

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

Determination of Quorum

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

Call to Order

Mayor Kevin Barbee called the meeting to order at 7:00 p.m.

Approval of Agenda

Larry Sides 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 February 4, 2021 as written. All were in favor. Motion carried.

Approval of Bills

James Griffin made a motion to pay the bills. All were in favor. Motion carried.

At this time Kevin Barbee explained to the public that this is a Council meeting, this is not a Public Hearing, Public Hearing on rezoning property off Loves Chapel was held last month. The meeting will be conducted with these board members. There will be no back and forth conversation. If the crowd gets out of hand, Kevin Barbee will ask one time to please refrain from comments. If the crowd gets out of hand Kevin Barbee will ask them to leave.

Conflict of Interest – Kevin Barbee asks each commissioner if they had any interest in the property off Loves Chapel that is being consider rezoning, if this would be financial benefits to any one on this board- Kevin Barbee called each one out by name, and ask if they had any conflict of interest, and each one said “no”.

Finance

Read the fiscal report. Faye recognized that month of March is National Social Workers Month.

Police

Nothing at this time.

Streets

Nothing at this time

Parks & Recreation

Nothing at this time.

Water & Sewer

Jerry mentioned the guys are getting ready for spring, doing maintenance.

Planning & Zoning

James Kluttz made a motion to send to Public Hearing to Re-Zone TR# 24801, 3.55 acres, Nance Rd from R-20 to Industrial. All were in favor. Motion carried.

James Kluttz made a motion to hold a Public Hearing to add Tobacco Use Regulations to General Ordinances. All were in favor. Motion carried.

James Kluttz explained that the Public Hearing for Rezone TR# 1056 from R15 to R12CZ & Approve Preliminary Plat for Burleson Square, LLC- Joseph Burleson, this Public Hearing was held last month February 4, 2021 at Town Hall. After listening to comments and concerns, James Kluttz recommended taking this information back to the Planning and Zoning Board for review again. James Kluttz wanted to make sure all the concerns about this development was addressed correctly. After it went back to Planning and Zoning Board here are the recommendations that came from their meeting that was held on Monday March 1, 2021 at Town Hall- vote 3-2 to take back to Commissioners. The purpose of CZ is lot from 90 feet to 70 feet. Planning and Zoning Board could put other conditions on this plat.

1. Rezone from R15 to R12 Conditional Zoning
2. Decrease required minimum lot width from 90' to 70'.
3. Written approval by Fire Marshall for Emergency Services to access development and that cul-de-sac meets code and allows sufficient turning radius based on West Stanly Fire Department emergency vehicle requirements.
4. No On-Street Parking
5. Canopy Trees (type to be approved by Town) every 50' staggered each side of sidewalk) location yet to be determined.
6. Approved temporary parking space at each mail kiosk.
7. The Street lights type to be approved by Town of Stanfield.
8. Copies of all DEQ approvals for Sedimentation and Erosion Control Plan Stormwater Permit shall be provided.
9. Front façade of homes shall and will include, at a minimum, brick or stone accent.
10. Preliminary Plat submitted in support of the Conditional Zoning request is deemed approved. Detailed Construction Drawings shall be submitted and approved before Construction begins.

Currently this track of land is zoned R15. Anyone could come in now and build 24 homes today without any zoning change. This preliminary plat would add 6 more homes.

At this time there was questions and answers discussed among the commissioners.

James Griffin asked that it is his understanding the same conditions as R15-R12 just the difference is 90' to 70', in this proposal. James Kluttz responded because this is conditional zoning, we can put more restrictions to this development which is what is being proposed. James Griffin questioned the parking on side of street, (blocking) the street. He had concerns with this. James Griffin ask how 6 more homes benefits the town. Kevin spoke up and said tax base, more use of space and using the utilities.

Faye Love ask for more explanation about 24 homes verses 30 homes. James explained anyone could come in at this time and build 24 homes without coming through the Planning and Zoning Board.

Jerry Williams brought up that on Love St things have gotten bad, this development will not be that bad. Jerry Williams loved this town, and he wants to see more homes in this Town. He asks the public what they have done for the town. They got upset with this statement. Jerry Williams stated he heard he was going to get a financial benefit. This is not true, he stated he has not done any business for Joseph Burleson's daddy in the past 9 years.

James Kluttz made a motion that we approve the rezoning TR # 1056 off Loves Chapel Rd from R15-R12 zoning with the documented stipulations. Jerry Williams, and Larry Sides are in favor. James Griffin and Faye Love voted against. Motion carried 3-2.

Mayor

James Kluttz made a motion for Kevin Barbee to sign a new contract extension for Interlocal Agreement to purchase water from Stanly County. All were in favor. Motion carried.

Jerry Williams made a motion to do a final approval to purchase 1.94 acres on S. Love Chapel Rd from the Brooks family. All were in favor. Motion carried.

Larry Sides made a motion to approve budget amendment # 1. All were in favor. Motion carried. (see attached).

Public Comment:

Brad Barnett- Stated that the Mayor changed the format of the agenda. This has offended him. He thinks the town should inform the citizens of upcoming changes. He feels like the town should change the way they let the public know what is going on. Brad stated he was ok with a development, but he is not ok with re-zoning. There are a lot of people here to speak, but you would not let the citizens speak before this kind of vote. He had more to say, but the vote has already been made. I am disappointed in the way this has been handled.

Rhonda Benton- She wanted to Thank Ms. Faye. For the rest of the board, she thinks you all could care less for what the people of Stanfield want. There is a new generation and perhaps we need a female Mayor. You all sat here and did not care of what the towns people want. You all voted for what you all wanted and not listen to the voices that was here. Rhonda stated the board should be ashamed. She also stated enjoy your last term in office.

Allyson Barnett- Public Hearing, Public Comment you said you would not allow back and forth talking, rumor spread to town small town that she was given wrong information. Not miss information, for the board to come to her if there was a mistake. Nobody knew anything about this meeting until a few days ago, and her parents formed the public not the town. Development of 30 houses. She does not think the board is looking out for the community. She was very offended of what took place tonight.

Tracy Edwards- I know most of the board. I respect for people who try to get things done good for the town. Going forward I would like to suggest that commissioners listen to the town. I disagree with the housing development, but I can walk away and be friends. I pay my taxes. Moving forward I do hope it good for the town of Stanfield.

Missy Barnette- Missy stated that Mr. Burselson was over here laughing; we are over here crying, this is our community not yours. Kevin you insulted my daughter, and she is not friends and do not think of you as a mayor. She stated she was not informed, not a phone call or a letter. She stated the town did not want the town to know about this vote.

Sandra S Little on West Stanly St- she cannot believe she was told to be quiet. Do we know what kind of houses are going to be here? Do we have the resources to handle this size of development? Clean up the town instead of bringing in more houses.

Mike Smith- from River Rd -states he is upset that so many houses are coming into Stanfield, at River Rd and Renee Ford, not even included the one that was just approved. He does not want the city people coming in and wanting the city to live in a small country town. He does not read the paper. We should have had another way to inform the citizens.

Jessica Barbee- She grew up in Stanfield. The town has attempted to purchase land from Donnie Barbee and Kay Barbee. I still come to town; we want to remodel our dad's house. She

feels like the housing development will be too much traffic, in and around the Park. Jessica read a message from the Mayor that was on the town of Stanfield website. What a great small-town environment we have. She feels the this would change that. She was not informed about this. She will get more involved.

Jason Donaldson- He has lived here his whole life here in Stanfield. He wants the small-town living, not the big town. He was ok with 24 houses but not 30 houses. He states that the Stanfield school can't handle more children, its already over capacity, even the middle and high school. He knew nothing about this, and he feels he should have a letter mailed to him. He wants to raise his family here, let's keep it small town. He felt like their voices should have been heard before the vote was taken.

William Arnder- 106 Raleigh St- he stated that back to Jerry Williams, you ask what we do for the town, the town uses his golf cart, it looks like we do as much as you all do. He picks up trash, he mows his yard and part of right of way. Apparently, we do as much as you all do. This was not even close to an accurate vote. Some folks all I have never seen you all at the election day. Do we know what kinds of homes these are? What kind of housing are we going to have, section 8??? Low income?? Is this what we want here?

Lori Castonguay- she appreciated this board, they have had a tough decision. For those of you who didn't know about anything, come and get informed the commissioners meet once a month and so does the planning and zoning board. She encouraged the crowd to get involved.

Reggie Furr- he knows the people on the board, he understands committee, groups. Progress is progress. His rug got jerked out from under him. I do have another business in town. This tonight he thinks the board should have had listened to the public and possibility table for another meeting. He felt like the board should have at least heard from the town.

Larkey Brown- grew up in Stanfield, only lived away for 8 years serving in the military. I have been all over the world. What drew me back was the small-town feel. He always enjoyed Pete Henkel park, I have always been proud of Stanfield and the park. I feel like a community we grew up together. I always enjoyed being in a small town, I would explain to other people what a small town felt like, I would speak with a smile. Are we going to change our atmosphere, to satisfy a developer? Why do we want to change what we believe in. Why change 24 to 30 homes?

Public Comment session is closed at 8:27.

Larry Sides made a motion to go into closed session. NCGS 143-318.11 (4) Incentive (6) Personnel.

Jerry Williams made a motion to come out of closed session. All were in favor. Motion carried.

Back in open session-

James Kluttz made a motion that we send Project Georgie to Public Hearing. All were in favor. Motion carried.

James Griffin resigned his position as Commissioner. His is relocating outside town limits.

Jerry Williams made a motion to adjourn at 9:20 p.m. All were in favor. Motion carried.