

**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 July 14, 2025, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Mayor Pro Tempore David Scholl; Council Members Steven Ayers, Graham Hall, Brad Richardson and Laurie Wojtowicz.

Those absent were: Council Member Taylor-Rae Drake.

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

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and delivered the invocation. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Planning Attorney Mac McCarley stated that he was researching Group Homes and Family Care Facilities. As soon as he had information, he would bring it back to Council.

Public Comments

Carol Hall, read a statement to the Council outlining the frustration and outrage at saturation of sober living homes in their neighborhoods. Residents were concerned with traffic increase and the safety of their neighborhood. She requested the following from the Council regarding Sober Living Homes in Stallings:

1. Increased transparency – implement clear and public process for approving and monitoring sober living homes
2. Regulatory oversight – enforce strict guidelines with regular inspections
3. Community engagement – hold public forums to allow residents to voice concerns
4. Cap on number of facilities – establish reasonable limit to prevent oversaturation and maintain neighborhood stability.

Jeff Williams, 5500 Two Iron Drive, stated that while there was repaving in Emerald Lake, the residents would like speed humps on Four Wood and Three Wood. He also requested that Two Iron Drive be added to the repaving effort.

Kim Stevens, 5933 Four Wood Drive, requested speed humps on Four Wood as there was a lot of speeding at back entrance. She did not believe the speed tests that stated speed humps were not need were accurate.

1. Consent Agenda

A. Minutes from the following meetings:

(1) 06-09-2025

(2) 06-09-2025 – closed

B. Stop Sign Ordinance

C. Resolution Authorizing Condemnation to Acquire Certain Property or Interest in Property for Idlewild Road Improvements

Properties:

(1) McClain

(2) Cunningham

D. MS4 Storm Water Infrastructure Survey

E. Smith Grounds Management Updated Contract

Council Member Richardson made the motion to approve the Consent Agenda as presented. The motion was seconded by Council Member Ayers and passed unanimously by Council. The *Stop Sign Ordinance* and the *Resolution(s) Authorizing Condemnation to Acquire Certain Property(ies) or Interest in Property for Idlewild Road Improvements* are attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from Mayor

Mayor Dunn reminded the Council that he has sent the Council a study he had found on the dangers of vaping and felt the Council should keep those shops out of Stallings.

B. Report from Council Members/Town Committees

Council Members Hall, Wojtowicz, Scholl, and Richardson had no reports.

Council Member Ayers reminded all of the heat and the workers who had to work outside.

C. Report from Town Manager/Town Departments

Town Manager Sewell submitted the Council the June 2025 Budget Line Item Transfer List. The *June 2025 Budget Line Item Transfer List* is attached to these minutes and therefore incorporated herein.

3. Agenda Approval

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

4. Annexation 58 – Mill Creek Public Hearing

The Mayor opened the public hearing. Council Member Wojtowicz made the motion to continue public hearing on Tuesday, October 14, 2025. The motion was seconded by Council Member Ayers and passed unanimously by Council.

5. CZ25.02.01 - Mill Creek Public Hearing

Mayor opened the public hearing. Council Member Wojtowicz made the motion to continue public hearing on Tuesday, October 14, 2025. The motion was seconded by Council Member Ayers and passed unanimously by Council.

6. CZ25.02.03

A. 3919 & 3927 Pleasant Plains CZ - TC (1) Conditional Zoning

Mayor Dunn opened the public hearing. Planning Director Hsiang explained this was a conditional rezoning request submitted by MONA-T LLC for parcels located at 3919 and 3927 Pleasant Plains Road. The applicant was requesting conditional rezoning from Town Center (TC) to Conditional Zoning Town Center (CZ-TC) for parcels 07129296B and 07129296C, totaling 2.63 acres, for 12 shopfront units (commercial/retail on the ground floor with residential above) and 23 townhomes located to the rear of the property. Staff's Report on CZ25.02.03 is attached to these minutes and therefore incorporated herein. Staff recommended approval with conditions.

Applicant Steve Singleton, Business Development Manager for Urban Design Partners, presented the Council the proposed vision for the site. Mr. Singleton's presentation is attached to these minutes and therefore incorporated herein.

Matt Austin, 5318 White Oak Lane, Waxhaw, owned property in Stallings and asked about sewer capacity in the area being discussed. He also stated there was limited foot traffic in that area for retail.

Council Member Wojtowicz moved to continue the public hearing on Monday, September 8, 2025, when the applicant comes back with more information. The motion was seconded by Council Member Hall and passed unanimously by the Council.

B. Statement of Consistency and Reasonableness

This item was not discussed.

7. RZ25.03.01

A. Lawrence Daniel General Rezoning MU-2 to MFT

Mayor Dunn opened the public hearing. Senior Planning Tech Kate King explained the item was a general rezoning request for 0 Lawrence Daniel Drive to rezone the 1.216-acre property from Mixed-Use 1 (MU-1) to Multi-Family Transitional (MFT). It was noted that MFT district did not allow for the development of multi-family housing, only single-family detached homes. The proposed rezoning aligned with the Town's future land use and small area plans. The request also preserved the character of the Woodbridge neighborhood by requesting a zoning district that matched that of the neighborhood. Staff and Planning Board recommended approval of the general rezoning request RZ25.03.01. The Staff Report for RZ25.03.01 is attached to these minutes and therefore incorporated herein. The applicant had no additional information to share.

No one was present to speak on the item. Mayor Dunn closed the public hearing. Council Member Richardson made the motion to approve RZ25.03.01 - Lawrence Daniel General Rezoning MU-2 to MFT and approve the Statement of Consistency and Reasonableness for RZ25.03.01 - Lawrence Daniel General Rezoning MU-2 to MFT. The motion passed the motion unanimously after a second from Council Member Ayers. The *Statement of Consistency and Reasonableness for RZ25.03.01 - Lawrence Daniel General Rezoning MU-2 to MFT* is attached to these minutes and therefore incorporated herein.

B. Statement of Consistency and Reasonableness

This item was discussed and voted on during Agenda Item 7.A., *RZ25.03.01 - Lawrence Daniel General Rezoning MU-2 to MFT*.

8. Blair Mill Park Signage Damage

A. Information

Parks and Recreation Director Eunice Donnelly explained the Blair Mill Park entrance sign was recently vandalized with spray paint. Parks and Recreation Staff attempted to remove the damage in-house however the paint proved too extensive to restore the sign without professional support. The original sign manufacturer stated that the sign would require a full remake of the sign, \$7,500.

In addition, the incident highlighted the importance of proactive/preventative security measures for Town property. Staff was in the process of obtaining an updated quote to finalize the camera project at Stallings Municipal Park (SMP) and would like to add Blair Mill Park (BMP) to that quote after this incident. Council held consensus to get a quote for cameras at Blair Mill Park.

B. Amended Budget Ordinance 1

Council Member Wojtowicz made the motion to approve Amended Budget Ordinance 1 - Blair Mill Park Signage. The Council unanimously approved the motion after a second from Council Member Hall. *Amended Budget Ordinance 1 - Blair Mill Park Signage* is attached to these minutes and therefore incorporated herein.

9. Town Center Available Listed Land (Council Priority)

Planning Tech Brig Sheehy brought the Council information about its priority of Town Center available listed land. Ms. Sheehy's presentation is attached to these minutes and therefore incorporated herein.

10. Timeline for NCGA members engagement regarding repairing roads and potential property annexation in Union West Business Park (Council Priority)

Town Manager Sewell explained an option for a timeline for NCGA members engagement regarding repairing roads and potential property annexation in Union West Business Park which was a Council priority. Council Members would coordinate through ED Committee and Council Member Richardson would contact the Union West President and coordinate.

11. Stormwater and Infrastructure Committee Application Consideration

Assistant Town Manager Nichols explained that in order to appoint the applicant to the Stormwater and Infrastructure Committee, the Council would need to waive its own policy of requiring the applicant to attend a meeting of the committee for which they were applying. The SIC, that met quarterly, had not be able to meet due to lack of a quorum so that applicant had not be able to attend a SIC meeting.

Council Member Hall made the motion to waive its Committee Appointment Policy to waive the attendance policy prior to appointment and appoint Heidi Sinsley to the SIC with a term ending March 31, 2026. The motion received Council's unanimous support after a second from Council Member Richardson.

12. TIA Policy Update

Engineering Director Kevin Parker explained the Town's current Transportation and Infrastructure Analysis (TIA) Policy required all TIAs to be prepared by a Town-assigned consultant, with

associated costs paid by the applicant. While the process ensured consistency, it had limited flexibility for applicants and could introduce project delays. In practice, many developers already had consultants engaged in early site design and planning who were capable of producing the TIA. This amendment accommodated efficiency while preserving the Town's authority and review standards. Staff's report outlining the proposed changes to the policy is attached to these minutes and therefore incorporated herein.

Council Member Richardson made a motion to approve the TIA Policy Amendment which was seconded by Council Member Hall. The motion was approved unanimously by the Council.

13. Adjournment

Instead of adjournment, Council Member Richardson moved to recess the meeting until Monday, July 28, 2025, at 6:00 p.m. at the same location, Stallings Government Center, 321 Stallings Road, Stallings, NC. The motion was seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at 8:57 p.m.

Approved on August 11, 2025.

s/Wyatt Dunn

Wyatt Dunn, Mayor

s/Erinn Nichols

Erinn E. Nichols, Town Clerk

Approved as to form:

s/Cox Law Firm, PLLC

Cox Law Firm, PLLC