

**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 October 27, 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; Chief Dennis Franks; Eunice Donnelly, Parks and Recreation Director; Max Hsiang, Planning Director; Kevin Parker, Engineering Director; Jessie Williams, Finance Officer; 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.

Special Presentation

Honoring Richard Tanner

Mayor Dunn presented Richard Tanner with a key to the Town and a proclamation honoring Mr. Tanner's over 30-year service to the Town. The *Proclamation Honoring Richard Tanner* is attached to these minutes and therefore incorporated herein.

Public Comments

No one was present to give public comment.

1. Consent Agenda

A. Minutes from the following meetings:

(1) 09-08-2025

(2) 09-22-2025

B. Amended Budget Ordinance 4 – Veterans Day Breakfast

C. Amended Budget Ordinance 5 – AC Unit Replacement at Stallings Municipal Park

D. U-4714AC – Old Monroe Road Widening, Pole Betterments, and Sidewalk Cost Share

E. Aringill Stormwater Repairs

Mayor Dunn requested to pull Consent Agenda Item 1.D. and 1.E. and add them to the regular Agenda.

Council Member Richardson made the motion to approve the Consent Agenda with the above changes. The motion was approved unanimously after a second from Council Member Ayers. *Amended Budget Ordinance 4 – Veterans Day Breakfast* and *Amended Budget Ordinance 5 – AC Unit Replacement at Stallings Municipal Park* is attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from Mayor

Mayor Dunn stated that he enjoyed Stallings 50 Fest.

B. Report from Council Members/Town Committees

Council Member Hall enjoyed Stallween at Stallings Municipal Park.

Council Member Drake had no report.

Council Member Wojtowicz thanked Parks and Recreation for the Stallings 50 Fest.

Council Member Ayers reported there was a WUMA meeting last month.

Council Member Scholl enjoyed all the Parks and Recreation events that had happened recently.

Council Member Richardson had no report.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported the following:

- Reported that Parks and Recreation Events were going very well.
- Budget Line Items Transfer List – The *September 2025 Budget Line Item Transfer List* is attached to these minutes and therefore incorporated herein.
- Parks and Recreation Director Donnelly reported that the Veterans Day event was moving forward and was excited to host the breakfast.

3. Agenda Approval

Town Manager Sewell requested that the following items be changed on the Agenda:

- Add *WUMA Cost Share for State Lobbyist* as Agenda Item 11.D.
- Add *Stinson Farm Right-of-Way Condemnations and Amended Budget Ordinance 6* as Agenda Item 11.A.
- Remove Agenda Item 7, *TX25.09.01*

Mayor Dunn requested to:

- Move Agenda Item 10, *Callonwood Lighting*, to Agenda Item 3.A.
- Add Agenda Item 11.B. as Consent Agenda Item 1.D., *U-4714AC – Old Monroe Road Widening, Pole Betterments, and Sidewalk Cost Share*

- Add Agenda Item 11.C. as Consent Agenda Item 1.E., *Aringill Stormwater Repairs*

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

3.A. Callonwood Lighting

Original Agenda Item 10

Engineering Director Kevin Parker reminded the Council this was a follow-up from residents' concerns about streetlighting in Calloonwood Subdivision and perceived insufficient lighting. Residents requested the Town change the neighborhood lighting from standards lightbulbs to LED lightbulbs.

Staff found that:

- Several streetlights were blocked by overgrown trees.
 - Duke Energy would not trim the trees because the trees were not preventing crews from doing maintenance on the streetlights.
 - Trees belonged to the Callonwood HOA.
- A light audit would cost approximately \$20,000.
- Callonwood Crime
 - After investigation by the Stallings Police Department, it was the professional opinion of the Stallings Police Chief that the current streetlighting levels were not contributing to increased crime in the neighborhood.

Council held consensus to request Callonwood conduct a neighborhood survey regarding the amount of desired light and to talk about the issue further in budget discussions.

Council Member Richardson made the motion to suspend the rules to allow a citizen to speak. The motion was passed unanimously by Council after a second from Council Member Drake.

Tony Paren, resident of Callonwood, stated there were about 400 homes in the Stalling section of Callonwood and that approximately 20% of the lights in the neighborhood were blocked by trees. He also stated that the ordinance at the time of the neighborhood construction mandated lights every 300 ft. whereas today it was 200 ft.

4. Annexation 58 – Mill Creek Public Hearing

Recessed from 07-14-2025

The applicant requested the item be deferred until January 12, 2026. Council Member Ayers made the motion to defer Annexation 58 – Mill Creek Public Hearing until January 12, 2026. The motion was passed unanimously by the Council after a second from Council Member Richardson.

5. CZ25.02.01 - Mill Creek Public Hearing

Recessed from 07-14-2025

The applicant requested the item be deferred until January 12, 2026. Council Member Hall made the motion to defer CZ25.02.01 - Mill Creek Public Hearing until January 12, 2026. The motion was passed unanimously by the Council after a second from Council Member Scholl.

6. CZ25.02.03

A. 3191 & 3927 Pleasant Plains Rd Shop Front

Recessed from 09-08-2025

Planning Director Hsiang reminded the Council this conditional zoning was heard in July and September 2025 when Council requested revisions. Mr. Hsiang reminded that MONA-T LLC submitted a conditional rezoning request (CZ-TC) for parcels 07129296B and 07129296C, located at 3919 and 3927 Pleasant Plains Road, totaling approximately 2.63 acres. The proposed development included 12 shopfront units with ground-floor commercial or retail space and residential units above, as well as 23 townhomes located at the rear of the site.

Staff recommended approval of the conditional rezoning request, as the proposal aligned with the Town Center Small Area Plan and the Comprehensive Land Use Plan's designation of this area for Town Center development as the applicant had addressed Council's feedback and agreed to the conditions outlined above, ensuring the project meets both design and phasing expectations for the Town Center area. Staff's report on this item and the complete list of conditions are attached to these minutes and therefore incorporated herein.

The developer/applicant clarified that paver treatment between the alleyway would be determined during permitting and was intended to be decorative.

Council Member Richardson made the motion to approve CZ25.02.03 with conditions as presented by Staff, having those conditions recorded with the Register of Deeds. Council Member Scholl seconded the motion. The motion passed by a 5 to 1 vote with Council Member Wojtowicz opposing.

B. Statement of Consistency and Reasonableness

Mayor read into the record. Council Member Richardson made the motion to approve the Statement of Consistency and Reasonableness for CZ25.02.03 to which Council Member Scholl seconded. The motion was passed by Council with a 5 to 1 vote with Council Member Wojtowicz opposing. The *Statement of Consistency and Reasonableness for CZ25.02.03* is attached to these minutes and therefore incorporated herein.

7. TX25.09.01

This item was removed from the Agenda during Agenda Approval.

8. Planning Board Application Consideration

Council Member Wojtowicz made the motion to appoint Scott Dover as a full member of the Planning Board with a term expiration rate of 03-31-2028. The motion passed unanimously after a second from Council Member Scholl.

9. Ordinance to Amend Chapter 52 of the Code of Ordinances to Establish Inspection, Maintenance, and Enforcement Procedures for Stormwater Infrastructure and Stormwater Control Measures (SCMs)

Engineering Director Kevin Parker explained the ordinance was necessary to comply with the Town's MS4 Permit requirements and to ensure stormwater infrastructure was properly maintained throughout Stallings. The ordinance established a SCM inspection program and gave the Storm Water Manager (SWM) enforcement authority.

Council Member Richardson made the motion to approve Ordinance to Amend Chapter 52 of the Code of Ordinances to Establish Inspection, Maintenance, and Enforcement Procedures for Stormwater Infrastructure and Stormwater Control Measures (SCMs). The motion was passed unanimously by Council after a second from Council Member Scholl. The *Ordinance to Amend Chapter 52 of the Code of Ordinances to Establish Inspection, Maintenance, and Enforcement Procedures for Stormwater Infrastructure and Stormwater Control Measures (SCMs)* is attached to these minutes and therefore incorporated herein.

10. Callonwood Lighting

This item was moved to Agenda Item 3.A.

11. 2725 Old Monroe Road Use (Dunn)

Recessed from 09-22-2025

Mayor Dunn wanted to know if the Council wanted to expand the scoop for the broker. After discussion, the Council held consensus to allow the broker to continue with the current expressed interest. If an agreement with the current potential tenant was not finalized, then it requested the broker come back to Council to discuss potential other uses.

11.A. Stinson Farm Right-of-Way Condemnations and Amended Budget Ordinance 6

Town Attorney Cox explained that the Town had been able to negotiate a settlement with two property owners (Springsteed property and the Emmanuel Baptist Church of Indian Trail) that condemnations were not filed on; and a lawsuit was filed on the third property (Cunningham property) and settled. The motions below encompass those legal actions.

Council Member Scholl made the motion to approve a payment of \$63,000 to John and Taryn Springsteed for right of way acquisition of parcels: 07-057-007, 07-057-008A and 07-057-008. Council Member Ayers seconded the motion which passed unanimously by Council.

Council Member Scholl made the motion to approve payment of \$50,000 to Emmanuel Baptist Church of Indian Trail for right of way acquisition of parcel 07-057-009D. The motion was passed unanimously by Council after a second from Council Member Hall.

The motion was made by Council Member Hall to approve payment of \$42,625 to Donald and Doris Cunningham and agree to relocate the driveway at 15250 Idlewild Road to settle case 25CV003887-890 (parcel 07-057-015). Council Member Ayers seconded the motion to which the Council unanimously approved.

Council Member Hall made the motion to approve Amended Budget Ordinance 6 to appropriate additional funding and to recognize the corresponding reimbursements for costs related to these activities. Council unanimously approved the motion after a second from Council Member Ayers. The *Amended Budget Ordinance 6* is attached to these minutes and therefore incorporated herein.

11.B. U-4714AC – Old Monroe Road Widening, Pole Betterments, and Sidewalk Cost Share
Original Consent Agenda Item 1.D.

Engineering Director Parker explained this agreement was the final updated cost share and betterment amounts for NCDOT Project U-4714AC (Old Monroe Road Widening). The agreement committed to two main betterments as a part of the Old Monroe Road Widening: 1) sidewalk extension; and 2) pole betterments. The project was scheduled to let in July 2026, awarded by December 2026, and construction in 2027. Town Council was requested to approve these updated numbers and authorize the Town Manager to execute the agreement with NCDOT.

Council Member Wojtowicz made the motion to approve U-4714AC – Old Monroe Road Widening, Pole Betterments, and Sidewalk Cost Share to which Council Member Drake seconded. The motion was passed unanimously by Council.

11.C. Aringill Stormwater Repairs

Original Consent Agenda Item 1.E.

Engineering Director Parker explained the Aringill Stormwater Repairs were necessary to complete ahead of the Town's resurfacing program, which would include milling and resurfacing Aringill Lane following the repair work. Addressing these issues now would protect the Town's investment in the new roadway surface and prevent premature damage.

Council Member Scholl made the motion approve the Aringill Lane Stormwater Repair Project with Red Clay Industries in the amount of \$62,150, plus an approximate 20% contingency, for a total project budget of \$75,000, to be funded from the Storm Water Budget. Council passed the motion unanimously after a second from Council Member Drake.

11.D. WUMA Cost Share for State Lobbyist

Council Member Ayers explained that at the WUMA meeting, Waxhaw stated it had a lobbyist in Raleigh who was bringing information back to Waxhaw about the decisions, etc. made in Raliegh. There was an option to cost share that lobbyist with Waxhaw.

After discussion, Council held the consensus to not to cost share as other identities such as NCLM already performed that service for the Town at no cost.

12. Closed Session Pursuant to NCGS 143-318.11(a)(3) and (6)

Council Member Hall made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3) and (6) inviting Chief of Police Dennis Franks into the session. The motion was passed unanimously by the Council after a second from Council Member Ayers.

Council recessed into closed session at 8:47 p.m. and reconvened into open session at 9:07 p.m.

13. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at 9:07p.m.

Approved on November 24, 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