

**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 24, 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, 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 Chief James Perry; Max Hsiang, Planning Director; Kevin Parker, Engineering Director; Jessie Williams, Finance Officer; Nick Coffey, Parks and Recreation Senior Maintenance Technician; 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

No one was present who wished to give public comment.

1. Consent Agenda

- A. 2025 Farmers Market – Fee and Schedule
- B. Stinson Farm Reimbursement and Indemnity Agreement (Transportation Improvements)

Based on requests of Council and Staff requests, Council Member Richardson made the motion to approve the regular Agenda with the following changes:

- Add Consent Agenda Item 1.A., *2025 Farmers Market – Fee and Schedule*, to the regular Agenda as item 7.A.
- Remove Agenda Items 7, *Employee Incentive Pay Policy (Council Requested Priority)*, and 9, *Private SCM Inspection Fees*.

The motion was seconded by Council Member Scholl and passed unanimously.

Council Member Scholl made the motion to approve the Consent Agenda with the removal of Consent Agenda Item 1.A., *2025 Farmers Market – Fee and Schedule*. The motion was seconded by Council Member Wojtowicz and passed unanimously by Council.

2. Agenda Approval

See Consent Agenda Item for Agenda Approval

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

3. CZ24.10.01 (Recessed 02-10-2025)

A. Assembly of God Conditional Zoning

Mayor Dunn opened the public hearing. Planning Director Max 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. 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 noted that at the 02-20-2025 meeting, surrounding property owners (located in Indian Trail) raised concerns about dirt bike noise on the site. As a result, the Council tabled the discussion to this meeting to conduct further research. The applicant had since responded, proposing a compromise of hours for dirt bike usage.

Pastor Sandro Pereira with the church clarified the various service times of the church's services and the current times the dirt bikes were ridden which was after 3 p.m. He also noted that the dirt bikes were mostly ridden in the summer months.

Albert Franklin, 1010 Onyx Lane, Indian Trail, did not like the noise as the dirt bikes came within 30-40 yards of the houses.

Ashley Edwards, 2005 Hamshire Court, Indian Trail, questioned the current hours of the dirt bikes usage.

Mayor Dunn then closed the public hearing.

Council Member Ayers made the motion to approve CZ24.10.01 without the dirt bike condition but with the following conditions:

1. Lighting Restrictions:

- Exterior lighting must not directly illuminate neighboring properties.
- If additional lighting is required, a detailed lighting plan must be submitted, outlining the illuminated area. Alternatively, landscaping may be installed to prevent light spillover onto other properties, as determined by the Development Administrator.

2. Permitted Uses:

- Daycare centers, religious institutions, and schools, including accessory structures such as playgrounds and recreation fields, are permitted.

- Expansion of existing uses is allowed, subject to site plan review and applicable ordinances. However, mobile trailers for classrooms are not permitted.
 - All requirements of the MU-1 zoning district and Stallings Development Ordinance must be met unless explicitly modified by these conditions.
3. Greenway and Easement:
- The portion of the greenway within the floodplain is exempt from construction.
 - An easement for a future greenway path, as outlined in the Parks and Recreation Greenway Master Plan, must be dedicated to the Town of Stallings before daycare construction begins.
4. Traffic Impact:
- A trip generation study must be submitted during the site plan review process.
 - Any future expansion of the site will require an additional trip generation study, and if traffic increases meet TIA ordinance thresholds, a Traffic Impact Analysis (TIA) will be required.
5. Additional Conditions:
- The development must adhere to the initial concept plan submitted for approval. The Development Administrator may approve minor modifications.
 - All necessary permits must be obtained from the State, County, and Town as applicable.
 - The applicant must obtain a Zoning Compliance Certificate from the Town before occupying any new buildings.
 - Approval is valid for five years from the date of issuance, until vested rights are established.
 - Fully metal buildings are not permitted on-site.

The motion was passed with Council's unanimous support after a second from Council Member Wojtowicz.

Council held consensus that Staff would research options to aid with the noise of dirt bikes, asking the church to provide a log of hours the bikes were used.

B. Statement of Consistency and Reasonableness

Council Member Ayers made the motion to approve the *Statement of Consistency and Reasonableness for CZ24.10.01* with a second from Council Member Scholl. The motion received Council's unanimous support. The *Statement of Consistency and Reasonableness for CZ24.10.01* is attached to these minutes and therefore incorporated herein.

4. Annexation 58 – Mill Creek

Resolution Directing Clerk to Investigate

Assistant Town Manager Erinn Nichols explained that the Town had received an annexation request for an annexation for Parcel No.: 07105005A on the northerly margin of Independence Boulevard (US Highway 74) for 12.571 acres.

Council Member Scholl made the motion to approve the *Resolution Directing Clerk to Investigate for Annexation 58 – Mill Creek*. The motion received Council unanimous support after a second from Council Member Richardson. The *Resolution Directing Clerk to Investigate for Annexation 58 – Mill Creek* is attached to these minutes and therefore incorporated herein.

5. Committee Applications Consideration

A. Planning Board – Term ending 03-2028

Council Member Richardson made the motion to appoint William Watson as the 1st alternate to the Planning Board with a term expiration of 03-31-2028. The motion was seconded by Council Member Scholl and approved unanimously by Council.

B. Community Committee – Term ending 03-2026

Council Member Scholl made the motion to appoint Amber Joiner-Hill to the Community Committee with a term expiration of 03-31-2026. The motion was seconded by Council Member Hall and approved unanimously by Council.

6. Parks and Recreation Greenway Gates Options

Parks and Recreation Senior Maintenance Technician Nick Coffey explained that the Council had raised concerns about the safety gates at Blair Mill Greenway specifically the gates' visual impact. It was felt the current design unintentionally gave the illusion that the greenway was closed from the road which may discourage public use. Mr. Coffey presented the Council several options to mitigate the issue.

After Council discussion, the Council held consensus to install a sign with hours and keep gates in their current state and position.

7. Employee Incentive Pay Policy (Council Requested Priority)

This item was removed from the Agenda to be discussed as a part of budget discussions.

7.A. 2025 Farmers Market – Fee and Schedule

Original Consent Agenda Item 1.A.

Parks and Recreation Senior Maintenance Technician Nick Coffey reviewed all the 2024 Farmers Markets date and events as well as attendance numbers. Mr. Coffey's memo with all the Farmers Market statistics is attached to these minutes and therefore incorporated herein. He highlighted 2025 dates and requested Council allow Staff to charge a small fee to the Sunny Day Markets, the Farmers

Market organizer, to entice Sunny Days to promote and guarantee vendors for a full market season as promoted as well as aid in the Farmers Market Lot maintenance.

Council Member Richardson made the motion to charge Sunny Days a \$450 annual fee for the Farmers Market. The motion was seconded by Council Member Wojtowicz and passed unanimously by Council.

8. FY25-26 Council Priorities

Town Manager Sewell thanked Council for its time the previous Saturday in order to develop the FY25-26 Council Priorities noting that the priorities were similar from past several years. The strategic action steps that accompanied the priorities would be presented with the priorities in a future meeting.

FY25-26 Council Priorities were:

1. Focus on Long/Mid-Range Financial Planning
2. Pursue Sewer Alternatives
3. Support/Enhance Union West Business Park
4. Implement Adopted Plans and Studies Not Dependent on Sewer Capacity
5. Pursue Town Center Creation
6. Maximize Positive Development Around the Hospital/Light Rail
7. Ensure/encourage the completion of critical state intersection projects

Council Member Scholl made the motion to approve the FY25-26 Council Priorities to which Council Member Hall seconded. The motion was passed unanimously by Council.

9. Private SCM Inspection Fees

This item was removed from the Agenda to be discussed on a future agenda.

10. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at 8:09 p.m.

Approved on March 10, 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