

Public Hearing to amend Zoning Ordinance – delete 4-16 (A) & (G)

Kay Barbee expressed her questions and concerns of making changes to the zoning book. A group of individuals worked on a future land use plan for years and it seems that the zoning is changing away from what the land use plan was set for.

Public Hearing to amend Zoning Ordinance – amend 6-3 (A) & (B)

No one spoke

Public Hearing closed at this time.

Greg Lucas prayed

Minutes of Regular Meeting March 3, 2016

Determination of Quorum

A quorum was determined with the presence of Mayor Kevin Barbee, Commissioners Greg Lucas, Rick Williams, Jerry Williams and James Griffin.

James Griffin made a motion to excuse Larry Sides. All were in favor. Motion carried.

Call to Order

Mayor Kevin Barbee called the meeting to order at 7:05 pm.

Approval of Agenda

Commissioner James Griffin made a motion to accept the agenda as written. All were in favor. Motion carried.

Approval of Minutes

Commissioner Rick Williams made a motion to accept the minutes from February 4, 2016 as written. All were in favor. Motion carried.

Approval of Bills

Commissioner Jerry Williams made a motion to pay the bills. All were in favor. Motion carried.

Public Comment Session:

Kay Barbee- Spoke about the Land Use plan, she expressed her frustrations and explained that a group of individuals worked so hard a few years back to put it in place, and it seems like these things are not being followed through.

Marion Kinley- also spoke about the hard work of the Land Use plan and felt the same way that Kay Barbee feels. Marion also expressed that she did not like the metal building going up in the town center. She also voiced her frustrations and concerns. She feels like all of the hard work and efforts are going to the waste.

Ginny Churchill- She feels the same way that Marion Kinley and Kay Barbee feel. I wonder where the ball was dropped.

Randy Drye- Owner of Trophy Heaven and Stanfield Barber Shop and going to open another business in town as a screen printing shop. As a small business owner he feels like metal buildings are fine, and graveling a parking lot. He states that for a small business owner it would put more of a strain to get started if stronger zoning was put in place.

Megan Schrimpsheer- She was asking the board, does the Town of Stanfield have minimum housing program in place (a program to help protect the renters). She lives in Willow St trailer park and is having a hard time getting the landlord to fix problems.

Public comment session is closed at 7:27.

Mayor Kevin Barbee explained that with our current zoning, that metal buildings are not restricted, there are certain regulations required for metal building, which is being followed.

After much discussion with the board, some feel like the ball was dropped. The Land Use Plan and the current zoning do not coordinate with each other. Town Administrator Bridgette Helms and Commissioner Rick Williams will take these issues back to the Planning & Zoning Board and see how to move forward.

Mayor Kevin Barbee explained that the Town of Stanfield does not have anything in place for minimum housing. We cannot assist Megan Schrimpsner in her situation.

Finance

Financial statement was read, and we are still on target.

Public Safety

Police Report was read. Chief Corie Faggart did make a formal offer to an individual and he is now waiting on all of his paperwork and test to come back. This information will be sent to Raleigh, and when we hear back from Raleigh, this individual will start.

Streets

Truck Signs have been put on Hwy 200 and Charlotte St to assist big trucks from going down one way streets and to help route them correctly to Universal Forest Products.

Parks & Recreation

It was looked into about graveling the new part of Pete Henkel Park, after much discussion with the maintenance guys, we feel like it will be better to leave as grass area and not gravel. We also looked into paving the old parking lot at Pete Henkel Park. Also during this past week, we had wind damage to one of our Dug Out shelters, this is in the process of being repaired.

Water & Sewer

Bridgette Helms is going to Mooresville to check into getting a full grant to help extend sewer in Willow Creek. This project is shovel ready, and the Engineering has already been done. Jerry Williams is also suggesting that we do away with or cut in half the sewer availability fee. The money that has been brought in with the sewer availability fee has gone toward paying off the sewer debt. At this time we only owe \$22,409.92, and we have no other debt. Jerry Williams suggest when this is paid off, that we drop the sewer availability fee.

Planning and Zoning

The Planning and Zoning Board sent a recommendation to amend 6-3 Parking Lot Paving (required to have 20 or more parking spaces). The number of parking spaces seems to be questionable and having a paved entrance driveway.

Rick Williams made a motion to accept Parking Lot Paving required to have 20 or more parking spaces,

After much discussion,

Rick Williams rescinded his motion

The Board of Commissioners would like for the Planning and Zoning board to re-visit this issue.

Rick Williams made a motion to amend Zoning Ordinance as follows by deleting (A) & (G) 4-16 Building Standards (A) Additions and new construction adjacent to and within the Central Business (CB) zoning district in non-residential zoning districts only should maintain the existing building wall pattern by extending the building front from side lot line to side lot line. However, an appropriate architectural wall or similar design feature may be used instead of a building extension. (G) All buildings in the Central Business

(CB) zoning district shall be required to be built on an established build-to-line that is the same as the property line (i.e. zero lot line construction). All were in favor. Motion carried.

The next Planning and Zoning Meeting will be March 28, 7pm.

Mayors Report

Martha Sue Hall representative from the Esther House of Stanly County spoke about "Sexual Assault Awareness Month". She explained the importance of this program and read the Proclamation.

James Griffin made a motion to accept this Proclamation "Sexual Assault Awareness Month". All were in favor. Motion carried.

Kevin Barbee stated he would like to have a budget workshop. After discussion we will have a budget workshop after our next meeting in April 2016.

Commissioner Greg Lucas made a motion to go into closed session. All were in favor. Motion carried.

Commissioner James Griffin made a motion to come out of closed session. All were in favor. Motion carried.

Commissioner Greg Lucas made a motion to adjourn at 9:00. All were in favor. Motion carried.

Mayor

Date

Town Clerk

Date

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