

**MINUTES OF TOWN COUNCIL MEETING
OF THE
TOWN OF STALLINGS, NORTH CAROLINA**

The Town Council of the Town of Stallings met for its regular meeting on March 9, 2026, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor David Scholl; Mayor Pro Tempore Brad Richardson; Council Members Steven Ayers, Mike Couzens, Graham Hall, Jon Van de Riet, and Laurie Wojtowicz.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Katie King, Sr. Planning Technician; Kevin Parker, Engineering Director; Jessie Williams, Finance Officer; Mac McCarly, Planning Attorney; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor David Scholl welcomed everyone to the meeting and Council Member Ayers delivered the invocation. Mayor Scholl then led the Pledge of Allegiance and called the meeting to order.

Public Comments

No one was present who wished to give public comment.

1. Consent Agenda

A. Minutes from the following meetings:

- (1) 01-24-2026 – special
- (2) 02-09-2026
- (3) 02-09-2026 – closed
- (4) 02-23-2026
- (5) 02-23-2026 – closed

Council Member Van de Riet made the motion to approve the Consent Agenda as presented. The motion was passed unanimously by Council after a second from Council Member Richardson.

2. Reports

A. Report from Mayor

Mayor Scholl reported that he attended the UNC School of Government for the Essentials of Municipal Government course with other members of the Council and the Town Manager.

B. Report from Council Members/Town Committees

Council Member Ayers reported that he attended the last WUMA meeting where Union County gang activity was discussed as well as road maintenance. He also reported that the American League Baseball group was asking for donations from all municipalities.

Council Member Hall reported that he had visited another Town's park and that it did not compare to the cleanliness and niceness of the Stallings parks.

Council Member Couzens reported he had also attended the UNC School of Government Essentials of Municipal Government course where he learned that Stallings Staff had done a tremendous job of preparing the Council during the New Member Bootcamp.

Council Member Van de Riet also noted he had attended the UNC School of Government training UNC School of Government for the Essentials of Municipal Government course and enjoyed the opportunity to do so as there was no other state in the Union that offered the resources that North Carolina did.

Council Members Richardson and Wojtowicz had no reports.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported the following:

- The Town had received a clean Audit which was the highest level a Town could receive for an audit.
- The NCLM had passed the Police Department in the risk review process, and it was one of eight police departments of the same size in the state that was certified and accredited.
- Budget Line Items Transfer List – The *February 2026 Budget Line Item Transfer List* is attached to these minutes and therefore incorporated here.

3. Agenda Approval

Council Member Richardson made the motion to approve the Agenda as presented. The motion was seconded by Council Member Ayers and passed unanimously.

4. CZ25.08.01

A. Stevens Village Conditional Zoning

Mayor Scholl opened the public hearing. Planning Director Max Hsiang and Engineering Director Kevin Parker presented the Council information on CZ25.08.01. Mr. Hsiang explained that Stevens Village was a proposed mixed-use development on approximately 17.97 acres located at the intersection of Stevens Mill Road and Idlewild Road. The Parcel #s for the seven (7) parcels subject to the rezoning application were: 07075016A, 07075016I, 07075024, 07075024A, 07075024B, 07057009A (a portion), and 07075025 (a portion). The applicant was requesting to rezone the property from Mixed Use 2 (MU-2) to

Conditional Zoning Mixed Use 2 (CZ-MU-2) to allow a residential and commercial development subject to site specific conditions.

Engineering Director Parker explained the developer was required to construct the transportation improvements identified in the approved Traffic Impact Analysis (TIA). Although the current proposal of the developer resulted in lower projected trip generation, the developer was committed to constructing the originally approved traffic improvements, which were designed using higher traffic volumes than those projected under the updated plan. The developer committed to completing all required roadway improvements prior to the occupancy of any building on the site. Both Mr. Hsiang and Mr. Parker's reports are attached to these minutes and therefore incorporated herein.

The Planning Board recommended denial of CZ25.08.01 due to the date of the TIA. Staff recommended approving CZ25.08.01.

Attorney for the applicant Aaron Houck presented the Council its request and concept for the area. This presentation is attached to these minutes and therefore incorporated herein. Nick Bushon, DRGRP Engineer, and Michael Wickline, Traffic Engineer, were also present on behalf of the applicant. Terry Williams, Withrow Capital President and Manager of Stevens Village, LLC, developer and applicant, also presented some of the information on the presentation attached. Mr. Williams offered to have all townhomes at the maximum height of 35'.

Public comments:

Joe Harvath, Shannamara resident, thanked the Council for their willingness to listen to the residents. He thought the Council had an easy decision as all residents opposed the request. He stated the ordinances under TIA Section B gave the Town the right to require a new TIA. There was no line of sight to get out of Shannamara and rendered the new entrance useless. He stated the TIA did not consider Shannamara or the Enclaves in the study stating the Council had every authority to require new TIA and had nothing to lose in doing so. Mr. Harvath stated he had spoken with NCDOT and wanted a meeting with NCDOT and Council and residents stating that the Council needed to do a modern TIA.

Michael Wilson, 236 Limerick Drive, stated the developer was saying townhomes but the public was hearing apartments. His biggest concerns were that apartments would be built instead of townhomes. He requested the Council not approve the zoning of the request. He also stated he was a CPA and knew that usually general taxes did not cover the services the Town provides.

Suzette McDaniel, 7047 Kidwelly Lane, felt this was defining moment for Council as they could either protect long term visions or give in with short term pressure. She felt the request went against the Town's plans as was apparent with the 26 exceptions to ordinance. She stated the TIA was incomplete and inadequate, the study was wrong and that other developments on that property would be better. She said the commercial components were not coming and stated that this was the last major vacant land in

Stallings. She requested the Council require a new TIA, reject 26 ordinance exceptions and protect the community.

Sherry Boley, Kidwelly Lane, agreed with the previous speaker stating that the land for townhomes could be sold to another developer for different townhomes or apartments. She did not like the proposed traffic pattern and did not know how someone would get into the gas station with the traffic pattern. She wanted the Council to think of this as a wakeup call and step up to be more responsible. She wanted more infrastructure in place before developments. She also stated the schools were an issue and wondered if parents would understand their kids could not attend Stallings Elementary.

Joe Coco, 621 Drumcliff Drive, stated he moved to the area two years ago and that high density housing was an issue. He suggested a restriction on the housing for people 65 or older as Boomers were aging out. That option would be good for developer, schools, produce less traffic trips per day, have less noise, and support age restriction.

Tom Twitchell, 910 Bailey Court, wanted to address the things the Council could and could not do in regard to this project. He stated that the Council could ask for a new TIA as the memo about traffic was flawed. The Council could also ask for changes to be made regarding the CZ request as there were 26 exceptions. The Council could also table the item with the changes as presented. He stated that the Council should not let the threat litigation scare them into making decisions. He stated the Council had in its power to change the zoning law and make it retroactively compliant. He stated the Council should defer its vote until it did this and required a new TIA. He encouraged the Council to think about how home should feel.

John Foltz, 5368 Shannamara Drive, stated that the developer had been trying for years to slowly erode the boundary layer between Shannamara. He did not want the project due to traffic, crime, schools, fire, water, and sewer. He also stated that Developer Terry Williams threatened the Council during the presentation. He requested the Council require a new TIA and address the gap in community services.

Jeannie Lindsay, 5639 Angleys Court, felt there were several items wrong with the request: lower town livability; water sewer issues; schools; traffic; other projects were waiting for water; students being bused to other schools; the state 1% growth rate in the TIA was questionable; approving townhomes would not give any extra traffic improvements. She stated this was unnecessary growth. She wanted the project to be sent back to the drawing board.

Ryan Molley, 6053 Arborgele Lane, was skeptical of the project and stated that the TIA was not credible as there was a lack of transparency and a poor-quality project. He stated that the developers' studies were wrong. The neighbors wanted a small town feel and he was opposed to the project.

Mayor Scholl closed the public hearing. It was noted that apartments would not be permitted on the site and Engineering Director Parker confirmed that if a new traffic analysis was done, then the developer's traffic impact requirements could lessen. Lt. Cranford confirmed that this project could be serviced by the Police Department and not considered to be a burden on the Police Department's resources.

Council and Staff discussed the project with the applicant and representatives. Council Member Richardson made the motion to defer a vote on the item until the Monday, April 13, 2026 Council Meeting. The motion was seconded by Council Member Couzens and passed unanimously by Council.

B. Statement of Consistency and Reasonableness

This item was tabled as Agenda Item CZ25.08.01 was tabled until April 13, 2026.

Council took a break at 9:54 p.m. and reconvened in open session at 10:02 p.m.

5. TX26.01.01

A. Indoor Amusement

Mayor Scholl opened the public hearing. Sr. Planning Technician Katie King explained the applicant was proposing the addition of a new use to the Table of Uses in Article 8: Zoning Districts and a corresponding definition to Article 3: Definitions, Abbreviations & Symbols of the Stallings Development Ordinance so that escape rooms would be allowed. Staff recommended approval of TX26.01.01 as did the Planning Board.

No public was present who wished to speak on the item. Mayor Scholl closed the public hearing. Council Member Hall made the motion to approve TX26.01.01 adding escape rooms to table of uses MU-2 and C-74 districts. The motion passed unanimously by Council after a second from Council Member Wojtowicz.

B. Statement of Consistency and Reasonableness

Council Member Hall made the motion to approve the Statement of Consistency and Reasonableness for TX26.01.01 which was seconded by Council Member Ayers. The motion was passed unanimously by Council. *The Statement of Consistency and Reasonableness for TX26.01.01* is attached to these minutes and therefore incorporated herein.

6. Balanced Scorecard Mid-Year Report

Town Manager Sewell submitted the Balance Scorecard Mid-Year Report for Council's information. All Balanced Scorecard Reports can be found on the Town's website.

7. Adjournment

Council Member Hall moved to adjourn the meeting, seconded by Council Member Richardson, and the motion received unanimous support. The meeting was adjourned at 10:17 p.m.

Approved on May 11, 2026.

s/David Scholl

David Scholl, Mayor

Approved as to form:

s/Cox Law Firm, PLLC

Cox Law Firm, PLLC

s/Erinn Nichols

Erinn E. Nichols, Town Clerk