

**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 June 23, 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, and Brad Richardson.

Those absent were: Council Members Taylor-Rae Drake 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; Brig Sheehy, Planning Technician; 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 Wyatt Dunn welcomed everyone to the meeting and Council Member Ayers delivered the invocation. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

Carol Hall, 226 Smith Circle, Stallings Park Subdivision, stated she spoke to the Council on June 9 about the sober living homes in her subdivision. On the previous Sunday, two women came to her door and left a note about a good neighbor policy of the sober living homes. She read the letter and said it was from a business. She stated the author of the letter asked Ms. Hall not to call the homes sober living homes. Ms. Hall wanted to know who tested the residents daily for drug/alcohol use. Ms. Hall stated that Council Meetings were for the public to be heard. She stated there were three sober living homes in her neighborhood and people were selling their homes. Ms. Hall stated that one family was behind all the sober living homes and there was oversaturation. Sober living residents were asking the neighborhood residents for rides. Ms. Hall was disappointed that Council did not have a copy of the letter that she received. She would like ordinances that governed sober living homes. She stated she did not mind people getting second chances but did not like the oversaturation.

Ann Chambers, 225 Smith Circle, lived in her home for over 40 years. She agreed with everything the last speaker said. She was coming to Council to learn the facts and what to know if she should be concerned about her grandkids playing in her backyard.

Planning Staff explained that research was continuing on the issues. The Staff was bound by the law and what was legal to be researched. Family care and group homes were defined. More research was needed to determine if there were violations.

1. Consent Agenda

- A. Stop Sign Ordinance Update
- B. Amended Budget Ordinance 22 – Stinson Farms Condemnation
- C. Amended Budget Ordinance 23 – Subscription Based Information Technology Arrangements and Leases

Council Member Richardson made the motion to approve the Consent Agenda as presented. The motion was passed unanimously by the Council after a second by Council Member Ayers. *Amended Budget Ordinance 22 - Stinson Farms Condemnation and Amended Budget Ordinance 23 – Subscription Based Information Technology Arrangements and Leases* are attached to these minutes and therefore incorporated herein.

2. 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.

3. Charter Change – Ordinance to Amend

Council Member Richardson made the motion to approve the Charter Change – Ordinance to Amend and Council Member Hall seconded the motion. The motion received unanimous support by the Council. The *Charter Change – Ordinance to Amend* is attached to these minutes and therefore incorporated herein.

4. TX25.05.01 Table of Uses Update

- A. Table of Uses Update - Update to Article 8: Table of Uses and Article 3 definitions of the Stallings Development Ordinance

Sr. Planning Technician Katie King explained this was a text amendment to address missing terminology, clarify use categories, and better align with current community needs. Ms. King reviewed the Staff Report highlighting all the proposed changes. This report is attached to these minutes and therefore incorporated herein. The Planning Board recommended approval of the text amendment.

Mayor Dunn opened the public hearing. No one was present to speak to the item. Mayor Dunn closed the public hearing.

Council Member Scholl made the motion to approve TX25.05.01 Table of Uses Update adding “legal” to the following sentence:

VAPE, CBD, AND/OR TOBACCO SALES. An establishment primarily engaged in the legal retail sale of electronic cigarettes (e-cigarettes), vape pens, e-liquids, vaping accessories, cannabidiol (CBD) products, and/or tobacco products and related paraphernalia.

Council Member Ayers seconded the motion, and the Council unanimously approved the motion.

B. Statement of Consistency and Reasonableness

Council Member Ayers made a motion to approve the Statement of Consistency and Reasonableness for TX25.05.01 Table of Uses Update. The Council unanimously approved the motion after a second from Council Member Hall. The *Statement of Consistency and Reasonableness for TX25.05.01 Table of Uses Update* is attached to these minutes and therefore incorporated herein.

5. Monroe Road Widening Pole Betterments and Sidewalk Cost Share

Engineering Director Kevin Parker explained that as part of NCDOT Project U-4714AC (Old Monroe Road Widening), the Town previously coordinated with NCDOT regarding the inclusion of powder-coated metal signal poles at the intersection of Old Monroe Road and Stallings Road—the only intersection within Town limits where metal poles were proposed. Staff’s report on this item is attached to these minutes and therefore incorporated herein. Staff requested the Town Council approve the following items related to the U-4714AC Old Monroe Road widening project:

1. Sidewalk Cost Share – \$3,958.00
2. Signal Pole Betterments (Powder Coating) – \$8,460.00

Council Member Scholl made the motion to approve the U-4714AC Old Monroe Road widening project as it related to:

1. Sidewalk Cost Share – \$3,958.00
2. Signal Pole Betterments (Powder Coating) – \$8,460.00

Council Member Ayers seconded the motion to which Council approved unanimously.

6. Closed session pursuant to NCGS 143-318.11(a)(6)

Council Member Hall made the motion to go into closed session pursuant to NCGS 143-318.11(a)(6). Council unanimously approved the motion after a second from Council Member Richardson.

Council recessed into closed session at 7:40 p.m. and reconvened into open session at 7:55 p.m.

7. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at 7:55 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