

December 5, 2024

Public Hearing- Special Use Permit, John (Ritchie) Love, Event Venue at River Rd/Polk Ford Rd.

Linda Anne Hobbs- She has a new home at Gibson-River Trail. She does not have a problem with the venue, she just has a problem with where the driveway is coming off River Rd. She stated with 180 guests there will be frequent traffic and headlights that will shine in her home. She stated that her property value will go down. Her father sold some land to Mike Smith as residential and now he has granted Ritchie Love access to the venue. She has a concern with safety entering and exiting on River Rd. She wants access denied for the entrance to the venue coming off River Rd.

Reece Gibson- lives at Gibson-River Trail. He stated Ritchie Love owns a lot of land. He states the driveway comes out on a bad curve on River Rd. Why can't the driveway come off Polk Ford Rd he asks? He wants his daughter (Linda Anne Hobbs) to be happy with her home and he states now she can't be happy because of the driveway going to the venue.

Wes Hinson- Reece Gibson's family lawyer- he owns surrounding property for decades. They want to be good neighbors. The Gibson family does not want to stop the venue, but has an issue with where the driveway is coming in on River Rd. Wes states the Gibson family would like to see the driveway coming off Polk Ford Rd.

Ritchie Love- Spoke to Reece Gibson and Linda Anne Hobbs today. They walked and looked at both properties. Ritchie made a comment that he has gone by the book to do the driveway and the venue. Ritchie states he needs to meet 500 ft to right and 500 ft to left with the driveway with DOT. Ritchie states he will put in 120 trees along the driveway so that lights will not affect any neighboring home. He even offered to put more trees for Linda Hobbs. Ritchie stated the driveway can't come off Polk Ford because of the creek. Ritchie states he has gone above and beyond to satisfy neighbors.

Mike Smith- Mike bought property from Reece Gibson. He does not have a problem with the venue or drive. Mike lives right beside this property. There will be a double row of trees planted. The driveway will be paved, so therefore should cut down on noise. The venue will stop at ten o'clock instead of 11 o'clock at night.

Public Hearing closed at this time.

**Town of Stanfield
Minutes of Regular Meeting
on December 5, 2024**

Determination of Quorum

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

Brent Holbrooks made a motion to excuse Greg Bratton. All were in favor. Motion carried.

Call to Order

Mayor James Kluttz called the meeting to order at 7:20 pm.

Approval of Agenda

Brent Holbrooks made a motion to approve the agenda. All were in favor. Motion carried.

Approval of Minutes

Jerry Williams made a motion to approve the November 7, 2024, minutes. All were in favor. Motion carried.

Old Business is concluded.

Wanda Yow administered the Oaths of Office for Jerry Williams, Faye Love, and Andrew Cave to serve a 4-year term, 2025-2028.

The new board is at the table.

James Kluttz- reassigned departments to each commissioner. He asks Faye Love to be Mayor Pro-Tem and continue being the commissioner over administration. He asks Greg Lucas to be over Streets, and Parks and Recreation. He asks Andy Cave to be over Planning and Zoning. He asks Jerry Williams to stay with Water and Sewer. He stated that Brent Holbrooks would remain over the Police Department.

Public Comment Session - No one spoke

Administration/Finance

Faye Love went over the fiscal report. All were on target and on budget.

Public Safety

Brent Holbrooks stated the department is running smoothly. The new car is ready to be on the road.

Streets

Nothing at this time.

Parks & Recreation

We had 3 quotes for the pickleball markings on the tennis court. James Kluttz went and measured the tennis court, for pickleball and it will work. After some discussion

Greg Lucas made a motion to go with the \$8900.00 quote from Alyson Construction. All were in favor. Motion carried.

Water & Sewer

We got some problems solved at the pump station. We had the switch replaced and the pumps are running better. We have a vacuum pit that needs to be replaced. The new hire will start January 6, 2025.

Planning & Zoning

The Board of Commissioners, after advertising and holding a Public Hearing, makes the following decision regarding a Special Use Permit application submitted by property owner, John R. (Ritchie) Love to operate an Event Venue at 4564 A River Rd on the same parcel of property as 4825 Polk Ford Rd, zoned Residential Agricultural. After much discussion Mayor James Kluttz asks Ritchie Love to get a letter from DOT stating he could bring his driveway onto River Rd. Ritchie also stated he offered to pay for more trees to be put up, but the cost of the trees would be at Ann's cost.

Andy Cave made a motion to postpone this Event Venue request until our January meeting, pending a letter from DOT for approval of driveway going to Event Venue from River Rd. All were in favor. Motion carried.

Raiford (Skip) Haywood came to the Planning and Zoning Board asking to have his property rezoned for residential.

Andy Cave made a motion to hold a public hearing in January to consider rezoning TR # 32398, 101 W Raleigh St, from Central Business to Central Business Mixed Use, imposing R12 setbacks. After much discussion, all were in favor. Motion carried.

Andy Cave stated, with himself coming off the Planning and Zoning Board, an inside regular position needs to be filled. The only inside alternate member on the Board currently is Alex Kornivskiy. So, Andy Cave stated that his recommendation is to move Alex to inside regular member status.

Additionally, inside regular member, Forrest Reynolds, resigned due to his work schedule.

Andy Cave made a motion to move Alex Kornivskiy from inside alternate to regular member. All were in favor. Motion carried.

These membership adjustments leave the Planning and Zoning Board with vacancies. An application was received last year from an interested party. We will open the application process for others and revisit this topic in January for possible new member appointments.

Mayor

Brent Holbrooks made a motion to approve the 2025 holiday schedule for the employees. All were in favor. Motion carried.

Brent Holbrooks made a motion to approve the 2025 Town Council Schedule Meetings which will be first Thursday each month except July, and it will be second Thursday in July. All were in favor. Motion carried.

Jerry Williams made a motion to accept the 2025 Planning and Zoning Board and Board of Adjustments meetings. All were in favor. Motion carried.

The resident limb drop off at Pete Henkel Park will be January 6-17.

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

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

Greg Lucas made a motion to have a feasibility study done of the water and sewer system. All were in favor. Motion carried.

Greg Lucas made a motion to refund the difference of \$81,000.00 (sewer capacity fee that was paid in July 2009) and water tap fees of \$27,900.00 to Moss Creek Development, once the development is complete. All were in favor. Motion carried.

Next regular meeting will be January 2, 2025

Brent Holbrooks made a motion to adjourn at 8:28 pm. All were in favor. Motion carried.