

**MINUTES OF THE TOWN COUNCIL MEETING  
OF THE  
TOWN OF STALLINGS, NORTH CAROLINA**

The Town Council of the Town of Stallings met for its regular meeting on April 27, 2020, at 7:00 p.m. via a virtual electronic platform due to the nation state of emergency because of COVID-19.

Those present 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; Lynne Hair, Town Planner; 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 Richardson delivered the invocation. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

No one joining the meeting wanted to give public comment.

1. Agenda Approval

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

2. DA19.11.01 – Union Park Towns/Exeter Development

Council Member Paxton requested recusal on this item as some of the land for this development was owned by her in-laws and was representing her in-laws on the project. Council Member Scholl made the motion to recuse Council Member Paxton from voting on this item. The motion was seconded by Council Member Martin and passed unanimously.

Mayor Dunn opened the public hearing. Town Planner Hair then explained this was a Development Agreement for a 217-unit townhome project, mainly alley fed, on 25.72 acres located on Stallings Road. The property was zoned MU2 where townhomes were a permitted use. The project was comprised of four properties near the Monroe Bypass. There were two entrances into the project from Stallings Road. The development agreement subcommittee and the Planning Board recommended unanimous approval of the project. Town Planner Hair's presentation on DA10.11.01 is attached to these minutes and therefore incorporated herein.

Jeff Smerko (Exeter Development), John Holcomb (Kimley-Horn), Jonathan Hess (NVR/Rylan Homes) joined the meeting to present the project to the Council. Mr. Smerko's presentation is attached to these minutes and therefore incorporated herein. The units would range from 1400-1500 square feet to 1900-2000 square feet. Porches would be four ft. deep and the price point would be mid-\$200,000 to \$300,000. Susan Irving, attorney for the developer, also was present to answer any questions.

No one joined the electronic meeting who wanted to give public comments on the item. The public was informed that it had 24 hours to submit public comments to the Town Clerk. Mayor Dunn recessed the public hearing the vote on this item until the May 11 meeting.

### 3. Legal Counsel Scope of Work (Martin) (Tabled 04-14-2020)

Mayor Dunn turned the floor over to Council Member Martin. Council Member Martin wanted to ensure both legal counsel contracts had the same checks and balances specifically to time assigned to Council on individual issues. Town Attorney Cox informed the Council that the changes in her contract were: Each Council Member is allowed 6 hours of individual time per calendar year.

Town Planning Attorney McCarley acknowledged that the change to his engagement agreement to reflect the same clause as Town Attorney Cox regarding individual time per calendar year.

Council Member Martin made the motion accept the addendums to the contracts as presented. The motion passed unanimously after a second from Council Member Scholl.

Clerk's Note: Town Attorney Cox left the meeting at approximately 7:50 p.m.

### 4. UDO Discussion – Open Space (Tabled 02-24-2020)

Town Planner Hair presented the Council with an Open Space presentation involving potential changes needed for open space requirements. There were many different types of open space: greenways, passive parks, stream buffers, stormwater facilities, landscape buffers, and the space required in development standards (setbacks, minimum lot size, etc.). With many different reasons for open space, various municipalities required different amounts of open space percentages. Town Planner Hair's presentation is attached to these minutes and therefore incorporated herein.

Council gave consensus to have Council give feedback to Town Planner Hair for a final proposal guidance which would go to Planning Board for approval.

5. Planning Board/BOA Membership Framework

Town Manager Sewell explained to there were a few inconsistencies between a few ordinances and the Town's Rules of Procedure regarding the number of Planning Board/Board of Adjustment membership framework. Town Manager Sewell's memo on this item is attached to these minutes and therefore incorporated here in.

Council held consensus to proceed with the changes as outlined in Town Manager Sewell's memo, have the Planning Board make the changes it needed to, and then bring back all the changes at one time to the Council for approval.

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 8:27 p.m.

Approved on June 8, 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