

**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 25, 2019, 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 David Scholl; Council Members Billy Birt, Jr., Lynda Paxton, Brad Richardson, and Shawna Steele.

Those absent were: Council Member John Martin.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Deputy Town Manager/Town Clerk; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

No one was present to give public comment.

Mayor Dunn noted that he was in the Hemby Bridge Christmas parade and would like for Stallings to have a parade.

1. Agenda Approval

Council Member Steele made the motion to make the following changes to the Agenda:

- *Add Employee Christmas - Agenda Item 5*
- *Delete the closed session*
- *Add Idlewild Road Widening and DOT Updates (Paxton) – Agenda Item 5.A.*
- *Add Development Ordinance and Small Area Plans (Richardson) – Agenda Item 5.B.*
- *Add Development Consultant Meeting Date (Scholl) – Agenda Item 5.C.*

Council Member Birt seconded the motion to which Council approved unanimously.

2. Annexation 54 – Boyd Funderburk

Mayor opened public hearing for the Annexation 54 – Boyd Funderburk. Assistant Town Manager Nichols explained this item was for an annexation of 1.77 on Boyd Funderburk. No one was present to give public comment on the item. Mayor Dunn then closed the public hearing.

Council Member Steele made the motion to approve the Ordinance for Annexation 54 – Boyd Funderburk. The motion received Council’s unanimous approval after a second from Council Member Scholl. The Ordinance for Annexation 54 – Boyd Funderburk is attached to these minutes and therefore incorporated herein.

3. RZ19.10.01 – Villages at Idlewild Development, LLC

Mayor opened the public hearing. Town Manager Sewell explained this was part of the Villages at Idlewild project. A 1.77 parcel, just annexed by the Council, had always been a part of the project however needed to be rezoned due to the recent annexation.

Mayor Dunn closed the public hearing. Council Member Steele made the motion to approve RZ10.10.01 which was seconded by Council Member Scholl. The motion passed by a 4 to 1 vote with Council Member Paxton opposing.

Mayor Dunn read the Statement of Consistency and Reasonableness into the record. Council Member Steele made the motion to approve the Statement of Consistency and Reasonableness for RZ10.10.01. The motion was seconded by Council Member Richardson and passed by a 4 to 1 vote with Council Member Paxton opposing. The Statement of Consistency and Reasonableness for RZ10.10.01 is attached to these minutes and therefore incorporated herein.

4. DA19.08.01 – Funderburk/Rittenhour/Price

Mayor Dunn opened the public hearing. Town Manager Sewell explained this directly correlated with the previous two items regarding the 1.77 acre parcel.

Dee Rittenhour, 14809 Boyd Funderburk Road, stated all the area around 485 was being development and that progress could not be stopped. He listened to people at previous meetings trying to dictate who could move into the area and who couldn’t. He retired out of the army and thought the government did it right because anyone has the right to live where they want. Mr. Rittenhour was disgusted at the last meeting as to why people clap in a meeting about keeping people out and thought it was uncalled for. He planned on watching everything grow. He was annexed into Stallings and the only thing he got for that was garbage pickup. Widening Idlewild Road, he thought would be a neat project.

Mayor Dunn closed the public hearing.

Council Member Scholl made the motion approve the Development Agreement DA19.08.01 – Funderburk/Rittenhour/Price. Council Member Steele seconded the motion. The motion passed by a 3 to 2 vote with Council Members Paxton and Birt opposing.

5. Employee Christmas Gift

Mayor Dunn explained that Council had given employees in the past \$150 for fulltime employees and \$75 for part-time employees as a Christmas gift.

Council Member Richardson made the motion to approve the request for employee Christmas gifts as requested. The motion was passed unanimously after a second from Council Member Steele.

5.A. Idlewild Road Widening and DOT updates (Paxton)

Council Member Paxton updated the Council on the following:

- Old Monroe Road Project – Expected to get funding and proceed on schedule;
- Chestnut Roundabout – Acquiring ROW and funding was delayed; expected to be let in June 2021; Developer in the area has also offered to pre-fund;
- Lawyers Road Roundabout – Four-leg project which was in the design phase;
- Atrium Roundabout would be allowed at Stallings Road.

Council then discussed providing feedback to NCDOT on Idlewild Road Widening design. Council held consensus to place that on January agenda.

5.B. Development Ordinance and Small Area Plans (Richardson)

Council Member Richardson reported:

- CLUP and Greenway Plans were citizen driven and endorsed them;
- Monroe Bypass, Smith Farm Road, Downtown Small Area Plans – reaffirmed those plans;
- Office Park on NE Idlewild by 485 – endorsed that idea;
- Recommended repealing Stallings Elementary, Idlewild, and Chestnut Small Area Plans

Council Member Richardson made the motion to direct staff to gather information, plan out a process and timeline to replace current Development Ordinance with the prior Development Ordinance as a temporary replacement. Council Member Birt seconded the motion which passed unanimously.

Council Member Richardson made the motion to start the RFP process to select a firm to develop new landuse visions for Stallings Elementary, Idlewild, and Chestnut Small Area Plans and then draft a new UDO to implements the new small area plans and land use plans. The motion was seconded by Council Member Steele and failed by a 0 to 5 vote with all members opposing.

Council Member Richardson made the motion to select a firm to develop new landuse visions for Stallings Elementary, Idlewild, and Chestnut Small Area Plans and then draft a new UDO to implements the new small area plans and land use plans unless it could be done in house per staff's recommendation. The motion was seconded by Council Member Paxton and passed unanimously by Council.

5.C. Set Date for Development Consultant Meeting (Scholl)

Council discussed different options for consultant meetings. Council held consensus to have special meeting with Demetri Batches and Rick Flowe or other consultants on January 16, 2020 at 6 p.m. to discuss development issues.

Council Member Paxton made the motion to draft a text amendment for the UDO to reduce density in MU1 and MU2 from multi-family to 10 units per acre and single family to 4 units per acre and town homes at no more than 6 units per acre as a temporary measure until a more in depth analysis could be made. Council Member Birt seconded the motion to which Council supported unanimously.

6. Adjournment

Council Member Steele moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at 8:44 p.m.

Approved on January 13, 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