

**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 23, 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; Kevin Parker, Engineering Director; Eunice Donnelly, Parks and Recreation Director; Jessie Williams, Finance Officer; 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 to give public comment.

1. Agenda Approval

Council Member Wojtowicz made the motion to approve the Agenda with the changes above. The motion was seconded by Council Member Van de Riet and passed unanimously.

2. Chestnut Lane

A. CZ25.10.01 – Mixed Use

Mayor Scholl opened the public hearing. Max Hsiang, Planning Director, explained this was a proposed non-residential mixed-use development on approximately 5.86 acres located at the southeast corner of the roundabout at Matthews-Weddington Road and Chestnut Lane parcel ID#07141003. The request sought to rezone the property from R-20 (Union County) to Conditional Zoning Mixed-Use (CZ-MU-2) in conjunction with annexation into the Town of Stallings.

The proposed development was intended to accommodate medical office, general office, retail, and neighborhood-serving commercial uses within a coordinated mixed-use setting. The submitted rezoning site plan depicted up to three non-residential buildings totaling approximately 34,000 square

feet arranged along internal drives and parking areas, with buildings oriented toward street frontages and pedestrian connections. Staff and Planning Board recommended approval of the request. The Staff memo on this item is attached to these minutes and therefore incorporated herein.

Applicant with Urban Design Partner, Steve Singleton, presented to Council the plan and application. Mr. Singleton's presentation is attached to these minutes and therefore incorporated herein.

No one was present who wished to speak on the project. Mayor Scholl then closed the public hearing.

Council discussed the item. Applicant Singleton agreed to a 12 ft. greenway and to complement the character of the apartments across the street to his project.

B. Annexation 59

Mayor Scholl opened the public hearing. No one was present who wished to comment on Annexation 59. Mayor Scholl closed the public hearing on the annexation.

C. Council Vote on CZ25.10.01

Council Member Richardson made the motion to approve Annexation 59 – Ordinance to Annex; CZ25.20.01 (with the additional conditions listed below); and Statement of Consistency and Reasonableness which was seconded by Council Member Couzens.

Additional conditions:

- A 12-foot-wide minimum Suburban Spine greenway connection shall be provided at the Chestnut Lane/Matthews-Weddington Road roundabout along the subject property frontage
- The feasibility of a meandering sidewalk within the utility area of the roundabout shall be evaluated. This provision is exploratory in nature and does not obligate construction.

The motion received Council's unanimous vote. The *Annexation 59 – Ordinance to Annex* and the *Statement of Consistency and Reasonableness for CZ25.02.01* are attached to these minutes and therefore incorporated herein.

D. Statement of Consistency and Reasonableness

This item was addressed in the motion above.

3. CZ25.04.01

A. 3732 Pleasant Plains Town Center

Mayor Scholl opened the public hearing. Planning Director Hsiang explained the applicant, Mr. Jolly, with consultant Urban Design Partners, had submitted a rezoning request to change the property's zoning from Town Center (TC) to Conditional Zoning – Town Center (CZ-TC). The plan had changed from a mixed-use development featuring both commercial and residential uses to accommodating a single use of 60 townhomes. The property was approximately six acres. Staff and Planning Board recommended approval of the request. The Staff memo on this item is attached to these minutes and therefore incorporated herein.

Applicant with Urban Design Partner, Steve Singleton, presented to Council the plan and application. Mr. Singleton's presentation is attached to these minutes and therefore incorporated herein.

An Arlington Downs resident stated he lived near the proposed entrance of the project and there was already a lot of traffic in that area without the development. He would like to add a traffic light at the location. He was glad it would not be commercial properties as he preferred residential at that location.

David Privette, 2603 Rolling Hills Drive, Monroe, owned the property across the street from the proposed project (the landscape yard and business). He was not for or against the project, but he did not want people moving in to have an issue with his business there. He was making improvements to the property, promised to be neighborly but wanted to continue to own and operate the business from that property as it had been a landscape material yard operating there for 35 years.

Mayor Scholl closed the public hearing. Council held discussion on the traffic, businesses across the street, school traffic with Grace Academy, and lack of commercial on the site.

Council Member Hall made the motion to continue the discussion and vote on this item at a later date seconded by Council Member Richardson. The Council unanimous did not approve the motion.

Council Member Hall made the motion to table this item's vote to a date to be determined. The motion received a second from Council Member Richardson. The motion passed by a five to one vote with Council Member Wojtowicz opposing.

B. Statement of Consistency and Reasonableness

This item was not discussed.

4. VR26.03.01 – Bailey Mills Phase 2

Planning Director Max Hsiang explained Bailey Mills Phase 2 (CZ21.09.01) received Conditional Zoning approval on March 28, 2022, to rezone Matthews Weddington Road to Conditional Zoning – Mixed Use 2 (CZ-MU-2) for the development of 23 townhomes. A one-time, two-year vested rights extension was approved administratively, extending the approval through March 28, 2026.

The applicant was requesting an additional 24-month extension through a Vested Rights application for a site-specific vesting through Article 7.13 and state statute 160D-108. Under the Stallings Development Ordinance, staff did not have the authority to grant a second extension. As a result, the request had been forwarded to Town Council for consideration. The current vested rights and associated Conditional Zoning approval were set to expire on March 28, 2026.

The project was attached to Bailey Mills Phase 1, which was completely built out and included 92 townhomes under a Development Agreement. The Staff memo on this item is attached to these minutes and therefore incorporated herein.

Council Member Wojtowicz made the motion to approve VR26.03.01 – Bailey Mills Phase 2 as presented with the following findings:

- A 24-month vested rights period would begin (until March 28, 2028) with no additional extensions allowed per ordinance.
- The approval must comply with current ordinance, vested rights, & CZ approved standards.
- Council must make all required findings under Section 7.13-5.

The motion was seconded by Council Member Ayers and passed unanimously by Council.

5. 2026 Board and Committee Reappointments

Assistant Town Manager Erinn Nichols reminded the Council that each year in March various committee member terms that were up for reappointment are brought to the Council for reappointment consideration.

Council Member Hall made the motion to reappoint the following members with a term expiration date of March 31, 2028:

- Historical Committee:
 - Deborah Wagenhauser
- Community Committee
 - Sophia Cordova
 - Amber Joiner-Hill

- Mark Leadem
- Ernie Roy
- Stormwater and Infrastructure Committee
 - Dawn Salley

The motion was passed by a unanimous vote of Council after a second from Council Member Van de Riet.

6. Parks and Recreation - Stallings Municipal Park Splash Pad Project Update

Parks and Recreation Director Eunice Donnelly provided the Council an update on the splash pad project in Stallings Municipal Park that was budgeted, approved, and for which a contract had been accepted with the Fountain Division. She gave a summary of the status, regulatory review process, and next steps to move forward. Ms. Donnelly's update on the project is attached to these minutes and therefore incorporated herein.

7. Adjournment

Council Member Richardson moved to adjourn the meeting, seconded by Council Member Couzens, and the motion received unanimous support. The meeting was adjourned at 8:25 p.m.

Approved on May 11, 2026.

s/David Scholl

David Scholl, Mayor

s/Erinn Nichols

Erinn E. Nichols, Town Clerk

Approved as to form:

s/Cox Law Firm, PLLC

Cox Law Firm, PLLC