

Stoneville Town Council
Regular Meeting Minutes
April 1, 2025
6:00 PM – Council Chambers

Regular Meeting

Present were Mayor Kathy Stanley-Galvan, Council members Johnny Farmer, Curt Bennett, Lee Shelton, and Daisy Smith. Councilman Thornton participated remotely for the entire meeting. Also present were Town Administrator Michael Sands, Finance Officer Shannon Tucker, Town Clerk Deleia Hutcherson, Police Chief Rebecca Dixon, Public Works Director Byron Curry, Fire Chief Joel Freeman, and Town Attorney Eugene Russell.

Call to Order, Pledge of Allegiance, and Invocation: Mayor Galvan welcomed the assembly and called the meeting to order after the Pledge of Allegiance and Invocation at 6:00pm. She announced that Councilman Thornton was sick and participating remotely from his home. She also announced the Council would be going into Closed Session immediately following the regular meeting, pursuant to N.C.G.S. 143-318.11(a) (3) to Consult with the Town Attorney, and (6) Personnel.

Agenda: Mayor Galvan asked for a motion to approve the April 1, 2025, agenda. Councilman Shelton made a motion to approve the agenda. Councilman Bennett seconded. Motion carried unanimously.

Police Chief Rebecca Dixon introduced Captain Chris Eanes and Police Officer Tyler Harmon.

Consent Agenda: Councilwoman Smith made a motion to approve the consent agenda, which included the following items: (1) Minutes from March 4, 2025, March 8, 2025, and March 11, 2025. (2) Approval to amend section 32.081 Overtime Policy as follows: Exempt employee compensatory bonus time-off may be approved by Council on a case-by-case basis for up to an additional ninety (90) hours for a total accumulation not to exceed one hundred fifty (150) hours. (3) Approval to purchase a Kawasaki FT730 60" Deck Mower from Y & W Farm Center, Inc. in the amount of \$7,756.43 for the Public Works Department. Councilman Shelton seconded. Motion carried unanimously. Copies incorporated into minutes.

Old Business:

Public Hearing – Consideration of a proposed Development Agreement between the Town of Stoneville and Carolina Star Holdings, LLC (Parcel 179413) – Councilman Shelton made a motion to open the Public Hearing. Councilman Bennett seconded. Motion carried unanimously.

Town Attorney, Mr. Eugene Russell, reviewed revisions to the proposed development agreement between the Town and Carolina Star Holdings, LLC, addressing concerns from the previous public hearing. Key updates included:

1. Emergency Access (Sec. 3.4)
 - Roadways must be asphalt or stone, built to accommodate emergency vehicles.
2. Mobile Home Standards (Sec. 4.2)

- Only Class A or 2A homes permitted going forward (HUD-compliant).
 - Developer to provide a list of current mobile homes and necessary repairs within 30 days.
3. Repair Compliance (Sec. 4.3)
- Secure all units within 30 days.
 - Obtain building permits within 60 days.
 - Secure Certificates of Occupancy (CO) within 1 year.
 - Units not repaired within timeline must be removed.
4. Site Plan & Buffers (Sec. 4.4.2)
- Site plan, including landscape buffers, to be submitted within 30 days.
5. Flexibility for Lot Spacing (Sec. 7.3)
- Town can approve adjustments to placement for optimal layout.
6. Environmental Compliance (Sec. 7.5)
- Full compliance with watershed, stormwater, and buffer regulations confirmed.
7. Annexation Clause Updated
- Town maintains sole discretion on whether to annex; not guaranteed.

Attorney Leigh Prince of Fox Rothschild, LLP, was present to represent Carolina Star Holdings, LLC and address any concerns by the Council.

Council Discussion Highlights:

- Questions regarding the age of mobile homes (1976 cutoff per existing ordinance).
- Concerns about long-term enforcement of maintenance and CO status.
- Discussion of how agreement terms will “run with the land” and be binding on future owners
- Emphasis on achieving a visually acceptable and code-compliant property that benefits the community

Mayor Galvan opened the floor for Public Comments and the following citizens spoke:

Rabron Wiggins, 114 S. Glenn Street, Stoneville, NC – Opposed the agreement citing concerns about bypassing the Planning Board and zoning ordinances in place. He also expressed concern about gravel roads versus paved roads and access for emergency vehicles.

Tammy Evans, 103 Glendale Street, Stoneville, NC – Raised questions about ownership of the mobile homes. She spoke on the differences between renting and owning and responsibility for upkeep.

Councilman Shelton made a motion to exit Public Hearing. Councilman Bennett seconded. Motion carried unanimously.

There was back and forth discussion between the Council and the attorneys. After much deliberation, Councilman Farmer made a motion to approve Development Agreement (DA-2025-01) between the Town of Stoneville and Carolina Star Holdings.

Mayor Galvan asked for a second. Councilman Bennett questioned what would happen if the motion died for lack of a second. He directed his question to Attorney Leigh Prince on what they would do next. The discussion continued between the Council and attorneys. Councilman Thornton stated: No, I've heard everything going on so far, and it sounds like they covered it in the agreement. They changed all the things that were necessary. The discussions continued with a motion on the floor. Mayor Galvan stated again that there is a motion on the floor from Councilman Farmer. Councilwoman Smith seconded. Some Council members opposed so a roll call vote was taken.

- Councilman Farmer: Yes
- Councilwoman Smith: Yes
- Councilwoman Shelton: No
- Councilman Bennett: No
- Councilman Thornton (phone): Yes

Result: Motion carried, 3-2

NEW BUSINESS

1. **Consideration of quote from Spencer's Garage & Environmental Services for cemetery law care maintenance at a rate of \$440.00 per service** – The Council discussed and after review of the quotes, Councilman Shelton made a motion to approve the Clark Landscaping quote in the amount of \$440.00. Councilman Bennett seconded. Motion carried unanimously.

PUBLIC COMMENTS

Ray Wiggins, 114 S. Glenn St., Stoneville, - Objected to removal of Women's Auxiliary from selling hot dogs at the Cruise In

Barbara Belton, 103 Randolph St., Stoneville - Questioned source of funds for a proposed new mower and it was clarified that it was not from the cemetery fund. She also urged the Town to address unsightly properties and made reference to the junk vehicles near Town Hall.

Councilman Bennett provided an update on the Parks & Recreation Survey. He stated there were approximately 100 responses to the community-wide survey.

Key takeaways:

- Demand for better communication and awareness of events
- Interest in walking trails, splash pads, youth programs
- Need for improved safety, accessibility, lighting, and maintenance
- Long-term vision: Rebuild Parks & Recreation with strong community input and form a committee

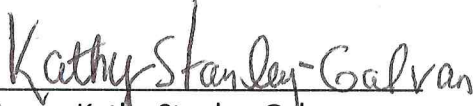
Drawing was held for the \$50 Gift Card and the winner announced.

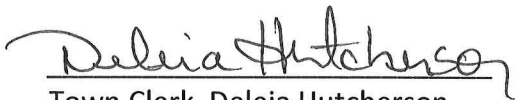
Mayor Galvan asked for a motion to enter Closed Session pursuant to NCGS 143-318.11(a) (3) to Consult with the Town Attorney, and (6) Personnel. Motion made by Councilman Shelton. Seconded by Councilwoman Smith. Motion carried unanimously by all present. Councilman Thornton did not participate remotely pursuant to Resolution R-2023-06 (Item 12 – Participation in a closed session is not permitted under this policy).

Motion to go out of closed session made by Councilwoman Smith. Seconded by Councilman Shelton. Motion carried unanimously.

Motion to adjourn made by Councilman Farmer. Seconded by Councilman Bennett. Motion carried unanimously.

The meeting adjourned at 9:45 p.m.


Mayor, Kathy Stanley-Galvan


Town Clerk, Deleia Hutcherson

