

**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 February 10, 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; Nick Coffey, Parks and Recreation Senior Maintenance Technician; Justin Russell, Associate Engineer; Jessie Williams, Finance Officer; Nick Coffey, and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting delivered the invocation. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

Lucy Drake, Community Park Drive, stated there were several of her neighbors coming to Council that evening about the industrial park where AEP was. There was a 25 ft. berm built next to Community Park Drive by Union County. The neighbors at the end of the neighborhood were dealing with a berm being taken down on Short Street.

*Council Member Hall arrived at 7:04 p.m.*

Dawn Whitlock, 401 Short Street, stated she called the Town as soon as the berm was being taken down and the Town did not respond nor stop them. AEP had taken it all the way down. Ms. Whitlock had pictures of what it used to look like and what it currently looked like. She stated that she could now hear all the noise pollution from the industrial park and see all the lights that now shown into their houses. Ms. Whitlock requested the Town stop the berm removal.

Shannon Smith, 2201 Community Park Drive, lived at the very end of Community Park Drive and stated that the berm needed to be replaced. The residents could see everything from the industrial park and feel the vibrations from industrial park. Ms. Smith said that the ceilings of her home were falling from the vibrations from the businesses.

Joseph Dorr, 2317 Community Park Drive, was upset about the berm and trees being removed as the buffered to Community Park.

Joyce Rupert, 3026 Fresia Place, spoke to say thank you to Police Department for their help with the incident she had in December with vehicle vandalized. She was very happy with the lady officer who helped. Ms. Rupert said that having a Police Department in Stallings really made a difference.

1. Consent Agenda

A. Minutes from the following meetings:

(1) 01-13-2025

(2) 01-13-2025 – closed

(3) 01-25-2025

B. Amended Budget Ordinance 12 – School Resource Officer Grant

C. McKee Road Extension Inclusion in CRTPO’s 2055 MTP

Council Member Richardson made the motion to approve the Consent Agenda as present. The motion as approved unanimously after a second from Council Member Scholl. *Amended Budget Ordinance 12 – School Resource Officer Grant* is attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from Mayor

Mayor Dunn had no report.

B. Report from Council Members/Town Committees

Council Members Graham, Ayers, Scholl, and Richardson had no reports.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following item:

- Council received the December 2024 Budget Line Item Transfers List. This January 2025 Budget Line Item Transfers List is attached to these minutes and therefore incorporated herein.

3. Agenda Adoption

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

4. CZ24.10.01

A. Assembly of God Conditional Zoning

Mayor Dunn opened the public hearing. Planning Director Hsiang explained this was a conditional zoning request from the Assembly of God for a zoning change from Single-Family Residential

(SFR-1) to Conditional Zoning - Mixed Use 1 (CZ-MU-1) for their property at 6800 Stevens Mill Rd (parcel #07054002J) in order to expand their existing facilities. This 24.475-acre property was currently used for a daycare and religious purposes, but those uses were not permitted under the current SFR-1 zoning. Mr. Hsiang also explained the differences between general rezonings and conditional rezonings. Staff recommended approval of CZ24.10.01. The Staff Report for CZ24.10.01 is attached to these minutes and therefore incorporated herein. Mr. Hsiang said he received calls about the dirt bikes usage on the site.

Alaa Bou Ghanem, architect representing the church, stated that the church would be adding more parking with the added use and noted the majority of the site is flood plain. Pastor Sandro Pereira with the church explained the property in the flood plain (approximately 25 acres) was used for recreation with walking and dirt bikes. Those who used the property, which was allowed 11 a.m. – 4 p.m. in the winter and 11 a.m. – 6 p.m. in the summer, had to be a part of the church and sign a waiver.

Albert Franklin, 1010 Onyx Lane, Indian Trail, did not like the dirt bikes on the property as it disturbed people and was offensive.

Ashley Edwards, 2005 Hamshire Court, Indian Trail, could see the dirt bikers from her backyard and they rode at all hours of the day. It was very loud and made playing outside difficult. Ms. Edwards was also concerned about the greenway coming through close to her backyard.

Mayor Dunn closed the public hearing. Council discussed the greenway and the noise of the dirt bikes on the property.

Council held consensus to delay the vote of this item until the next Council meeting so the dirt track and noise could be addressed prior to approving.

B. Statement of Consistency and Reasonableness

This item was not heard by Council due to the fact that a decision on *Agenda Item 4.*, CZ24.10.01, was delayed until the Council Meeting on Monday, February 24.

5. RZ24.10.01

A. General Rezoning for 5749 Stevens Mill Road

Mayor Dunn opened the public hearing. Planning Director Hsiang explained rezoning request for 5749 Stevens Mill Road seeking to rezone the 0.78-acre property from Single-Family Residential 1 (SFR-

1) to Mixed-Use 2 (MU-2). He reviewed the zoning history on the property and the zoning of the adjacent properties. Staff recommend approval of T RZ24.10.01. The Staff Report on RZ24.10.01 is attached to these minutes and therefore incorporated herein.

Aaron Houck was present on behalf of applicant, Stevens Village, LLC. Mr. Houck stated the development did own the parcels around the site and those would be incorporated into the development. The development would proceed even without the parcel in question. Terry Williams, Withrow Capital, stated the project was in final stages of sewer approval and permitting.

Tom Twitchel, 910 Bailey Court, felt it was positive to make adjustments prior to development. He stated he was speaking for several families in Shannamara and had the goal of seeking solutions. He stated the following about the collective thought:

- Questioned NCDOT traffic growth rates
- Wanted a 100 ft. landscape buffer with was consistent with Stinson Farms
- 8 ft. wall (not fence) between neighborhood and retail center to deter crime and theft. It was noted the neighborhood did not allow for tall fences.
- Type A buffer zone with 90% opacity
- Wanted the rezoning to be postponed or changed to a conditional rezoning
- Other wishes:
  - Conditional rezoning with traffic assessment
  - Allow for more community input
  - Widen Stevens Mills to four lanes
  - Allow Shannamara subdivision to be gated community
  - Add sidewalks outside of community

Stephanie Gassert, 360 Killian Court, would support a 100-foot buffer and type A buffer.

Roxie Redfern, 723 Donogal Court, reiterated the points from Mr. Twitchel. She was speaking about the retail development in general and concerned about safety and wellbeing of children. She did not want the connectivity from the retail development to the neighborhood because she did not want public access to community. Ms. Redfern wanted the Town Council to reconsider the approved site and install an 8 ft. wall. She asked the Council to prioritize the safety of the children.

Gretchen Sawickis, 917 Bailey Court, echoed the other comments for the requests of the wall and buffer. She wanted to make sure the 100 ft. buffer extended to all properties.

Jeanie Lindsay, 5639 Anglesey Court, supported her neighbors for buffers and fence around the retail development. She asked to table the vote for more citizen input to be received and review traffic impacts. She wanted the developers to change the request to a conditional rezoning and not general rezoning. Ms. Lindsay asked the Council to have careful community planning with placemaking and she felt it had an outdated vision for future of Stallings.

Mr. Withrow and Mr. Houck stated that if get the site rezoned, then it would be added to the overall site development which would trigger an updated site plan with some items that the community requested. They would meet with community again at that point for revised site plan and did intend to develop a sidewalk from development to Shannamara Drive.

Mayor Dunn closed the public hearing.

After more Council discussion, Council Member Scholl made the motion to continue discussion on this item no later than the first meeting in March. The motion was seconded by Council Member Richardson and passed unanimously by Council.

B. Statement of Consistency and Reasonableness

This item was not heard by Council due to the fact that a decision on Agenda Item 5., RZ24.10.01, was delayed until the Council Meeting on Monday, March 10.

6. Old Blairs Mill Subdivision Roads Acceptance

Engineering Associate Justin Russell explained that Lennar Homes had requested the Town accept the 1.03 miles of right-of-way designated as public right-of-way (R/W) in the approved Old Blairs Mill Subdivision Construction Documents. The public improvements within the R/W consisted of streets, street lighting, sidewalks, and drainage infrastructure. The Staff Report on Old Blairs Mill Subdivision Roads is attached to these minutes and therefore incorporated herein.

Council Member Ayers made the motion to accept the 1.03 miles of R/W designated as public right-of-way (R/W) in the approved Old Blairs Mill Subdivision Construction Documents and corresponding maintenance of the public improvements within the R/W consisting of streets, street lighting, sidewalks, and drainage infrastructure. The motion received Council's unanimous support after a second from Council Member Hall.

7. Adjournment

Council Member Richardson moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at 8:36 p.m.

Approved on March 10, 2025.

s/Wyatt Dunn

Wyatt Dunn, Mayor

Approved as to form:

s/Cox Law Firm, PLLC

Cox Law Firm, PLLC

s/Erinn Nichols

Erinn E. Nichols, Town Clerk