

**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 25, 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 Taylor-Rae Drake, Graham Hall, Brad Richardson and Laurie Wojtowicz.

Those absent were: Council Member Steven Ayers.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Stuart Valzonis, Planner I; Kevin Parker, Town Engineer; Eunice Donnelly, Parks and Recreation Director; 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

There was no one present to give public comments.

1. Consent Agenda

A. Amended Budget Ordinance 14 - Resurfacing Program

B. MS4 Permit Support Contract Approval

Council Member Wojtowicz made the motion to approve the Consent Agenda as presented. The motion was seconded by Council Member Richardson and passed unanimously by the Council. The *Amended Budget Ordinance 14 - Resurfacing Program* is attached to these minutes and therefore incorporated herein.

2. Agenda Approval

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

3. TX24.02.01

A. Streetscape

Mayor Dunn opened the public hearing. Planning Director Hsiang explained that this text amendment would add streetscape requirements within the Stallings Streetscape Design Standards and Details Plan. Staff and Planning Board recommended approval of the item. The Staff Report on TX24.02.01 is attached to these minutes and therefore incorporated herein.

No one was present to speak at the public hearing on this item. The Mayor then closed the public hearing.

Council Member Richardson made a motion to approve TX24.02.01. The motion was seconded Council Member Scholl to which Council passed unanimously.

B. Statement of Consistency and Reasonableness

Council Member Scholl made a motion to approve the *Statement of Consistency and Reasonableness for TX24.02.01* to which Council Member Richardson seconded. The motion was passed unanimously by the Council. The *Statement of Consistency and Reasonableness for TX24.02.01* is attached to these minutes and therefore incorporated herein.

4. TX24.02.02

A. Industrial Dimensional Requirements

Mayor Dunn opened the public hearing. Planning Director Hsiang explained that the industrial zone was meant for large buildings and parking/loading facilities. However, current setback rules restricted that. Staff proposed aligning building placement, parking, and lot size with the current building lot type of "Highway Commercial", which would offer more flexibility for industrial development. The Staff Report on TX24.02.02 is attached to these minutes and therefore incorporated herein.

No one was present to speak at the public hearing on this item. The Mayor then closed the public hearing.

The motion was made by Council Member Scholl to approve TX24.02.02. Council approved the motion unanimously after a second for Council Member Drake.

B. Statement of Consistency and Reasonableness

Council Member Scholl made a motion to approve the *Statement of Consistency and Reasonableness for TX24.02.02* to which Council Member seconded Hall. The motion was passed

unanimously by the Council. The *Statement of Consistency and Reasonableness for TX24.02.02* is attached to these minutes and therefore incorporated herein.

5. TX24.02.03

A. Land Development Permit

Mayor Dunn opened the public hearing. Planner I Stuart Valzonis explained that this was a text amendment in the Stallings Development Ordinance Article 11 to amend the Tree Disturbance Plan and add a Land Disturbance Permit. Staff recommended approval of the text amendment. The Staff Report for TX24.02.03 is attached to these minutes and therefore incorporated herein.

No one was present to speak at the public hearing on this item. The Mayor then closed the public hearing.

Council Member Wojtowicz made a motion to approve TX24.02.03. The motion was seconded Council Member Hall to which Council passed unanimously.

B. Statement of Consistency and Reasonableness

Council Member Hall made a motion to approve the *Statement of Consistency and Reasonableness for TX24.02.03* to which Council Member Richardson seconded. The motion was passed unanimously by the Council. The *Statement of Consistency and Reasonableness for TX24.02.03* is attached to these minutes and therefore incorporated herein.

6. TX24.02.04

A. Town Center Amendment

Mayor Dunn opened the public hearing. Planning Director Hsiang explained that Staff was requesting a text amendment in the Stallings Development Ordinance Article 8.3 to amend the definition of Town Center by removing the last sentence in the meaning of the Town Center District: "Expansion of the Town Center District shall be contiguous and not separated from the primary district area."

Chris Gavinson, 621 Stallings Road, asked for clarification on the zoning map distinctions. The Mayor then closed the public hearing.

Council Member Scholl made a motion to approve TX24.02.04. The motion was seconded Council Member Hall to which Council passed unanimously.

B. Statement of Consistency and Reasonableness

Council Member Scholl made a motion to approve the *Statement of Consistency and Reasonableness for TX24.02.04* to which Council Member Hall seconded. The motion was passed unanimously by the Council. The *Statement of Consistency and Reasonableness for TX24.02.04* is attached to these minutes and therefore incorporated herein.

7. RZ24.01.01

A. Town Center Rezoning

Mayor Dunn opened the public hearing. Planning Director Hsiang explained this was a rezoning request for properties located on Stallings Rd. This rezoning would change the current zoning designations to Town Center (TC). The Staff Report for RZ24.01.01 is attached to these minutes and therefore incorporated herein. The Planning Board recommended approval of the rezoning.

No one was present to speak at the public hearing on this item. The Mayor then closed the public hearing.

The motion was made by Council Member Scholl to approve RZ24.01.01 which a second from Council Member Richardson. Council approved the motion unanimously.

B. Statement of Consistency and Reasonableness

Council Member Scholl made a motion to approve the *Statement of Consistency and Reasonableness for RZ24.01.01* to which Council Member Hall seconded. The motion was passed unanimously by the Council. The *Statement of Consistency and Reasonableness for RZ24.01.01* is attached to these minutes and therefore incorporated herein.

8. Code of Ordinance Change

Minimum Housing Requirements

Mayor Dunn opened the public hearing. Planning Director Hsiang explained HOUSE BILL 675 Section 3.(a) made Section §153.08 of the Stallings Code of Ordinance illegal. Therefore, the ordinance amendment removed Section §153.08 of the Stallings Code of Ordinance.

No one was present to speak at the public hearing on this item. The Mayor then closed the public hearing.

Council Member Richardson made the motion to approve an *Ordinance To Update the Town of Stallings §153.08 Minimum Standards for Space, Use and Location of the Code of Ordinances*. The

Council approved the motion unanimously after a second from Council Member Scholl. The *Ordinance To Update the Town of Stallings §153.08 Minimum Standards for Space, Use and Location of the Code of Ordinances* is attached to these minutes and therefore incorporated herein.

9. Adjournment

Council Member Hall moved to adjourn the meeting, seconded by Council Member Wojtowicz, and the motion received unanimous support. The meeting was adjourned at 7:44 p.m.

Approved on April 8, 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