

## **Public Hearing- Town of Stanfield Land Use Plan**

Connie Trowbridge spoke in opposition to allowing apartments. She gave statistics about the crime rate that comes along with apartments and felt like high density for Oak St would not be a good decision.

**Public Hearing closed at 7:04 pm.**

### **Town of Stanfield Minutes of Regular Meeting for October on October 7, 2021**

#### **Determination of Quorum**

A quorum was determined with the presence of Mayor Pro-Tem James Kluttz, Commissioners Faye Love, Jerry Williams, and Brent Holbrooks.

**Brent Holbrooks made a motion to excuse Mayor Kevin Barbee. All were in favor. Motion carried.**

#### **Call to Order**

Mayor Pro-Tem James Kluttz called the meeting to order at 7:04 pm.

#### **Approval of Agenda**

**Faye Love made a motion to accept the agenda as written. All were in favor. Motion carried.**

#### **Approval of Minutes**

**Faye Love made a motion to accept the minutes from September 2, 2021, as written. All were in favor. Motion carried.**

#### **Approval of Bills**

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

James Kluttz stated that Greg Bratton has shown interest in filling the vacant commissioner seat and is willing to serve as Streets and Parks & Recreation Commissioner.

**Brent Holbrooks made a motion to appoint Greg Bratton as Streets and Parks and Recreation Commissioner to complete the term vacated by Larry Sides. All were in favor. Motion carried.**

Greg Bratton was sworn in by Town Clerk, Wanda Yow. He took his seat at the table.

#### **Administration/Finance**

Faye Love summarized the monthly financial report. She also informed all that October is Domestic Violence Awareness Month and Breast Cancer Awareness Month.

#### **Public Safety**

Nothing at this time

#### **Streets**

Nothing at this time.

#### **Parks & Recreation**

Nothing at this time.

## **Water & Sewer**

Jerry Williams spoke regarding \$246,000.00, ½ the total allocation of the American Rescue Plan Act (ARPA) funds, received by the town. A list of possible expenditures for sewer pump station upgrades was presented. Jerry also mentioned drainage issues in town that need to be addressed. Jerry and Jim have compiled a partial list for consideration. Bridgette stated that the final ruling for expending the ARPA money should be handed down within a few months.

Because prohibited materials are still being dropped off at the Public Works Building burn pile, signs will be posted allowing limb drop-off only four times a year during working hours. This new information will be posted on the Town's website and communicated by phone tree.

## **Planning & Zoning**

James Kluttz explained the public hearing to update the Stanfield Land Use Plan, last adopted in 2007, was held prior to tonight's meeting and that updating the Plan does not involve rezoning any properties. This process began in 2017 with a volunteer committee. The Land Use Plan Committee's recommendations were forwarded to the Planning and Zoning Board. The P&Z Board reviewed and modified the recommendations from the LUP Committee and submitted the list for Board of Commissioners' approval. James explained that each of the eight proposed changes would be addressed and voted on separately.

- 1. James Kluttz made a motion to approve - Nance Rd, all properties west of Conveyor Beltway be LDR (Low-Density Residential). All were in favor. Motion carried.**
- 2. James Kluttz made a motion to approve - Nance Rd, all properties between Conveyor Beltway and Renee Ford be Industrial. All were in favor. Motion carried.**
- 3. James Kluttz made a motion to deny - Oak St, additional properties be HDR (High-Density Residential). All were in favor to deny. Motion carried.**
- 4. James Kluttz made a motion to approve - entire block between N Love Chapel, West Stanly, Ash, and W Cabarrus be CBD (Central Business District). All were in favor. Motion carried.**
- 5. James Kluttz made a motion to approve - Hwy 200 S, increase commercial between Charlotte St and Sunset Lake Rd. All were in favor. Motion carried.**
- 6. James Kluttz made a motion to approve - add commercial on east side of Hwy 200 S just south of railroad tracks and over to Big Lick Rd. All were in favor. Motion carried.**
- 7. James Kluttz made a motion to approve - reconfigure commercial on the large parcel across from Willow Creek Dr on Hwy 200 N. All were in favor. Motion carried.**
- 8. James Kluttz made a motion to approve - all properties south of railroad track on Renee Ford Rd be LDR (Low-Density Residential). All were in favor. Motion carried.**

## **Mayor**

Nothing at this time.

## **Public Comment**

No one spoke

**Jerry Williams made a motion to adjourn at 7:43 pm. All were in favor. Motion carried.**