

February 04, 2021

Public Hearing-

1. Add "Mixed-Use Building in Central Business District to Zoning Table of Uses- No one spoke.
2. Re-Zone a portion of TR# 1056 S. Loves Chapel from R15-R12 Conditional Zoning related to approval of a preliminary plat for development of 10 acres.

Brad Barnett- He has concerned that Tru-Homes will be the builder. The effect of Tru- Home does not seem to be good for the area. He has been told that Midland has this happen to them and they have different issues that has come up. Brad has concerns that the homes will be too close, concern with fire truck getting to the homes, we need positive growth and he doesn't feel that this is positive growth. They will change the dynamic of the town. Building homes here and there is fine, but these types of homes will not be a good decision. He understands that the developer was going to donate some of the property to the town, and he hopes this will not influence the board in accepting this proposal.

Darin Bratton- I have lived here all my life. I live on West Stanly Street. I have raised my kid here. This is a bedroom community. We all have lived here all or most of our lives and we chose to do this for a reason. The crime rate is low, but if this housing development is approved the crime rate will go up. The row of trees that would be on the back side of the home would make it harder for the fire department to get to the homes. If one caught on fire, then 3 would burn. This town does not have a storm water run off plan. This is not good. Negative impact on utilities guys. You will have negative impact on the streets of Stanfield, resident, construction traffic. Loves Chapel does not belong to DOT anymore it belongs to Town of Stanfield. Please do not do this to this town. You are going to destroy what this town is.

Allyson Barnett- Spoke on behalf of neighbor- John Straughn- that lives at 502 A. He objects to this development. He feels like water run-off and erosion are the biggest challenges we face in maintaining our property. It is a constant effort to keep water channeled away from our structures and gravel driveway. He feels like this development will increase run-off and drainage, and cause flooding, especially at the creek. He feels like he would be unable to cross the creek for land maintenance. He feels like the runoff would contain chemicals that would run into the creek, affecting animals and fowl. He feels like this will change the character of the town.

Allyson Barnett- I have lived in Stanfield my whole life. I went to Stanfield School when its was K-8, and I have played ball on these fields. When you bring in a development like this, it takes away from the town. I love this town and would like to see it stay small.

Melissa Barnett- A development like this will change our beloved small town. This will permanently and negative change the setting of our town. Everyone knows everyone, and gets along, and our children grow up together. Let improve on what we have. Increased the town 1 house at a time, and not a development at once. Will this affect our school, will the police department be affected, will water and sewer handle this size of development? She has ask will part of the land still be donated to town even if this is not passed?

Joseph Burleson- Stated that it was news to me that a builder has been selected. He guarantees a builder has not been selected. Change may be difficult sometimes, but he plans to make this nice. He will put his name on it and wants to be proud of it. I will make sure I meet the expectations that Stanfield requires. The cul-de-sac that had some concerns he has 45 feet plus 2 foot of curbing. This is close to the 48 foot that was

mentioned. There will be fire hydrants in this development. This development will have an HOA. Parking will not be allowed on side of streets. Canopy on the streets up and down the development. Looking at 30 homes for this development. People that rent a home does not always mean lower class. The square feet would likely between 1800-2000 Square feet. But this is not certain.

At this time Public hearing is closed at 7:37.

**Town of Stanfield
Minutes of Regular Meeting for February
on February 4, 2021**

Determination of Quorum

A quorum was determined with the presence of Mayor Kevin Barbee, Commissioners James Kluttz, James Griffin, Faye Love and Jerry Williams.

Jerry Williams 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 7:37 p.m.

Approval of Agenda

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

Approval of Minutes

James Kluttz made a motion to accept the minutes from January 7, 2021 as written. All were in favor. Motion carried.

Approval of Bills

Faye Love made a motion to pay the bills. All were in favor. Motion carried.

Public Comment Session

No one spoke.

Stanly County Fire Marshall- Danny Barham- he has been Stanly County Fire Marshall for 3 years. My job is to work with anyone with any project that will be going on in Stanly County, except City of Albemarle. He stated he does not get into politics. He goes by State guidelines. He must make sure it meets minimum code. He needs to answer 3 questions.

1. Access for Fire Department, Police or EMS.
2. Adequacy of water supply
3. The addressing with 911.

Finance

Read the fiscal report. Black History Month was recognized.

Police

Police report was available.

Streets

Nothing at this time

Parks & Recreation

Just a matter of information- The 1st request submitted for PARTF reimbursement.

Water & Sewer

With this new development that may be coming, we need to look at the sewer system. We need to be planning for addition to our pump station. We need to bring it up to modern date. When the sewer information comes back from Engineering Services, we need to review this, and put things in place when it comes budget time.

Planning & Zoning

James Kluttz made a motion to adopt the amendment to add "Mixed-Use Building: to Zoning Table of Uses. All were in favor. Motion carried.

James Kluttz made a motion to send to Public Hearing on March 4- Add Tobacco Use regulations to General Ordinances. All were in favor. Motion carried.

After hearing comments from the public about the rezoning from R-15 to R-12 TR# 1056 S. Love Chapel the preliminary plat. James said that growth is good, growth need to be thought out, growth needs to be planned. He thinks that high density house there is a time and place, and we have R12 in the zoning ordinance for a reason. This is accommodated in our town. James Kluttz recommends this go back to Planning and Zoning. He does feel that the request from R15 to R12 is acceptable. He asked to send this whole recommendation back to Planning and Zoning and they get with the developer and see what kind of homes he plans on putting in this proposed development. We need to check to make sure the Fire, EMS and Police side has been looked at and make sure this is compliant.

Kevin Barbee was bothered with 2 same statements indicating the board might be swad to approve this development because of the developer donating some of the land to the Town of Stanfield.

Mayor

The Waste Management Contract is up for re-newel. Bridgette Helms will send out to get bids on Waste companies.

James Griffin made a motion to be a part of Urban Archery Season for 2022. All were in favor. Motion carried.

We need to be getting prepared next month to start going over 2021-2022 budget.

James Griffin made a motion to adjourn at 8:15 p.m. All were in favor. Motion carried.