

**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 May 28, 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, Brad Richardson, and Laurie Wojtowicz.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Assistant Police Chief James Perry; Max Hsiang, Planning Director; Kevin Parker, Town Engineer; Eunice Donnelly, Parks and Recreation Director; and Karen Reid, Human Resources Officer.

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

Tim Buick, 1113 Overstream Lane, Matthews, explained he used to make fun of pickle ball, but he was very interested in pickle ball now. He stressed to the Council that Stallings needed to add pickle ball courts.

Karen Love, Mecklenburg County Resident, felt it would be to Stallings advantage to build more pickle ball courts.

Mark Leadem, Chair of Community Committee, was concerned about and against the rezoning on Potter Road near Curry Place.

Jeff Barnes, 4845 Potter Road, requested the Council look at the stormwater infrastructure for the new development on Potter Road near Curry Place. The stormwater was diluting the wings of the driveway already and he was concerned about more stormwater on his property with the new development. He wanted to make sure emergency vehicles were able to get back into his property.

1. Consent Agenda

A. Amended Budget Ordinance 17 – P3 Capital Project Fund

B. Grant Policy Language Correction

Council Member Richardson made the motion to approve the Consent Agenda as presented. The motion was seconded by Council Member Scholl and passed unanimously. *Amended Budget Ordinance 17 – P3 Capital Project Fund* are attached to these minutes and therefore incorporated herein.

2. Agenda Approval

Town Manager Sewell requested adding Agenda Item 6.A. as *County Sewer Update*. Council Member Richardson requested adding *Pickle Ball Courts* for discussion as Agenda Item 4.A.

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

3. CZ24.03.01

A. 4923 Potter Rd

Mayor Dunn opened the public hearing. Planning Director Hsiang explained this was a Conditional rezoning request for a change in zoning from Single-Family Residential 3 (SFR-3) to Conditional Zoning Multi-Family Transitional (CZ-MFT) for the use of attached single-family residential at the location at parcel ID #07129004, a property 1.75 acres in size at 4923 Potter Rd.

- The Planning Board recommended approval of the item.
- Staff did not recommend approval because it is inconsistent with the Greenway Plan.

Applicant Michael Fess explained to Council that explained it would be five single-family attached homes (townhomes). It would be across the street from an existing townhomes community with the homes fronting Potter Road with garages in the back.

Lauren Barnes, 4845 Potter Road, was concerned about space between Potter Road and townhomes. She was also concerned that there were too many homes on one property.

Mayor Dunn closed the public hearing.

Engineering Director Parker clarified that brick walls or brick pavers would not be allowed in the right-of-way by the road. Brick pavers also would have maintenance issues which lead to ADA issues.

Council held discussion on the request and felt that it did not follow the greenway plan, had lack of on street parking and was in close proximity to the road.

Applicant requested to defer the vote on this request in order to make some revisions.

Council Member Wojtowicz made the motion to defer the vote until the August 12 Council meeting. The motion passed unanimously by Council after a second from Council Member Hall.

B. Statement of Consistency and Reasonableness

This item was deferred until August 12, 2024.

4. Potter/Pleasant Plains Intersection Progress Recognition (Ayers)

Council Member Ayers explained he would like to see a recognition event about the progress of the Potter/Pleasant Plains Intersection. Council Member Ayers would invite NCDOT to answer questions from the community and work with Staff to set up the event.

4.A. Pickle Ball Courts

Council Member Richardson explained that the Council have given the Parks and Recreation Staff direction on resurfacing the tennis courts. However, he requested that Staff to come back with concepts plans to include more pickle ball courts anywhere in Town and/or on the current tennis courts.

5. 2725 Old Monroe Road – Broker Direction on Additional Potential Tenant (Dunn)

Mayor explained he was contacted by Blythe Church in Charlotte and was concerned that the Town was not exploring additional uses.

The Town's Broker for the property would come to the first meeting in June for an update.

6. Continued Budget Discussion (if necessary)

This item was removed from the Agenda as it was no longer necessary.

6.A. County Sewer Update

Town Manager Sewell updated the Council with the information from Union County regarding sewer capacity. He provided the Council with the flow data from the County.

7. Closed Session Pursuant to 143-318.11(a)(5) and (6)

Parcel #07129315

Council Member Scholl made the motion to go into closed session pursuant to 143-318.11(a)(5), regarding Parcel 07129315 and (6) inviting Human Resources Director Karen Reid into the session. The motion was passed unanimously by the Council after a second from Council Member Ayers.

Council went into closed session at 8:47 p.m. and reconvened into open session at 9:47 p.m.

8. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Richardson, and the motion received unanimous support. The meeting was adjourned at 9:47 p.m.

Approved on July 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