

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

The Town Council of the Town of Stallings met for its regular meeting on February 26, 2018, at 7:00 p.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

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

Staff present were: Alex Sewell, Town Manager; Emily Hughes, Deputy Town Clerk; Captain Tim Harrington; Ashley Platts, Parks and Recreation Director; Lynne Hair, Town Planner; Max Hsiang, Planning Technician.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

Renaldo Jesalvo, 160 Eagle Crest Drive, began Stallings Tennis Academy at the park. He felt there was a need for tennis instruction in the area and was willing to offer lessons to the public.

1. Agenda Approval

Council Member Romanow recommended adding Agenda Item 1.A. as *Park Shading*. Council Member made a motion to approve the Agenda with the above addition. The motion passed unanimously after a second from Council Member Scholl.

1.A. Parking Shading

Council Member Romanow explained that it had been previously identified that there were certain areas in Stallings Municipal Park that needed shade. Parks and Recreation Director Ashley Platts presented the Council with options and types of shades for specific areas in the Stallings Municipal Park. The primary need was for shade on the tot lot/sand lot which had been quoted for \$50,000 by USA Shade. The other need was shade at the fountain area. The solution presented was to use the existing grates around the fountain to put shades quoted at \$45,000 by USA Shade. All shades were fabric with a 10-year warranty that could stay up year-round with the exception of Category 2 Hurricane force winds or heavy snow. The structures could be installed prior to turning on the fountain in May.

Council Member Heyse made a motion to approve the tot-lot shades and fountain shade in the amount of \$95,000. The motion passed unanimously after a second from Council Member Romanow.

2. Unified Development Ordinance

Mayor Dunn reopened the public hearing. Town Planner Lynne Hair noted that the changes the Council had requested at its 02-24-18 special meeting had been made to the ordinance and the map.

Rick Flowe, N-Focus consultant, confirmed that changes had been made to reflect the new NC legislature effecting development agreements.

Terry Williams, 1341 East Morehead Street, Charlotte, stated he had been involved in Town government for over 10 years and had never seen such commitment from everyone involved to get this document right. He stated the development community was pleased with the document.

Hank Cowell, 8132 Stevens Mill Road, felt the UDO was misguided and too business heavy; too much MF1; and felt the development agreement was troublesome. He stated that in the proposed Epcon development, he wanted the area to be zoned the R-20 equivalent. In specific, he had objection to the "green" area next to Shannamara and the "green" areas immediately adjacent to residential properties. Mr. Cowell then requested that the automotive repair shops not be allowed to park cars out front of the business and would like the new UDO to address that.

It was explained that the development agreements were usually prepared by the Town staff, typically 20-40 pages in length, and recommended that the Town fee schedule be reviewed to ensure staff time was adequately compensated for development of those agreements.

John Armistead, commended the Council and staff on the excellent job on the UDO. He felt it was a dilemma to manage the UDO with a development agreement and hard to administer for staff if development agreements were used in every situation.

Mayor Dunn then closed the public hearing.

Council discussed the UDO and its development process. Council Member Scholl made the motion to adopt the UDO. Council Member Romanow seconded the motion. The motion passed by a 5 to 1 vote with Council Member Paxton opposing.

Please note: The UDO adoption documents are attached to these minutes and therefore incorporated herein.

3. Anytime Fitness Signage (Romanow)

Council Member Romanow requested the Council explore options for promoting Anytime Fitness due to the sign regulation. Anytime Fitness Owner Mike Grinnell explained he had placed signage on the

street side of the business on 5409 Potter due to the fact that the back of the building faces the road. The signs advertised specials, events, etc. If the signs were removed, the business would not be visible.

Town Planner Hair explained those signs were called offsite signage and the current UDO did not allow for that use.

Council held consensus to have Mr. Grinnell work with Town Planner Hair to understand and explore the signage options available.

4. Blair Mill Park Annexation/DeAnnexation

Town Planner Hair reminded Council that it had acquired the property for Blair Mill Park from Crosland Development when the Fairhaven Neighborhood was built as a condition of the conditional use permit. The park was divided by a creek with the northside in Hemby Bridge and the southside in the Town of Stallings. Union County granted Stallings a conditional use permit so that the Town could develop on the park. Any changes made to the park which would include additional parking would have to be approved again by Union County and due to additional floodplain requirements by the county, the Town may be restricted to what could be done at the Blair Mill Park.

The possibility of annexing the land from Hemby Bridge was an option. Town Planner Hair requested the Council consider the option of the staff approaching Hemby Bridge on the possibility of annexing the approximate eleven acres.

Mayor Dunn said he would discuss the issue with the Hemby Bridge Mayor.

5. Whetstone Drive – Right of Way Abandonment

Town Planner Hair explained that Whetstone Drive was located near the intersection of Chestnut and Potter Road. Whetstone Drive was in the Town Maintenance System, but it was not built to Town standards. The drive provided access to two homes. The remainder of the property along the drive was owned by Dean Harrell who was looking to develop the property. Mr. Harrell was requesting the Town abandon that portion of Whetstone Drive. If the Council was willing to consider the abandonment, a resolution would be presented to the Council for adoption at a future meeting.

Council discussed the request. It held consensus for staff to bring the resolution to the Council at its next meeting. Staff would also inform the developer that the Council would expect compensation for the property which was valued at approximately \$15,000.

6. Potter/Pleasant Plains Intersection Improvement Condemnation Resolutions

A. Parcel 1 – Wendover at Curry Place

Council Member Romanow made the motion to approve the Right-of-Way Condemnation Resolution for Wendover at Curry Place. The motion was passed unanimously after a second from Council Member Paxton. The Right-of-Way Condemnation Resolution for Wendover at Curry Place is attached to these minutes and therefore incorporated herein.

B. Parcel 5 – Loukos

Council Member Romanow made the motion to approve the Right-of-Way Condemnation Resolution for the Loukos parcel. The motion was passed unanimously after a second from Council Member Steele. The Right-of-Way Condemnation Resolution for the Loukos parcel is attached to these minutes and therefore incorporated herein.

C. Parcel 34 – Sheckler

Clerks Note: This resolution was not yet available to be considered by Council.

7. Rentals During Relocation Period

Town Manager Sewell reviewed the relocation/construction timeline with the Council. Mayor Dunn appointed a Town Hall Ad Hoc Committee to meet with staff regarding the design and planning for the new building consisting of Council Members Heyse, Martin and Scholl.

Parks and Recreation Director Ashley Platts explained that the Parks and Recreation Department would be moving to the existing Town Hall in the Administration Department during the demolition of the current civic building/construction of the new Town Hall. During that time, the programming/events/rentals that normally utilized the existing Civic Building would be moved to the Council Chambers/small conference in the current Town Hall. Due to that move, Ms. Platts was requesting the Council, during the demolition/construction phase, temporarily disallow certain rentals and limiting programs and activities due to room availability and hours of events. The Parks and Recreation Committee would research local HOAs who may have space available for rental. The short-term criteria suggested for allowable uses in the Council Chambers/small conference room was:

- Allow rentals on a space available basis as a second priority to Town government needs.
- Rentals must be during normal business hours.
- Allowing bookings for rentals no more than 30 days in advance.
- Food is not allowed in the space for rentals.
- Redefine rentals for only meeting style reservations.
- A cleaning deposit for Stallings residents would be enacted.

Council held consensus to the criteria proposed.

8. Employee Recognition Program

Town Manager Sewell explained he would like to recognize employees from time to time for going above and beyond the call of duty. The "Caught Ya" program would be available to anyone, staff, Council, or public, to report excellent employee performance.

Council Member Romanow made a motion to approve the "Caught Ya" program. The motion received Council's unanimous support after a second from Council Member Heyse.

Town Manager Sewell presented the staff report to the Council for their reading. This report is attached to these minutes and therefore incorporated herein. He also presented the Council with the proposed budget meeting schedule.

Mayor Dunn reminded the Council of its special meeting on Saturday, March 3 at the Shannamara Clubhouse at 9 a.m. for its annual Planning Conference.

9. Adjournment

Council Member Steele moved to adjourn the meeting, seconded by Council Member Romanow, and the motion received unanimous support. The meeting was adjourned at 8:55 p.m.

Approved on April 9, 2018.

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