

**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 April 27, 2026, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor David Scholl; Mayor Pro Tempore Brad Richardson; Council Members Steven Ayers, Mike Couzens, Graham Hall, and Laurie Wojtowicz.

Those absent were: Council Members Graham Hall and Jon Van de Riet.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Brig Sheehy, GIS Planning Technician; Kevin Parker, Engineering Director; Jessie Williams, Finance Officer; Eunice Donnelly, Parks and Recreation Director; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor David Scholl welcomed everyone to the meeting and Council Member Ayers delivered the invocation. Mayor Scholl then led the Pledge of Allegiance and called the meeting to order.

Public Comments

Jason Pratt, Chestnut Oaks, stated there was community discomfort concerning the location for the potential motel on Whetstone. He stated he lived across from the proposed location and there were a lot of kids in that area and it would be unsafe for them.

Kelly Rusk, stated that the community lived in fear and uncertainty regarding the possibility of the motel on Whetstone. He said that community was just getting started in opposing this project and hundreds of people had already sent messages against the project. Mr. Rusk as the Council be good leaders and find a way to stop the project. He stated that 75% of sex trafficking survivors were exploited in or near a motel. Mr. Rusk asked the developer to support the safety of our children and withdrawal of proposal.

Robert Keller, 1118 Slatewood Road, stated he was against the hotel on Whetstone for a variety of reasons: drainage and flooding; reduction of property value; infrastructure problems; and school crowding. He stated that no one wanted the project and that it should be located somewhere else.

1. Consent Agenda

A. FY26 Audit Contract

Council Member Ayers made the motion to approve the Consent Agenda as presented. The motion was passed unanimously by the Council after second from Council Member Wojtowicz.

2.

2. Agenda Approval

Council Member Richardson made the motion to approve the Agenda as presented. The motion was seconded by Council Member Couzens and passed unanimously.

3. TX26.01.02

A. Streetscape and Fee in Lieu Addendum

GIS Technician Birg Sheehy stated that the purpose of the text amendment was to incorporate updates to the Staff and Board recommended design standards within the Stallings Streetscape Plan. The revisions simplify and clarify the existing standards by reducing the number of design options and variations, helping to create a more cohesive and consistent streetscape character throughout the Town Center District. In addition, the amendment revised the fee-in-lieu structure for the Streetscape and Greenway plans. The current fee-in-lieu structure would not generate sufficient funding for the Town to construct required Greenway Trails or Streetscape improvements when a developer was unable to install them. The amendment established a clear fee in lieu structure to allow the Town to fund Greenway and Streetscape projects as an alternative where not practical for the developer. Staff's memo for TX26.01.02 is attached to these minutes and therefore incorporated herein. The Planning Board recommended approval of text amendment TX26.01.02 as did Staff.

Mayor Scholl opened the public hearing. No one was present to speak on the item. Mayor Scholl then closed the public hearing. Council Member Richardson made a motion to table the item for Staff to clarify the cost with the state's approval. The motion received Council's unanimous support after a second from Council Member Couzens.

B. Statement of Consistency and Reasonableness

This item was not heard as the item above was tabled.

4. TX26.01.03

A. Fence Updates

Mayor Scholl opened the public hearing. GIS Technician Birg Sheehy explained the purpose of the proposed amendment was to improve clarity, consistency, and enforceability. The revisions reorganize Article 2.13-2 for easier reference, clarify height and placement standards – particularly for corner lots and fences abutting streets or alleys – and refine requirements for screening and materials such as chain link fencing. Staff's memo for TX26.01.03 is attached to these minutes and therefore incorporated herein. Planning Board recommended approval of text amendment TX26.01.03 as well as

Brad Ray, 909 Bailey Court, stated that no matter the fence size, the owner should have a responsibility of their own dogs.

Mayor Scholl then closed the public hearing. The motion was made by Council Member Richardson to approve TX26.01.03 and found it reasonable and consistent with Stallings Comprehensive Land Use Plan. Council unanimously passed the motion after a second from Council Member Couzens.

B. Statement of Consistency and Reasonableness

The *Statement of Consistency and Reasonableness for TX26.01.03* was approved in the motion above and is attached to these minutes and therefore incorporated herein.

5. TX26.02.01

A. Resubmittal Waiting Period (State Statute amendment)

Mayor Scholl opened the public hearing. Planning Director Max Hsiang explain this was an amendment to Section 5.3-4 (“Waiting Period for Subsequent Applications”) of the Development Ordinance to remove the mandatory four-month waiting period for rezoning applications. Recent amendments to Chapter 160D of the North Carolina General Statutes (Session Law 2025-94, House Bill 926 Section 11) eliminated the authority for local governments to impose mandatory waiting periods following the denial or withdrawal of a zoning map amendment. The Town’s current ordinance included a four-month waiting period and waiver provision that were no longer authorized under state law. The amendment updated the ordinance to ensure compliance with state statute. Staff recommended approval of TX26.02.01 to bring the Unified Development Ordinance into compliance with the amendments to Chapter 160D of the North Carolina General Statutes as did the Planning Board.

No one was present to speak on the matter. Mayor Scholl then closed the public hearing.

Council Member Couzens made the motion to approve TX26.02.01 along with its Statement of Consistency and Reasonableness as it was consistent with the state statute and Stallings Comprehensive Land Use Plan to which Council Member Ayers seconded. The motion was passed unanimously by Council.

B. Statement of Consistency and Reasonableness

The *Statement of Consistency and Reasonableness for TX26.02.01* is attached to these minutes and therefore incorporated herein.

6. TX26.02.02

A. Annexation and Rezoning Concurrent Presentation/Vote

Planning Director Hsiang explained this text amendment proposed adding language clarifying that when a Conditional Zoning application involved property proposed for annexation, the Town Council may hold the public hearings for both the annexation and the Conditional Zoning at the same meeting and may take action on both matters concurrently, consistent with N.C. Gen. Stat. §160D-204.

Mayor Scholl opened the public hearing for which no one was present to speak. Mayor Scholl then closed the public hearing.

Council Member Wojtowicz made the motion to approve TX26.02.02 along with its Statement of Consistency and Reasonableness per state statute to which Council Member Richardson seconded. The motion was passed unanimously by Council.

B. Statement of Consistency and Reasonableness

The *Statement of Consistency and Reasonableness for TX26.02.02* is attached to these minutes and therefore incorporated herein.

7. Communications Overview

Assistant Town Manager Nichols reviewed the Town's communications efforts with the Council. That presentation is attached to these minutes and therefore incorporated herein. Council would continue communications conversations in conjunction with budget discussions.

8. Adjournment

Council Member Richardson moved to adjourn the meeting, seconded by Council Member Couzens, and the motion received unanimous support. The meeting was adjourned at 8:23 p.m.

Approved on May 11, 2026.

s/David Scholl

David Scholl, Mayor

s/Erinn Nichols

Erinn E. Nichols, Town Clerk

Approved as to form:

s/Cox Law Firm, PLLC

Cox Law Firm, PLLC