

**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 April 13, 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; Jessie Williams, Finance Officer; Melanie Cox, Town Attorney; and Mac McCarley, Planning Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Mac McCarley, Planning Attorney, explained that anyone wanting to speak about CZ25.08.01 during Public Comments would be out of order as there was already a public hearing for that item at any earlier meeting.

Public Comments

Joyce Rubert, 3026 Frazier Place, Stallings, stated that the paving by Slurry Paving out of VA left a mess and it was all producing pebbles. She said the representative said it was her driveway's fault that the paving job was not good and the supervisor was rude. She wanted the Council to come down and look at the job. Ms. Rubert also wanted to know why the Council did not use local companies for jobs.

Rosslyn Nyborg, addressed the mixed-use hotel/motel on Whetstone as her property backed up to the parcel that would be used for the hotel. She did not think the use made sense at that location. The hotel would look directly into her back yard. She understood mixed use in other areas but not that one.

Kelly Rusk, Chestnut Oaks, was a proud supporter of Deliver Funds whose mission was to stop human trafficking. He asked that the Council not approve a hotel/motel on Whetstone as it would contribute to crime (drug and human trafficking). He was present to speak out against human trafficking so as not to devalue children's lives.

Brandon Faulkner, was with the passionate group desiring to maintain the safety and quaintness of their village. He did not want a hotel/motel in the Whetstone area. He was worried about strain on police

and fire and infrastructure. He said the traffic on Potter Road was already bad and asked the Council to consider the quaintness of the village. He wanted the Council to listen to the voters and taxpayers.

Joe Harvath, reminded the Council that all future decisions and economic development plans urged commercial uses.

1. Consent Agenda

A. Minutes from the following meetings:

- (1) 03-09-2026 – special
- (2) 03-09-2026 – closed

B. Amended Budget Ordinance 12 – Finance Software Costs Transfer

Council Member Richardson made the motion to approve the Consent Agenda as presented. The motion was passed unanimously by Council after a second from Council Member Van de Riet. The *Amended Budget Ordinance 12 – Finance Software Costs Transfer* is attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from Mayor

Mayor Scholl reported, as Chairman of Centralina Council of Government (CCOG), he wanted to report that the state was looking at a state constitution amendment to eliminate property taxes. The CCOG had addressed the item with the state committees.

B. Report from Council Members/Town Committees

Council Members Ayers and Hall had no reports.

Council Member Couzens stated that the Council and Staff had started budgeting process that included the CIP items of Stallings Municipal Park Splash Pad upgrades and Police Department locker room upgrades. He stated the Town continued to grow and thanked and commended staff on the budgeting process.

Council Members Van de Riet, Richardson, and Wojtowicz had no reports.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported the following:

- Budget Line Items Transfer List – The *March 2026 Budget Line Item Transfer List* is attached to these minutes and therefore incorporated here.

3. Agenda Approval

Mayor Scholl requested adding as Agenda Item 5.A. as *Settlement in 25CV2956-890 – Stallings v.*

Council Member Richardson made the motion to approve the Agenda with the addition above. The motion was seconded by Council Member Ayers and passed unanimously.

4. CZ25.08.01

A. Stevens Village Conditional Zoning

Planning Director Max Hsiang reminded the Council that CZ25.08.01 was previously heard by Town Council on March 9, 2026, and deferred to April 13, 2026, to allow time to address Council and community concerns. Since that meeting, the applicant had collaborated with staff to incorporate additional conditions related to site design, intensity, buffering, and overall compatibility. The revised proposal had been updated. The memo to Council on this item that included all the updates to the application is attached to these minutes and therefore incorporated herein.

Council discussed the additional conditions proposed on CZ25.08.01. The Developer verbally agreed to the following additional conditions:

- Saving two of three large oak trees on the site
- No 24-hour convenient store
- No package sewer plants and wells only for irrigation
- Berms would be included as long as they were approved by the Planning Director

Council Member Couzens made the motion to approve CZ25.08.01 with the additional conditions as agreed to by the applicant and recorded by the Planning Director and its Statement of Consistency and Reasonableness as it was reasonable and consistent with the Comprehensive Land Use Plan. Council Member Richardson seconded the motion. The motion was passed by a 3 to 3 vote, Mayor Scholl breaking the tie in the affirmative. Council Members Hall, Van de Riet, and Wojtowicz voting against the motion. The *Statement of Consistency and Reasonableness for CZ25.08.01* is attached to these minutes and therefore incorporated herein.

B. Statement of Consistency and Reasonableness

This item was discussed in the previous motion.

Council took a recess at 8:25 p.m. and came back into open session at 8:30 p.m.

5. Planning Board Application

Council Member Richardson made the motion to appoint Kadar Joseph as first alternate member of the Planning Board with term expiring March 31, 2028. The motion was seconded by Council Member Ayers and passed unanimously by Council.

5.A. Settlement in 25CV2956-890 – Stallings v. 9Ventures, LLC

Town Attorney Cox explained that a \$5000 settlement plus administrative fees had been reached in the 25CV2956-890 – Stallings v. 9Ventures, LLC case, in the Stinson Farm negotiations. Council Member Richardson made the motion to approve the 25CV2956-890 – Stallings v. 9Ventures, LLC settlement in the amount \$5000 plus administrative fee. The motion was seconded by Council Member Van de Riet and passed unanimously by Council.

6. Golf Cart Safety and Enforcement (Scholl)

Mayor Scholl was concerned about golf carts being driven by children in his neighborhood especially in light of the golf cart tragedy that happened with a child in Mooresville.

Chief Dennis Franks explained the Town had a golf cart ordinance that prohibited golf carts on roads with speeds higher than 25 mph and requiring the driver to be at least 16 years old with a valid driver's license. He noted that the Town did not get a lot of golf cart complaints and that Det. Teague was starting an educational campaign about golf cart safety.

Council and the Town Attorney discussed the differences between e-bikes and golf carts. Council directed Staff to bring back to Council any items that needed to be added to the current ordinance in order to close any loops holes that existed for golf cart and e-bike use.

7. Closed Session Pursuant 143-318.11(a)(3)

Council Member Richardson made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3) inviting Director Planning Max Hsiang, Planning Attorney Mac McCarley, and Engineering Director Kevin Parker into the session. The motion was passed unanimously by Council after the a second from Council Member Hall.

Council went into closed session at 8:52 p.m. and reconvened in open session at 9:24 p.m.

8. Adjournment

Council Member Hall moved to adjourn the meeting, seconded by Council Member Couzens, and the motion received unanimous support. The meeting was adjourned at 9:25 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