075023, 07075022, 07075022A, 07075017, 07075028, and 07075017A will apply to the property where applicable.

John Carmichael, attorney for Stinson Farms, present the Council the rezoning request. This presentation is attached to these minutes and therefore incorporated herein.

Jeannie Lindsay, 5639 Anglesey Court, would not want to live in that area between apartments and a gas station.

Greg Pillar, 634 Rose Crea Court, stated a gas station should not be permitted there because it would be awkward to live behind a gas station.

Council discussed the request with the application. Mayor Dunn then closed the public hearing. The Subcommittee for the Stinson Farms project would meet again with the applicant to discuss the concerns voiced.

3. Silver Line Resolution

Town Manager Sewell explained the Charlotte Area Transit System (CATS) was requesting the Town adopt a resolution of support for the Silver Line Rail Project.

Council Member Paxton made the motion to approve the Resolution Affirming the Stallings Town Council's Support of CATS Selected Alignment and Park and Ride Lot location for the LYNX Silverline within the Town Limits. The motion was passed unanimously by Council after a second from Council Member Scholl. The Resolution Affirming the Stallings Town Council's Support of CATS Selected Alignment and Park and Ride Lot location for the LYNX Silverline within the Town Limits is attached to these minutes and therefore incorporated herein.

4. Hotel Tax Resolution

Mayor Dunn explained the Town had been working on this tax for many years.

Council Member Scholl made the motion to approve the Resolution Requesting the North Carolina General Assembly to Authorize the Town of Stallings to Levy a Room Occupancy Tax to which Council Member Paxton seconded. The motion passed with Council's unanimous vote. The Resolution Requesting the North Carolina General Assembly to Authorize the Town of Stallings to Levy a Room Occupancy Tax is attached to these minutes and therefore incorporated herein.

5. Annual Retreat

Town Manager Sewell shared with the Council a 2021 Annual Retreat Implementation Update. The memo regarding this update is attached to these minutes and therefore incorporated herein.

Council Member Martin made the motion to approve the 2021-2022 Priorities and Action Steps. The motion was passed unanimously by Council after a second from Council Member Scholl. The 2021-2022 Priorities and Action Steps (which is a part of the above-mentioned memo) is attached to these minutes and therefore incorporated herein.

5.A. James River Site (Martin)

Council Member Martin explained that he was concerned about the possible use of the James River site, four acres next to Town Hall, as a church as it would go against the long-term Downtown Master Plan of the Town. It was proposed the Town look at purchase options on that site. Consensus was had for the Mayor to speak with the pastor of the interested church.

6. 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 10:00 p.m.

Approved on May 10, 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