



**Stanley Town Council Regular Meeting  
Official Minutes  
Monday, September 11, 2023**

The regular meeting of the Stanley Town Council was held on Monday, September 11, 2023 at the Town Hall. The following elected officials and staff were present:

Steven Denton, Mayor  
Cathy Kirkland, Mayor Pro-Tem  
Bud Pate, Council Member,  
Chad Jones, Council Member  
Leigh Anna Helms, Council Member  
Rob McMinn, Council Member

Heath Jenkins, Town Manager  
Olga Grishin, Town Clerk  
John Russell, Town Attorney  
Eric Withers, Fire Chief  
Kevin Haney, Finance Director  
Sarah Penley, Planning Director  
Daniel Hendrix, Public Works Director

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***Call to Order:***

Mayor Denton called the meeting to order at 6:00 p.m.

***Invocation:***

Council Member Pate gave the invocation.

***Pledge of Allegiance:***

All citizens present recited the Pledge of Allegiance.

***Approval of Agenda:***

There was a revision to the agenda. Item D under New Business – Resolution approving the purchase of Dropcounter platform and item E – Resolution allocating funds for marketing and promotion of the town

Mayor Denton asked if there was a motion to approve the revised agenda. Mayor Pro-Tem Kirkland made a motion to approve the agenda, and Council Member Helms seconded the motion. A vote was held, and the motion passed unanimously.

***Approval of Minutes:***

Mayor Denton asked for a motion to approve the August 7, 2023 Regular Meeting Minutes. Council Member Helms made a motion to approve the minutes as presented, and Council Member Jones seconded the motion. A vote was held, and the motion passed unanimously.

***Public Comment:***

Tammy McGinnis, residing at 118 W Church Street, addressed the Council. She raised a concern about the Town's appearance, with neighborhoods and houses looking filthy. She would want to see them cleaned up and be up to code. Planning Director Penley assured Mrs. McGinnis that the town's staff working diligently to address the residences with code violations. It takes longer than citizens might like it as proper legal procedures need to be followed when handling cases.

Ronald Eddington at 5126 Arbordale Way wanted to commend the Fire and Police departments for their service on this day of remembrance of 9/11. Mr. Eddington said that the Arbordale community would bring refreshments to the departments as a token of appreciation.

***Public Hearing:***

**Z23-02 General Rezoning Application**

Mayor Denton asked if there was a motion to open a public hearing. Mayor Pro-Tem Kirkland made a motion, and Council Member Pate seconded the motion. A vote was held, and the motion passed unanimously.

Planning Director Penley addressed the Council with the staff report. A request is to rezone property located at 341 N. Main Street, parcels 307421 and 307422, from the M-U Mixed Use and M-1 Manufacturing and Industrial Zoning Districts to the RMF Residential Multi-Family Zoning District. Total property acreage is 5.83 acres. Regarding the comprehensive land use plan, the community type is a commercial center that supports the daily economic, entertainment, and community needs of surrounding neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activity. Buildings typically stand two or more stories in height, with non-residential uses on the ground floor and the potential for mixed uses above storefronts. Neighborhoods surrounding the commercial core are relatively compact and support moderate to high-density housing options to improve walkability. The abutting community type is a higher-density neighborhood. These neighborhoods are relatively compact and may contain one or more of the following housing types: single-family attached homes, townhomes, condominiums, or apartments. Buildings are generally oriented toward the street. The design and scale of development in a higher-density neighborhood encourage active living with a complete and comprehensive network of walkable streets. The property to be rezoned is located on the corner of North Main Street and West Church Street, in the northwest center of the Town Limits. The location houses two (2) structures that most recently operated as industrial businesses. At present, the structures are vacant and in the process of being refitted by the new owner. The surrounding area is a mixture of existing commercial and high-density housing. If approved, any uses allowed in the current (RMF) Residential Multi-Family Zoning District Would be permitted in accordance with standards and regulations as adopted in the Town of

Stanley Zoning Ordinance. With the property being located within the Commercial Center and in close proximity to high-density residential and existing commercial business, the former use as industrial would no longer be a desirable option for this property. Staff supports the recommendation for approval of this request, as it would improve economic self-sufficiency: maintain an environment supportive of local businesses; improve the appearance of Main Street and NC27 through landscaping, street plantings, and decorative lighting; identify and support historical and cultural community assets: and, support a range of housing types and densities in strategic locations.

The Planning Board met on August 15, 2023, and reviewed this request for a rezoning. After a brief presentation by staff, the Planning Board members engaged the applicant and asked questions and/or had discussions regarding the following items: concerns regarding the water tower, possibility of contaminated soil, reservoir, impact on traffic during construction, number of stories proposed architectural designs and timeframe. The applicant responded by providing that the water tower would be preserved and restored: the soil is in the preliminary testing phase; traffic will be heaviest during peak hours – otherwise, the development will provide additional overflow parking once constructed; tenants will be required to park on-site in the rear, with no parking on the street: the reservoir will be converted into a garden or other similar greenspace: architectural designs will be brought to City Council and will keep in theme and design as regulated by the Historic Society: and, the total timeframe from permitting to completion of construction is estimated to be approximately one (1) to one and half (1 ½) years. The Planning Board voted to recommend approval of the application, as presented.

Mayor Denton Asked the applicant about the total investment into the project and was told around \$23 million. The applicant also noted there would be around 80 apartment units in the building with a market rent rate of around \$1,500 per month for a two (2) bedroom unit. The building will be secured with cameras, with no on-site security.

Council McMinn asked if the Town would need to do any upgrades to the lift/pump stations. Director Hendrix advised there should not be any upgrades, and if such a need would arise, a developer would be responsible. Another question was asked: Would these parcels remain zoned residential if this project falls through? Director Penley responded that it would remain residential until other applicants asked the Council to rezone it.

Public comment was made by Mrs. McGinnis opposing the rezoning. Her concern was that the town's infrastructure could not handle the additional influx of cars, lack of grocery stores, and rapid town growth. Mrs. McGinnis deviated from the topic, so Mayor Denton had to cut off the commenting time.

Mayor Denton asked if there was a motion to close a public hearing. Mayor Pro-Tem Kirkland made a motion, and Council Member Jones seconded the motion. A vote was held, and the motion passed unanimously.

Mayor Denton asked for a motion to approve a rezoning Z23-02. Mayor Pro-Tem Kirkland made a motion to approve a rezoning as it is found to be consistent with the Comprehensive Land Use Plan, as it would improve economic self-sufficiency; maintain an environment supportive of

local businesses, improve the appearance of Main Street and NC 27 through landscaping, street plantings, and decorative lighting; identify and support historical and cultural community assets; and, support a range of housing types and densities in strategic locations. Council Member Jones seconded the motion. A vote was held, and the motion passed.

Motion: Kirkland, Second: Jones Vote: Four (4) to One (1)  
Aye: Kirkland, Jones, Pate, Helms  
Nay: McMinn

***New Business:***

**Review/Discuss Resumes Submitted for the Vacancy on the Planning Board and BOA**

Mayor-Pro Tem Kirkland made a motion to accept applications from James Henderson and Terry Ermory. Council Member McMinn seconded the motion. A vote was held, and the motion passed unanimously.

Appointed candidates would be notified by the Clerk.

**Review/Discuss Resumes Submitted for the Beautification Committee**

Council Member Helms made a motion to accept applications from Crystal Riley, Hollie Buck and Beverly Wooten. Council Member McMinn seconded the motion. A vote was held, and the motion passed unanimously.

**Proclamation in Recognition of a Constitution Week September 17-23, 2023**

Mayor Denton asked if there was a motion to approve a resolution. Council Member McMinn made a motion, and Council Member Jones seconded the motion. A vote was held, and the motion passed unanimously.

**Resolution approving the purchase of the Dropcounter platform and Implementing a \$2.00 per Month User Fee**

Mayor Denton asked if there was a motion to approve a resolution. Council Member McMinn made a motion, and Mayor-Pro Tem Kirkland seconded the motion. A vote was held, and the motion passed unanimously.

**Resolution Allocating Funds for Marketing and Promotion of the Town**

Mayor Denton asked if there was a motion to approve a resolution allocating funds for marketing and promotion of the Town. Council Member McMinn made a motion, and Council Member Jones seconded the motion. A vote was held, and the motion passed unanimously.

***Department Reports***

The Finance report was presented.

The Planning report was submitted.

The Public Works report was submitted.

The Recreation Department report was submitted.

The Fire Department report was submitted. Chief Withers advised that he had been working with the Town Manager on selling the old tanker. A bid should be coming this week. A new tanker is on order and should be received sometime in February 2024. Chief also appreciated Foodlion for providing refreshments to the Fire department.

The Police Department report was submitted.

Manager Jenkins advised the Council that Gavel and Dorn Engineering hosted a pre-construction meeting at their office regarding Brevard Basin. Daniel Hendrix and Manager Jenkins attended the meeting, along with engineers and staff from Gavel and Dorn, and a representative from NCDENR. A copy of that report is available if the Council would like a copy to review. Immediately following the Brevard Basin meeting, another meeting was held to discuss the modeling of our pump stations and the flow amounts to those pump stations. This information will aid in developing capital needs and improvements for future capacity. Meadows pump station is slated for partial replacement as part of another project approved by NCDENR. That pump had had 25 breaks to the date. It was a priority project for the Town. Manager Jenkins would like to schedule a working session with the Council to review water/sewer infrastructure, the Town's challenges, and potential projects/investments.

Mayor Denton asked for a motion to adjourn. Mayor-Pro Tem Kirkland made a motion, Council Member McMinn seconded the motion. A vote was held, and the motion passed unanimously to adjourn.

Respectfully Submitted:

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Steven Denton – Mayor

(OFFICIAL TOWN SEAL)

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Heath Jenkins – Town Manager

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Olga Grishin - Town Clerk