

**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 August 12, 2024, 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, Taylor-Rae Drake, Graham Hall, and Laurie Wojtowicz.

Those absent were: Council Member Brad Richardson.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Mia Pulzcinski, Planning Intern; Kevin Parker, Town Engineer; Justin Russell, Associate Engineer; Jessie Williams, Finance Officer; and Melanie Cox, Town 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.

Public Comments

Mark Leadem, 1312 Curry Way, was concerned with rezoning on Potters Road as it related to surrounding property taxes and the septic for the new construction.

*It is noted that the rezoning in question was withdrawn by the applicant.*

David Allison, 2017 Horizon Ct., was present to thank Council and Staff for their help expediting the NCDOT Potter/Pleasant Plan's intersection project. He also asked Council to keep sewer capacity in mind when approving projects.

Brad Craver, 1506 Emerald Lake Drive, explained to the Council he was 1) displeased with the Town's Tax Rate increase; 2. cautioned the Council against agreeing with the Memorandum of Understanding (MOU) by CRPTO as he was concerned that CRTPO could impose additional taxes on the Town with the MOU; and 3. concerned about the large HVAC expenditure listed on the Agenda.

Special Presentation

*20 Years of Service – Lt. Heath Cranford*

Chief Dennis Franks recognized Lt. Heath Cranford for his 20 years of service to the Stallings Police Department as he was the last officer on staff employed by the department at its inception in 2004. Chief

Franks presented Lt. Cranford with a certificate of recognition and his 20 Year Service Ribbon for his uniform. It was noted that Lt. Cranford had also been selected as the Officer of the Year twice over his career by his peers.

1. Consent Agenda

A. Minutes from the following meetings:

- (1) 05-28-2024 – closed
- (2) 06-24-2024 – closed
- (3) 07-08-2024
- (4) 07-08-2024 – closed

B. ARPA Quarterly Documents

C. Amended Budget Ordinance 3 – Parks and Recreation Grant

D. Engineering MS4 Permit Contracts

E. CRTPO Board Memorandum of Understanding (MOU) Update

Mayor Dunn requested that Consent Agenda Item D, *CRTPO Board Memorandum of Understanding (MOU) Update*, be removed from the Consent Agenda and placed on the September 9, 2024 Council Meeting when Council Member Richardson would be present.

Council Member Ayers made the motion to approve the Consent Agenda with the deletion above. The motion was approved unanimously by Council after a second from Council Member Hall. *Amended Budget Ordinance 3 – Parks and Recreation Grant* and *ARPA Quarterly Documents* are attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from Mayor

Mayor Dunn asked Parks and Recreation Director Donnelly to explain the planned mural in Stallings Park on one of the shelters. It was clarified that the mural was still in draft phase and would be brought to the Council at the September meeting. The mural was designed and would be completed by a local artist.

B. Report from Council Members/Town Committees

Council Members Hall, Drake, Wojtowicz, and Ayers had no reports.

Council Member Scholl noted that he enjoyed the parks and the greenway with his grandchildren.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported:

- Budget Line Item Transfer List was submitted for Council’s review. *The Budget Line Item Transfer List for July is attached to these minutes and therefore incorporated herein.*
- Assistant Town Manager Nichols provided the Council with a draft of the Occupancy Tax Education materials that would be a part of a social media campaign to educate the public on the Occupancy Tax Referendum that would be on the ballot in November 2024.
- The Stallings Police Department had received CALEA distinction and accreditation.
- Sunny Day Markets at the Stallings Farmers Market was proving to be very successful.
- NCDOT was installing a roundabout on Lawyers Road at Emerald Lake. The roundabout was originally to be a roundabout with plantings in the middle. However, the design process eliminated the plantings and converted the roundabout to an all-concrete roundabout due to its small size and the high potential of damaging the plantings from large trucks using the roundabout. If the Town wished to have plantings in the roundabout, the cost would be approximately \$50,000 to the Town. Council held consensus not to pay for plantings in the roundabout.
- Police Chief Dennis Franks reported that National Night Out had been rescheduled to October 1 due to Hurricane Debby.
- Parks and Recreation Director Eunice Donnelly reported that the tennis courts resurfacing had begun and would be closed for approximately two weeks due to the resurfacing.

### 3. Agenda Approval

Council Member Hall requested adding Agenda Item 9.A. as *Union County Planning Proposals Feedback*. Council Member Ayers made the motion to approve the Agenda with the changes above. The motion was seconded by Council Hall and passed unanimously.

### 4. RZ24.06.01

#### A. 2916 Matthews Indian Trail General Rezoning SFR-3 to C-74

Planning Director Max Hsiang explained that the Stallings Fire Department requested a general rezoning for 2916 Matthews-Indian Trail Rd, PID#07126043A, from the current Single-Family Residential (SFR-3) zoning to US Highway 74 Commercial (C-74). The Planning Board recommended approval and no distention was received from public comment. The owner of the parcel was Stallings Fire Department, and the total acreage of the parcel was 3.79 acres. No community opposition was received for the rezoning and Planning Board recommended approval of the request. Staff also recommended approval of the request based on the compatibility with the future land use plan and comprehensive land use plan. The Staff Zoning Memo regarding this rezoning is attached to these minutes and therefore incorporated herein.

Mayor Dunn opened the public hearing. Justin from Stallings Fire Department was present to confirm that the department intended to build a new fire department on the parcel.

There was no one present to speak on the item. Mayor Dunn then closed the public hearing.

Council Member Scholl made a motion to approve RZ24.06.01 to which Council Member Drake seconded. The motion received Council's unanimous support.

B. Statement of Consistency and Reasonableness

Council Member Wojtowicz made the motion to approve the Statement of Consistency for RZ24.06.01. The motion was second by Council Member Hall and passed unanimously by Council. The *Statement of Consistency for RZ24.06.01* is attached to these minutes and therefore incorporated herein.

5. MSP24.05.01 - Atrium Master Sign Plan Amendment

Mayor Dunn opened the public hearing. Planning Director Max Hsiang explained that Atrium Health Union West has submitted an amendment to the Master Sign Plan in accordance with Section 17.10 of the Town of Stallings Unified Development Ordinance. The request added two additional signs to the hospital's exterior. Atrium made this request to accommodate the adequate signage required to meet the hospital's needs.

Atrium representatives Michael Jordan, Vice President of Operations, and Seth Goldwire, Facility Executive, were present to answer any questions. They confirmed that the signs were needed to direct emergency patients to the correct entrance.

Mayor Dunn closed the public hearing. Council Member Scholl made the motion to approve MSP24.05.01 - Atrium Master Sign Plan Amendment with a second by Council Member Drake. The motion received Council's unanimous support.

6. TX24.06.01

A. Parking Regulations Text Amendment

Mayor Dunn opened the public hearing. Planning Intern Mia Pulzcinski explained to Council that Staff was requesting a text amendment in the Stallings Development Ordinance Article 12.12 to amend Table 12.1, the off-street parking requirements by removing the minimum space requirement, adding minimum off-street bicycle space requirements, simplifying the land use categories, and reformatting

the maximum requirements to be more easily interpreted and measured. Staff also requested that Articles 12.3-4 and 12.3-5 become reserved sections as they related to the enforcement of the Town's parking requirements rather than addressing requirements for future developments. The Staff's Report on this item is attached to these minutes and therefore incorporated herein.

No one was present to speak to the item. Council discussed the proposed text amendment. Mayor Dunn closed the public hearing. Council held consensus to delay the vote until the next meeting.

B. Statement of Consistency and Reasonableness

*This item was delayed until the September 9, 2024 Council meeting.*

7. Courtyard at Emerald Lake Subdivision Road Acceptance

Associate Engineer Justin Russell explained Lennar had requested that the Town of Stallings accept the right-of-way designated as public right-of-way (R/W) in the approved Courtyards at Emerald Lakes subdivision Construction Documents. The public improvements within the R/W consist of 0.656 miles of streets, street lighting, sidewalks, and drainage infrastructure. Inspections on all the structures have passed Town standards. The Staff Report for the Courtyard at Emerald Lake Subdivision Road Acceptance is attached to these minutes and therefore incorporated herein.

Council Member Wojtowicz made the motion to accept the roads in the Courtyards at Emerald Lakes subdivision. The motion was unanimously approved by Council after a second from Council Member Ayers.

8. Town Hall HVAC Project

Engineering Director Kevin Parker reminded the Council that it had approved a \$50,000 budget to examine and design a solution for Town Hall's persistent temperature control and facility maintenance issues caused by a failing HVAC system. Staff initially informed Council that the expected budget for the HVAC replacement was approximately \$330,000. This amount was incorporated and approved in the FY2024 (July 2023) budget and then again in FY2025 (July 2024) budget.

Staff collaborated with an HVAC design consultant to analyze the existing system and determine the necessary measures to:

1. Correct temperature control problems throughout the building.
2. Reduce recurring maintenance needs due to the failing HVAC system.
3. Maximize the operating efficiency of the system.

The ideal system was estimated at \$1.8 million and a scaled back version at \$1 million. Due to budget constraints, the most feasible solution was a one-for-one replacement with adding installation in the attic and finishing window tinting in Town Hall at the approximate cost of \$250,000.

Staff was seeking Council's approval to authorize the Town Manager to approve the HVAC replacement project for an amount not to exceed \$250,000. The project approval would be contingent upon compliance with the State's bidding statutes, the Town's bidding policy, and approval from the Town's legal representative.

Council Member Scholl made a motion to authorize the Town Manager to approve the HVAC replacement project for an amount not to exceed \$250,000 and approval would be contingent upon compliance with the State's bidding statutes, the Town's bidding policy, and approval from the Town's legal representative. The motion was passed unanimously by Council after a second from Council Member Drake.

#### 9. Employee Pay Study and Kick-Off

Town Manager Alex Sewell reminded the Council that one of its priorities was to focus on long-range planning which included a Pay and Classification Study every three to five years. The study was budgeted for the current year. Staff was seeking direction on whether to include Council salaries in the Pay and Classification Study analysis.

Council held consensus to include the Council salaries in the study.

#### 9.A. Union County Planning Proposals Feedback

Town Manager Sewell explained that Union County was requesting feedback from the Town on several project applications that were abutting/closer to the Town's borders.

**1. RV Parking/Storage, Rock Hill Church Road** – Council held consensus that it did not like the use for that parcel and wanted Town Manager Sewell to let the County know the Council opposed the use at that location because it did not meet the character of the area. Council also requested that the developers be directed to Stallings annexation and land use.

**2. Storage Facility on Lawyers Road and Idlewild at I-485** - Council held consensus that it did not like the use for that parcel and wanted Town Manager Sewell to let the County know the Council opposed that use at that location because it did not meet the character of the area. Council also requested that the developers be directed to Stallings annexation and use.

**3. 737 units for age 55 and up residents, Fairview/218 and Rock Hill Church Road** – Staff did not have much information on this item. It would require a satellite annexation.

10. Closed Session Pursuant to NCGS 143-318.11(a)(3)

Council Member Wojtowicz made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3) inviting Chief Dennis Franks and Engineering Director Kevin Parker seconded by Council Member Hall. Council voted unanimously in favor of the motion.

*Council recessed into closed session at 8:58 p.m. and reconvened into open session at 9:40 p.m.*

11. Adjournment

Council Member Hall moved to adjourn the meeting, seconded by Council Member Drake, and the motion received unanimous support. The meeting was adjourned at 9:40 p.m.

Approved on September 9, 2024.

*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

