

**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 November 27, 2017, at 7:00 p.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Mayor Pro Tempore Regis Griffin; Council Members Rocky Crenshaw, Kathy Heyse, Deborah Romanow, David Scholl, and Shawna Steele.

Staff present were: Erinn Nichols, Interim Town Manager; Emily Hughes, Deputy Town Clerk and Communications Specialist; Chris Easterly, Town Engineer; Lynne Hair, Town Planner; Max Hsiang, Planning Technician; and Minor Plyer, Chief of Police; Marsha Gross, Finance Officer.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comment

Donna Lawman, 808 Quince Court, stated that stormwater repairs had not be completed on her property and requested an update. She stated that she had met with staff on several occasions regarding the stormwater on her driveway and felt that staff was not being professional and not meeting her needs. Ms. Lawman was not pleased with any solution presented by the staff.

1. Agenda Approval

Council Member Griffin made the motion to approve the Agenda as presented. The motion was seconded by Council Member Romanow which passed unanimously.

2. CZ17.08.02 – Amendment to condition #7 of approved CZ15.01.01 – Hopper Communities (Sterling Manor)

Town Planner Lynne Hair explained the Council had originally approved CZ17.08.02 with a condition, condition #7, which stated that all the houses would wrapped in 24” of exposed brick. The current builder, D. R. Horton, had elevations which had stone on them as accent instead of brick. The applicant was requesting a change condition #7 to allow for the stone. The Planning Board and staff recommended approval of the request.

Current Condition #7:

7. All foundations will have a minimum 24 inches of exposed brick on all four sides of the house. No vinyl siding will be permitted on houses, accents of brick or stone will be required on the front elevations of the homes.

New Condition #7

7. All foundations will have a minimum 24 inches of exposed brick and/or **stone** on all four sides of the house. No vinyl siding will be permitted on houses, accents of brick or stone will be required on the front elevations of the homes.

Mayor Dunn then closed the public hearing. Council Member Romanow made a motion to approve CZ17.08.02. The motion was seconded by Council Member Griffin and received Council's unanimous support. The Zoning Staff Report for CZ17.08.02 is attached to these minutes and therefore incorporated herein.

3. CZ17.08.01 – Basic Electric Building

Mayor Dunn opened the public hearing. Town Planner Lynne Hair explained the property in this application was located at 13606 East Independence Blvd. The applicant was requesting approval of a conditional zoning that would allow for the 2.48-acre subject property to be conditionally zoned for use as a cabinet and woodworking shop including countertop production and showroom. Current zoning on the property was BC- Business Center and the parking requirement was met. There was a landscaping requirement of a 20' street buffer. The Zoning Staff Report for CZ17.08.01 is attached to these minutes and therefore incorporated herein.

The Planning Board and staff recommended approval of the request with the following conditions:

1. A 20' planted street buffer be installed that meets requirements of Article 7.7.8 (B) of the Stallings UDO.
2. Any dumpster located on the property will be screened using an opaque fence with a gate and landscape material where appropriate.
3. All outside storage areas will be located in the rear of the building and will be screened using an opaque fence.
4. All ground and wall signage will be brought up to standards established by Article 9 of the Stallings UDO.

John Ross, Eagle Engineering, spoke on behalf of the applicant. He showed a map of the site and noted the building footprint nor parking would change if the rezoning was accepted. The applicant accepted the conditions as noted above by Town Planner Hair.

Mayor Dunn then closed the public hearing. Ms. Hair clarified that the zoning stayed with the property, not with the applicant. Council Member Griffin made the motion to approve_CZ17.08.01 – Basic Electric Building, with the conditions as presented above. The motion received Council unanimous approval after a second from Council Member Romanow.

4. Comprehensive Land Use Plan to include Small Area Plans

Mayor Dunn opened the public hearing. Town Planner Lynne Hair presented the Comprehensive Land Use Plan (CLUP) to the Council outlining the process/meetings of the new CLUP. A Steering Committee and the Centralina Council of Governments (CCOG) drafted the plan with community input. Three small area plans were also included in the plan.

Members of the Steering Committee, John Martin and Terry Williams, spoke in favor of the adoption of the plan noting the many hours of discussions and work which had be put into the plan. Adopting this plan would then enable the Town to update the Town’s Unified Development Ordinance. Michelle Nance, with the CCOG, also spoke to the Council briefly highlighting the different sections of the document.

Council discussed the plan and went over minor changes with Ms. Hair. Mayor Dunn then closed the public hearing. Council Member Heyse made the motion to approve the CLUP with the Small Area Plans subject to some minor clerical and housekeeping changes. The motion was seconded by Council Member Steele and passed unanimously by Council. The CLUP is available in the Office of the Planning and Zoning Department for inspection.

5. Planning Board/Board of Adjustment Applications Consideration

Council Member Griffin made a motion to accept the resignation of John Martin from the Planning Board/Board of Adjustment effective November 20, 2017. The motion received Council’s unanimous approval after a second from Council Member Romanow.

Council Member Griffin made a motion to appoint Rocky Crenshaw as a full member to the Planning Board/Board of Adjustment with term ending 03-31-20 effective December 12, 2017. Council Member Romanow seconded the motion which passed unanimously.

Council Member Griffin made the motion to appoint Misty Craver and Andrew Whitman as alternate members of the Planning Board/Board of Adjustment with term ending 03-31-19. This motion was passed unanimously after a second from Council Member Romanow.

Council Member Griffin made a motion to accept the resignation of Mark Franza from the Planning Board/Board of Adjustment effective October 31, 2017. Council Member Scholl seconded the motion which passed unanimously.

6. Financing Options for Capital Projects

Finance Officer Marsha Gross presented the Council with different funding options for future capital projects. This presentation is attached to these minutes and therefore incorporated herein.

7. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Crenshaw, and the motion received unanimous support. The meeting was adjourned at approximately 9:13 p.m.

Approved on February 12, 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