

**MINUTES OF THE TOWN COUNCIL MEETING  
OF THE  
TOWN OF STALLINGS, NORTH CAROLINA**

The Town Council of the Town of Stallings met for a meeting on June 14, 2021, at 7:00 p.m. via Zoom, a virtual electronic platform, due to the North Carolina declared state of emergency because of COVID-19. Public could access the meeting via phone (1-646-558-8656), web link (<https://zoom.us/j/94537192097?pwd=Mk5nUGhYMFYvOC9OMTV2djZQdm5ndz09>) or the Zoom app (Meeting ID: 945 3719 2097; Password: 924306).

Those present and visible on camera were: Mayor Wyatt Dunn; Mayor Pro Tempore Lynda Paxton; Council Members Steven Ayers, Heather Grooms, John Martin, Brad Richardson, and David Scholl.

Staff present were: Alex Sewell, Town Manager; Melanie Cox, Town Attorney; Lynne Hair, Town Planner; Marsha Gross, Finance Officer; Ashley Platts, Parks and Recreation Director; Brian Price, Public Works Director; Karen Williams, Human Resources Director; Mac McCarley, Planning and Zoning Attorney; and Dennis Franks, Police Chief.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and Council Member Grooms gave the invocation. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

David Allison, 2017 Horizon Court, addressed the Council about the intersection of Potter/Pleasant Plains Road. He started a website: fixpotterroad.com and had 400 people sign up to his website. He knew that Stallings was doing it every it could to help and he wanted to know who else he could go to in order to get change and improvements to the intersection.

1. Consent Agenda Items

- A. Minutes from the following meetings:
  - (1) 04-12-2021 – special
  - (2) 04-12-2021
  - (3) 04-12-2021 – closed
  - (4) 04-19-2021 – special

Council Member Grooms made the motion to approve the Consent Agenda as presented. The motion received Council’s unanimous support after a second from Council Member Richardson.

2. Reports

A. Report from the Mayor

Mayor Dunn had no report.

## B. Reports from Council Members/Town Committees

Council Members Martin and Scholl had no reports.

Council Member Paxton informed the Council that she had attended the Union County Commissioner Meeting and requested that they put the tax increase referendum for transportation/Silver Line on the ballot this fall. Council Member Paxton also reported that there was a poll of federal money that funded transportation for social services which had been decreased due to COVID and the reporting measures. A new formula was being used and the County should be receiving more funding for that.

Council Member Grooms, Ayers, and Richardson had no reports.

## C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- The Town closed on the property at 325 Stallings Road.
- Atrium Hospital Union West had offered to give Council Members a tour of the new facility.
- American Recovery Act Funds – Mr. Sewell shared an update regarding the funds as prepared by Assistant Town Manager Nichols. This report is attached to these minutes and therefore incorporated herein.

### 3. Agenda Approval

Mayor Dunn requested moving Agenda Item 10, Historical Markers, to 3.A. Council Member Richardson made the motion to approve the Agenda with the above listed change. The motion was seconded by Council Member Scholl and passed unanimously by Council.

#### 3.A. Historical Markers

##### *Original Agenda Item 10*

Historical Committee Chairperson Jill Reed requested the Council fund and approval the installation of historical markers for the Town of Stallings. She proposed one new Barry Plastics (information about Matthews Stallings and the incorporation of Stallings) and one near The Divide (information on Stevens Mill and Blair Mill). Both property owners agreed to allow the Town to install these markers on their properties. The committee requested authorization to proceed with ordering and installation.

Council had budgeted \$6000 for the FY2021-22 for historical markers. Council held consensus for the Historical Committee to purchase the Georgia style marker with the raised seal. Council Member Richardson made the motion the to authorize the Town to proceed with ordering and installation of initial two markers without easements subject to consideration of an alternate location for the sign

initially proposed at the Barry Plastics location. The motion was passed unanimously by Council after a second from Council Member Scholl.

4. TX21.06.01 General Statute 160D

*Proposed Text Amendment to amend Land Development Code in accordance with General Statute 160D. Chapter 160D consolidates existing city and county planning and development regulation statutes into a single, unified chapter and does not make major policy changes or shifts in the scope of authority granted to local governments.*

Mayor Dunn opened the public hearing. Town Planner Hair explained amendments were made to the Stallings Development Ordinance due to NCGS Chapter 160D which was the first major recodification and modernization of municipal and county development regulations since 1905. Ms. Hair's memo regarding all the changes is attached to these minutes and therefore incorporated herein. The Planning Board recommended approval of the text change.

No one joined the meeting to give public comment on this item. Mayor Dunn closed the public hearing. The Council would vote on this item on Monday, June 28 at its regular meeting.

5. FY2021-22 Proposed Budget

Mayor Dunn opened the public hearing. Town Manager Sewell reviewed with the Council the FY2021-22 Proposed Budget Highlights. This presentation is attached to these minutes and therefore incorporated herein.

No one joined the meeting who wished to give public comment on this item. Mayor Dunn closed the public hearing. The Council would vote on this item on Monday, June 28 at its regular meeting.

6. TX21.04.01 - Tree Disturbance Permit

Town Planner Hair reminded Council the public hearing on this item was held on May 24, 2021. She also reminded the Council that this text amendment was a change to Article 7.1 Permit and/or Approval Required which established activities requiring Town approval. The requirements for a Tree Disturbance Permit were outlined in Article 11.10 but were absent from the list of activities requiring a permit in Article 7.1. To clear up confusion to the development community, the requirement for a tree disturbance permit had been added to the activities requiring Town approval. Ms. Hair's memo on this item is attached to these minutes and therefore incorporated herein. Planning Board recommended approval of the text amendment.

Council Member Paxton made the motion to approve TX21.04.01 - Tree Disturbance Permit. The motion received Council's unanimous support after a second from Council Member Martin. The TX21.04.01 - Tree Disturbance Permit Ordinance Amendment is attached to these minutes and therefore incorporated herein.

Mayor Dunn then read the Statement of Consistency and Reasonable for TX21.04.01 - Tree Disturbance Permit in the record. Council Member Martin made the motion to approve the Statement of Consistency and Reasonable for TX21.04.01 - Tree Disturbance Permit. Council Member Scholl seconded the motion which received Council unanimously support. The Statement of Consistency and Reasonable for TX21.04.01 - Tree Disturbance Permit is attached to these minutes and therefore incorporated herein.

7. Idlewild Road Widening Options  
(Tabled from May 24, 2021)

Town Manager Sewell reviewed his memo outlining the Idlewild Road Widening Options. This memo is attached to these minutes and therefore incorporated herein. Council held consensus to request NCDOT delay this project for three years. Town Manager Sewell would send NCDOT an official letter from the Town requesting this administrative delay for three years including Stallings' original request/position of a four-lane cross section.

8. Streetscape Plan

*A brief presentation of the Stallings Streetscape Plan. Staff is seeking to introduce the Council to the project, project timeline and gather feedback and direction from council. This project is being done in-house by staff.*

Town Planner Hair presented the Council the staff's 2021 Stallings Streetscape Plan. Ms. Hair's memo on this item is attached to these minutes and therefore incorporated herein. Council Member Richardson made the motion to have staff proceed with the Streetscape planning. The motion received Council's unanimous support after a second from Council Member Grooms.

9. Stallings Municipal Parks Items

Parks and Recreation Director Platts presented the Council with updates on various aspects of the parks. Ms. Platts presentation is attached to these minutes and therefore incorporated herein.

*Clerk's Note: Council Member Grooms lost connection to the meeting at approximately 8:54 p.m. and therefore was not counted in the vote for Agenda Item 10 or 11.*

A. Stallings Fest

Staff proposed a smaller, different format call Stallings Day. Council held consensus to discuss the idea at a later date.

B. Splash Pad

The Splash Pad was opened for the Town after two years. The hours were 10 a.m. – 6 p.m., closing on Thursdays for maintenance. Staff was proposed installing a pass-through drainage system. Council Member Martin made the motion to allow for the purchase and installation of the pass-through drainage system on the Splash Pad for the amount of \$36,000. The motion received a second from Council Member Paxton which passed by 4 to 1 vote with Council Member Richardson opposing.

C. Signage

Parks and Recreation Director Platts reminded Council it was preparing new signage for Stallings Parks and Blair Mill Park.

D. BMP

Staff was having landscape architects make recommendations on additional landscaping.

10. Historical Markers

*This Agenda Item was moved to Agenda Item 3.A.*

11. Adjournment

Council Member Martin moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at approximately 9:25 p.m.

Approved on August 9, 2021.

*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