

Mayor Kevin Barbee explained to the public that this is a public hearing just for the request of rezoning TR# 37279 & TR# 18634 from RA to Industrial located at Renee Ford - Nance Rd - Browns Hill Rd. He also asked that comments be held to 3 minutes per person. He said the board will listen, but there is no two-way conversation.

Public Hearing-

Rezoning TR#37279 & TR#18634 - Land Located at Renee Ford - Nance Rd - Browns Hill Rd.

1. **Marion Kinley**- from 141 Gem Ln- stated that her property abuts property being asked to be rezoned. She stated she served on the Planning & Zoning Board for about 10 years. She also stated when she was on the board, Mr. Robert Van Geons told the board to think about the following when considering a rezoning request; 1. Traffic Study. 2. Line of Growth. 3. Impact of quality of Life. Marion stated she does not trust the current zoning board. She named several things that have been done in town that did not follow the current zoning book. She feels the current zoning board will not make sure the proper buffering and other things get done correctly.
2. **Ronald Kinley**- from 141 Gem Ln- He agrees with what Marion Kinley stated. He agreed to rezone phase 1 close to Browns Hill, and not accept the one close to Renee Ford. Let's see what happens in phase 1 at Browns Hill first.
3. **Gary Bolen**- 165 Gem Ln- states that one of the phases being addressed is in his back yard. Stanly County is hauling 5 loads of sewage a day to Cabarrus County and failed 7 out of 12 months at the sewer plant. He says the money can be spent on improving sewer systems, and the school system. He stated the current zoning does not have anything to protect the citizens, from smells, lighting, etc. He asked if you want an Industrial park in your own back yard. He said he chose Stanfield to live. and wants to know why the County would use tax payer money to compete with private business. when there is already existing industrial on Browns Hills Rd. He asked if Stanfield is competing against Locust. "You guys were elected to serve the people, so do it", he stated.
4. **Anita Newhouse**- 1081 West Stanly St. stated that she and her husband chose Stanfield because of the small-town environment. She says to let Locust have all the business and fast food restaurants. She wants to keep Stanfield a small-town atmosphere, and does not want what Locust has. She asked the town council not to lose sight of what we have, the small town, quiet atmosphere. and to please vote against this proposed change. She is very concerned with traffic. She believes Stanly County is spending tax dollars to do an experiment. and has heard that this is a done deal. If this is true she is disappointed. She was very disappointed that last meeting there were a lot of folks there, and the town board chose not to let Andy Lucas talk to the residents in an open town hall environment. I hope this vote will take place in an open meeting.
5. **James Klutz**- He has heard 1 commissioner is voting no. Even though he will vote no, he feels like his hands are tied. He feels like it's a done deal. He read information from Stanfield website, from the Mayors page. Small town, peaceful, great school, walk along the road, slow environment. He asked to keep Stanfield in a great culture, where we all have a desire to live.
6. **Rick Huggins**- 9-10 years ago, a committee was formed called CIA - (Citizens in Action). This group set standards on new construction. The town had just installed sewer lines. During that time Dale Sossaman kept coming to Rick Huggins, bringing residential developers, who he thought could develop this area. Rick Huggins suggested that Dale Sossaman meet with Robert Van Geons, who was the director of EDC. I He introduced Dale and Robert at the corner of Nance Rd and Browns Hill Rd so that Robert could give him an idea what the area was becoming. Now Rick Huggins suggests rezoning the parcel of land next to Browns Hills Rd, and leave the parcel of land close to Renee Ford Rd as residential. He asked the board to please think about the sewer pump stations.

7. **David Love**- He lives on Renee Ford Rd. and his questions are, “what is the bailout plan? How much money is going to be spent?” He does agree with Rick Huggins to rezone the part on Browns Hills Rd and not the Renee Ford side. He says EMS comes down Renee Ford Rd 2-3 times a day, and the traffic will not be good. He feels like the board needs to study this and really think about approving this request.
8. **Andy Lucas**- Stanly County Manager- states the county gets asked the question all the time, “when are you all going to bring jobs to Stanly County?” He is speaking tonight to ask for assistance from Town of Stanfield to help. attract high performing, market relevant development. Stanly Community College is one of the best. Developers are looking for 50,000 square feet or larger buildings. and Stanly County needs to be able to compete. He says we need to grow the tax base. and that this area is close to I-485 and Charlotte Douglas Airport. Andy says that after looking over Stanly County this seems to be the best location. He says the County plans to prepare the property to entice companies to build in this attractive development and that Stanly County needs this type of product. The water and sewer lines are nearby and so is natural gas. Which is a plus for Industrial development. The Stanfield Land Use Plan shows the future of the 2 tracts to be Industrial. He says the Town of Stanfield and its citizens will benefit with the increased jobs.
9. **Micheal Smith**- Stanly County EDC Director – says tax base will benefit. from this positive move. that Stanly County needs. He says if Stanly County doesn’t make use of this opportunity, other surrounding counties will. He believes it’s in our best interest to bring in good jobs into Stanly County. and I hope the town council will support this opportunity.
10. **Bessie Garmon**- She is against this because of traffic. She says, “If we don’t be careful, there will be too many wrecks in the area and I will have body parts in my yard. I don’t want this”.

Public Hearing closed at 7:43.

Larry Sides prayed

Minutes of Regular Meeting June 1, 2017

Determination of Quorum

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

Call to Order

Mayor Kevin Barbee called the meeting to order at 7:43 pm.

Approval of Agenda

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

Approval of Minutes

James Griffin made a motion to accept the minutes from May 4, 2017 as written. All were in favor. Motion carried.

Approval of Bills

Larry Sides made a motion to pay the bills. All were in favor. Motion carried.

Planning & Zoning- Mayor- Kevin Barbee opened the discussion on rezoning TR# 37279 & TR# 18634 located at Renee Ford- Nance Rd- Browns Hills per the application submitted by the County of Stanly. All board members have a copy of the Zoning Ordinance 11-5 Amendments Reclassification (Rezoning) of Property, which reads:

(H) Board of Commissioners Action

- 1) In considering any petition to reclassify property, the Planning Board, in its recommendation, and the Board of Commissioners, in its decision, shall consider all of the following.
 - a) Whether the proposed reclassification is consistent with the purposes, goals, objectives, and policies of adopted plans for the area. *Mayor comments "Yes- this was done about 10 years ago, with the future land use plan"*.
 - b) Whether the proposed reclassification is consistent with the overall character of existing development in the immediate vicinity of the subject property. *Mayor comments "In this case you have Industrial and Residential bordering some the property"*.
 - c) The adequacy of public facilities and services intended to serve the subject property, including but not limited to, roadways, parks, and recreational facilities, police and fire protection, hospitals and medical services, schools, water supplies, and wastewater and refuse disposal. *Mayor says "We have heard varying comments tonight"*.
 - d) Whether the proposed reclassification will adversely affect a known archaeological, environmental, historical, or cultural resource. *Nothing was stated.*

At this time, the commissioners entered into discussion:

Greg Lucas asked if these 4 categories only need to be considered in rezoning this property. Greg Lucas asked if traffic, adjacent property owners, lighting, noise, buffer zones, etc, will be considered when Stanly County comes to Stanfield with a site plan. Kevin Barbee stated at this point we consider just the rezoning. and that the other concerns would be addressed at the time a site plan is presented to the Town of Stanfield.

Larry Sides has concerns that there are too many gray areas. He is not sure if the County Commissioners will take care of Stanfield. He says, "We are to look after the citizens of Stanfield" and he just doesn't feel good about this.

James Griffin has a concern from a safety stand point with fire and police. He asks, "Can the fire department handle a 50,000sq. ft. building?" He says the board needs to consider the concerns of the people they serve. He does not think it's a good idea. He feels like there are some unknown questions and just doesn't feel good about this re-zoning.

Rick Williams felt there were some good points and some questions. He says, "This did not happen 60 or 90 days ago. This has been going on about 10 years per minutes from Town Hall". He says there are only 2 people on the board that were not present when the Land Use Plan was passed. He says the information he received from Town Hall does not show exactly what tract was identified 10 years ago as Industrial on a slide show. He states that our Future Land Use map clearly shows this land as Industrial. He says the county is trying to create jobs, and spark development. by competing with surrounding counties. Rick says the majority of Stanly County is not being taxed fairly, He says Stanly County is being taxed on an agricultural basis and is a pretty rural county, that all have benefited from. He sees a need for Industrial. and feels all towns should consider industrial. Rick refers to 168 acres, and says the P&Z board has worked very hard. He is not sure the commissioners have all the facts. Rick feels like he is not ready to vote tonight, but he stated if he doesn't, his vote would automatically be a "yes".

Jerry Williams- asked if the citizens of Stanfield want a bunch of plastic houses, or do they want Industrial so we can have jobs. He feels like the town needs to have houses close to Renee Ford Rd. Jerry Williams is in favor of Industrial coming off Browns Hills Rd with a buffer zone and houses coming off of Renee Ford Rd.

James Griffin- keeps hearing about tax revenue and jobs. He says the town has no guarantee that an industry will be developed.

Jerry Williams stated the town of Stanfield has spent no money. The county has purchased this land.

Kevin Barbee- explained to Rick Williams that 10 years ago the Land Use Plan was adopted to plan for the future. The town boards are to use the Stanfield Land Use plan as a reference when considering a request for rezoning. Stanly County is requesting 76 acres be rezoned from residential to industrial.

Larry Sides made a motion not to approve the rezoning request from Stanly County.

During discussion Greg Lucas explained that many people were involved, and dedicated their time, and effort to the Land Use Plan. He says at that time they identified properties best suited for business districts. Greg Lucas explained he does have Industrial in his back yard that does not disturb his way of life. He says this is the second time that a rezoning request has been presented to the board that follows the Land Use Plan but the board seems to have a problem with it. If the town doesn't want to follow the current land use plan, then the board needs to do away with it and form a committee to redesign it. He says trying to get 30-50 people here on a Saturday may be difficult. and the group that worked in the past put a lot of time and effort into the current Land Use Plan.

Larry Sides says he does not see any need to make this change, and he doesn't want the Industrial.

Jerry Williams feels we need some Industrial to increase the tax base.

By show of hands, James Griffin and Larry Sides voted in favor of the motion not to approve the rezoning request. Jerry Williams, Rick Williams, and Greg Lucas voted against the motion. Motion failed.

Greg Lucas made a motion to approve the rezoning as shown on the land use plan, but chose not to follow through with the motion.

Jerry Williams made a motion to rezone TR# 37279 close to Browns Hill to Industrial and rezone a portion of TR# 18634 from Residential to Industrial as the Land Use Map shows.

By show of hands, Jerry Williams voted in favor. Greg Lucas, Rick Williams, Larry Sides and James Griffin voted against. Motion failed.

Greg Lucas made a motion to rezone TR# 37279 close to Browns Hill to Industrial and not to rezone TR#18634 close to Renee Ford.

By show of hands, Greg Lucas, Jerry Williams, Larry Sides and James Griffin voted in favor. Rick Williams voted against. Motion carried.

Commissioner Rick Williams has nothing else at this time for Planning and Zoning.

Finance

Greg Lucas read the fiscal status report.

Greg Lucas mentioned that the budget for 2017-2018 was in front of everyone. He failed to ask a question in the past. He is questioning line item 10-4300-1400 Public Safety Building & Grounds Maintenance and line item 60-7100-1701 Water & Sewer Equipment Purchase/Lease. Greg Lucas stated if we are looking for a motion from him, it would be accepting budget as presented except the items 10-4300-1400 and 60-7100-1701. After some discussion:

Jerry Williams made a motion to accept the 2017-2018 budget as presented. Jerry Williams, James Griffin, Larry Sides voted in favor. Greg Lucas and Rick Williams voted against. Motion carried.

Public Safety

Steven Davenport has been hired to fill the 5th full time police officer position.

Streets

Nothing at this time.

Parks & Recreation

The Outdoor Market is planned for June 17 at Pete Henkel Park.

Water & Sewer

Jerry Williams stated he has a problem with Stanly County sending us bad water. We are flushing and recording test results taken at the POE.

Public Comment Session

No one spoke

Kevin Barbee stated that he was impressed with the way all Board members had expressed their opinions during the meeting.

James Griffin made a motion to adjourn. All were in favor. Motion carried.

Mayor

Date

Town Clerk

Date

