

**STONEVILLE TOWN COUNCIL**  
**Special Meeting Minutes**  
**Public Hearing**  
**March 11, 2025, 6:00PM**  
**Council Chambers at 101 Smith St.**

**Special Meeting:** Present were Mayor Kathy Stanley-Galvan, Council members Henry Thornton, Johnny Farmer, Curt Bennett, Daisy Smith, and Lee Shelton. Also present were Town Administrator Michael Sands, Town Clerk Deleia Hutcherson, and Town Attorney Eugene Russell.

**Call to Order** – Mayor Galvan welcomed the assembly and called the meeting to order at 6:00 p.m.

**Agenda** – Mayor Galvan asked for a motion to approve the March 8, 2025, Agenda. Councilman Shelton made a motion to approve the agenda. Councilwoman Smith seconded. Motion carried.

**NEW BUSINESS**

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

The Town Attorney, Mr. Eugene Russell, introduced the hearing's purpose: to review the proposed development agreement with Carolina Store Holdings, LLC, for the development of 84.51 acres on South Henry Street, which includes a mobile home park.

Attorney Tom Terrell of Fox Rothschild, LLP, represented Carolina Store Holdings, LLC and presented the development plan. He outlined the following key points:

- The site has 43 mobile home spaces, with expansion planned.
- Legal concerns include vested rights, permit history, and prior notices of violation.
- The agreement includes obligations for property cleanup, development timelines, and annexation into Stoneville's tax base.
- The developer intends to implement a vegetative buffer and restore mobile homes to habitable conditions.

Council members raised concerns regarding the following:

- The property owner not attending the Public Hearing.
- The developer's long inactivity despite having permits.
- The lack of communication from the property owner regarding delays.
- The legal status of permits, deadlines, and vested rights.
- The history of violations, ownership responsibility, and property conditions.
- The need for strict timelines for development and enforcement of the agreement.

The floor was opened up for public comments and the following citizens spoke in opposition to the proposed development agreement:

Bobby Stanley, 628 Young Road, Stoneville, NC

Rabron Wiggins, 114 S. Glenn Street, Stoneville, NC

Tammy Evans, 103 Glendale Street, Stoneville, NC

Barbara Belton, 103 Randolph St., Stoneville, NC gave her speaking time to Tammy Evans

Steven Pulliam, 790 Stone Mountain Rd., Stoneville, NC

Citizens expressed the following concerns:

- **Property Conditions:** Several speakers stated the mobile homes are in severe disrepair, with missing doors, roofs, and structural damage.
- **Environmental Impact:** A local environmental group representative highlighted concerns about improper land clearing, stormwater runoff, and potential contamination of local water sources. The documentation provided on this topic will be filed with the approved minutes.
- **Permit Violations:** Residents claimed trailers were brought in overnight without proper permits.
- **Management Issues:** Some attendees questioned the developer's commitment, citing a lack of local oversight and prior mismanagement.
- **Tax and Service Burden:** Concerns were raised about the financial impact on Stoneville if the property is annexed, with potential increased costs for police and fire services outweighing tax revenue.

No citizens spoke in favor of the development agreement.

**Discussion by the Council** - Key discussion points included the following:

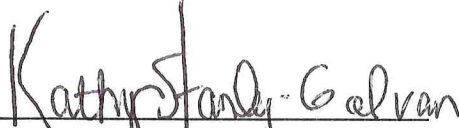
- **Annexation:** Some council members opposed annexing the property, citing financial concerns due to lost revenue.
- **Enforcement Measures:** Suggestions were made to require higher-quality mobile homes and enforce compliance deadlines.
- **Environmental Protections:** A proposal was made to integrate additional environmental regulations into the agreement.
- **Zoning and Regulatory Compliance:** Council debated whether prior approvals were valid and what new conditions should be imposed.

**Consideration of proposed Development Agreement (DA-2025-01) between the Town of Stoneville and Carolina Star Holdings, LLC** - A motion was made by Councilman Farmer to table

the vote on the development agreement until the next Council meeting on April 1, 2025, to allow for further revisions and discussions. Seconded by Councilman Bennett. Motion carried unanimously. The Council and Attorney Thomas Terrell agreed to hold a second Public Hearing at this meeting to provide another opportunity for the public to speak.

A motion to adjourn the meeting was made by Councilwoman Smith. Seconded by Councilman Bennett. Motion carried unanimously.

Meeting adjourned 7:48 p.m.

  
Mayor, Kathy Stanley-Galvan

  
Town Clerk, Deleia Hutcherson

