

**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 March 24, 2025, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Pro Tempore David Scholl; Council Members Steven Ayers, Taylor-Rae Drake, Graham Hall, Brad Richardson and Laurie Wojtowicz.

Those absent were: Mayor Wyatt Dunn.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Kevin Parker, Engineering Director; Jessie Williams, Finance Officer; Nick Coffey, Parks and Recreation Senior Maintenance Technician; Katie King, Senior Planning Technician; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

Susy Wiggins, 408 Short Street, wanted mirrors for left exits from Community Park or a police officer direct traffic at that area. She also wanted to address the Industrial Park and the lack of a buffer. She stated the businesses were shaking the houses and the houses were cracking. She stated there used to be a dirt mound as a barrier, but it was gone. Ms. Wiggins stated she heard the pounding from 3-9 p.m. and the pounding was damaging the houses.

Shannon Smith, 2201 Community Park Drive, stated the neighborhood had been there since the 1970s and the residents were being ignored. She did not think the penalties to the businesses for removing the barrier berm was enough. Ms. Smith stated that the houses were being shaken and had ceilings fallen in homes. She said the house values were going down as the lights and music go all day long. She stated she had been told there was nothing anyone could do about it and felt that Stallings was ignoring her. Ms. Smith also stated that a little girl was hit walking from Stallings Municipal Park back to Community Park Drive.

Council stated it would put Industrial Park and Community Park on the Agenda for April 14.

Dawn Whitlock, 401 Short Street, stated that she had fixed her ceiling herself due to the pounding and her neighbors' ceiling fell in due to violations in Industrial Park. She stated she could not get the tax value for her house due to the view she had in her backyard. Ms. Whitlock stated that the concrete trucks started their noise at 2-3 a.m. She stated she called when the berm was being torn down and asked the

Council for help. She did not feel a fence would not stop light or sound. She did not like the Town's response to the issues. Ms. Whitlock was also concerned about the safety of pulling out of Community Park.

1. Consent Agenda

- A. Conditional Zoning Subcommittee Policy Amendment
- B. Amended Budget Ordinance 13 – Stallings Municipal Park Camera Project
- C. Amended Budget Ordinance 15 – Stallings Municipal Park Fencing
- D. Amended Budget Ordinance 16 – Public Works Vehicle
- E. School Zone Speed Limit at Stallings Elementary

Council Member Scholl requesting removing Consent Agenda Items 1.B., 1.C., and 1.D. for discussion during budget decisions. Council Member Hall requested to put Consent Agenda Item E. on regular Agenda.

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

2. Agenda Approval

Council Member Scholl requested moving Agenda Item 7, *Union County Revaluation Update*, to Agenda Item 2.A.

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

2.A. Union County Revaluation Update

Original Agenda Item 7

Vann Harrell, Union Co. Tax Administrator, was present to give the Council an update on the Union County Revaluation. The presentation is attached to these minutes and therefore incorporated herein.

3. CZ24.10.02

A. 3025 Gribble Rd.

Mayor Pro Tem Scholl opened the public hearing. Planning Director Max Hsiang explained this item was a conditional rezoning request for 3025 Gribble Road to rezone the 0.81-acre property from Industrial (IND) to Conditional Industrial (CZ-IND) allowing automobile sales in addition to the existing automobile repair services (major). Staff's report on CZ24.10.02 is attached to these minutes and therefore

incorporated herein. Staff recommended approval of the conditional rezoning request with the following conditions:

1. Vehicle Display Limit - Display of vehicles for sale is limited to a maximum of five (5) vehicles at any given time. Any additional vehicles must be stored behind a fenced area and must not include visible signage.
2. Screening Requirements - All required screening must be installed and maintained as shown on the approved site plan. Any modifications to the screening must be reviewed and approved by the Town.
3. Concept Plan Compliance and Conditional Zoning Reversion - The final development must substantially conform to the approved concept plan. If the project is not completed in compliance with the concept plan within two (2) years, the conditional zoning approval will be revoked, and the property will revert to industrial zoning. Automobile sales will no longer be permitted.
4. Outdoor Storage Restrictions - Outdoor storage is permitted but must be fully screened from view from all public streets. Acceptable screening methods include fencing, landscaping, or other Town-approved visual barriers.

Applicant Daniel Baharov and the Applicant's Consultant Jonathan Rossenau addressed the Council and clarified that the fence would be solid and block the view of repair from the road.

No one was present to speak on the item. Mayor Pro Tem Scholl then closed the public hearing. Council Member Richardson made the motion to approve CZ24.10.02 - 3025 Gribble Rd. adding the condition: *Conditional Zoning Extension - The applicant or developer may request a one-time extension of up to two (2) additional years from the Town Council to bring the project into compliance with the approved concept plan. This extension must be approved by a vote of the Town Council and does not require resubmittal or repetition of the conditional zoning process.* The applicant did approve the additional condition. The motion was seconded by Council Member Ayers and passed unanimously by Council.

B. Statement of Consistency and Reasonableness

Council Member Wojtowicz made the motion to approve the *Statement of Consistency and Reasonableness for CZ24.10.02* which was seconded by Council Member Richardson. The motion was passed unanimously by Council. The *Statement of Consistency and Reasonableness for CZ24.10.02* is attached to these minutes and therefore incorporated herein.

4. CZ24.12.01

A. 3469 Gribble Rd.

Mayor Pro Tem Scholl opened the public hearing. Planning Director Max Hsiang explained this request was for a conditional rezoning request at 3469 Gribble Road to rezone the 1.52-acre property from

Industrial (IND) to Conditional Industrial (CZ-IND) to allow automobile sales in addition to the existing automobile repair services (major). Staff's report on CZ24.12.01 is attached to these minutes and therefore incorporated herein. Staff recommended approval of the conditional rezoning request with the following conditions:

1. Limit vehicle display to a maximum of five (5) vehicles at any given time. Any additional vehicles must be stored behind a fenced area and must not include visible signage.
2. Consistency with Concept Plan - The final development layout, building design, and site features must substantially conform to the approved initial concept plan. Any significant modifications must receive approval from the Town.
3. Fencing and Screening - Install and maintain an opaque fence or screen along all fencing fronting Gribble Road.
4. Outdoor Storage Restrictions - Outdoor storage is permitted but must not be visible from any public street. Screening methods may include fencing, landscaping, or other Town-approved visual barriers.
5. Permitting Compliance - The developer must obtain all required permits from applicable State, County, and Town agencies.

No one was present to speak on the item. Mayor Pro Tem Scholl then closed the public hearing. Council Member Richardson made the motion to approve CZ24.12.01 - 3469 Gribble Rd. The motion was seconded by Council Member Ayers and passed unanimously by Council.

B. Statement of Consistency and Reasonableness

Council Member Richardson made the motion to approve the *Statement of Consistency and Reasonableness for CZ24.12.01* which was seconded by Council Member Hall. The motion was passed unanimously by Council. The *Statement of Consistency and Reasonableness for CZ24.12.01* is attached to these minutes and therefore incorporated herein.

5. TX25.02.01

A. Attached Garage Text Amendment

Mayor Pro Tem Scholl opened the public hearing. Planning Director Max Hsiang reminded the Council that it had directed Staff to research the Town's current regulations regarding attached garages as they lacked sufficient specificity, led to potential inconsistencies in permitting, construction, and negative impacts on neighborhood aesthetics. Staff proposed a new ordinance to clarify regulations for attached garages that established clear guidelines for several key aspects of attached garage construction. The Planning Board recommended approval of the new ordinance. Staff's memo outlining the proposed new ordinance is attached to this memo and therefore incorporated herein.

No one was present to speak on the item. Mayor Pro Tem Scholl then closed the public hearing. Council Member Hall made the motion to adopt TX25.02.01 - Attached Garage Text Amendment which was seconded by Council Member Ayers. The motion was passed unanimously by Council.

B. Statement of Consistency and Reasonableness

The motion was made by Council Member Wojtowicz to approve the *Statement of Consistency and Reasonableness for TX25.02.01*. Council passed the motion unanimously after a second from Council Member Hall. The *Statement of Consistency and Reasonableness for TX25.02.01* is attached to these minutes and therefore incorporated herein.

6. TX25.02.02

A. Definitions Update

Mayor Pro Tem Scholl opened the public hearing. Senior Planning Technician Katie King explained that staff proposed adding and updating definitions in Article 3 of the Stallings Development Ordinance to clarify and expand upon existing language. The definitions were essential to ensure accurate interpretation and enforcement of the ordinance. The Planning Board recommended approval. Staff's memo outlining the changes is attached to these minutes and therefore incorporated herein.

No one was present to speak on the item. Mayor Pro Tem Scholl then closed the public hearing. Council Member Ayers made the motion to approve TX25.02.02 to which Council Member Drake seconded. The motion received Council's unanimous support.

B. Statement of Consistency and Reasonableness

The motion was made by Council Member Wojtowicz to approve the *Statement of Consistency and Reasonableness for TX25.02.02*. Council passed the motion unanimously after a second from Council Member Ayers. The *Statement of Consistency and Reasonableness for TX25.02.02* is attached to these minutes and therefore incorporated herein.

7. Union County Revaluation Update

This item was moved to Agenda Item 2.A.

8. 2025 Stallings Committees Reappointments

Assistant Town Manager Erinn Nichols explained that the Council had the option of renewing several board/committee appointments for their next terms. Council Member Wojtowicz made the motion to appoint the following members:

Planning Board/Board Of Adjustment

Michael Couzens 03-31-2028

Jacqueline Wilson 03-31-2028

Historical Committee

Marie Garris 03-31-2027

Community Committee

Ben Diaz 03-31-2027

Susan Connolly 03-31-2027

George "Bill" Smith 03-31-2027

Randall Miller 03-31-2027

Stormwater and Infrastructure Committee

Terry Davis 03-31-2027

Erin Shanaberger 03-31-2027

The motion was seconded by Council Member Richardson to which Council unanimously approved.

9. Council NCLM Voting Delegate

Council Member Wojtowicz made the motion to appoint Council Member Scholl as the NCLM Voting Delegate. The motion was second by Council Member Ayers and passed unanimously by Council.

10. Council Technology Reimbursement

A. Policy

Town Manager Sewell reminded Council it had requested Staff create a *Council Technology Reimbursement Policy* and bring back for its consideration. The policy presented allowed each Council Member to be reimbursed up to \$600 per term for technology equipment to be used for their duties of office.

Council Member Richardson made the motion to approve the *Council Technology Reimbursement Policy* adding the verbiage that if a current sitting Council Member uses his reimbursement prior to December 2025, that Council Member would be ineligible to receive the reimbursement in his next immediate term (which would begin January 2025 or January 2027). The motion was seconded by Council Member Ayers which received Council's unanimous support.

B. Amended Budget Ordinance 14 – Council Technology Policy

The motion was made by Council Member Richardson to approved *Amended Budget Ordinance 14 – Council Technology Policy* which was seconded by Council Member Ayers. The motion received Council’s unanimous support. *Amended Budget Ordinance 14 – Council Technology Policy* is attached to these minutes and therefore incorporated herein.

11. Waste Connections Contract Amendment

Assistant Town Manager Erinn Nichols reminded the Council it has requested Staff research an extension to the solid waste contracts with Waste Connections. The contract amendment allowed for the following:

- One (1) Town initiated one 3-year extension.
- One (1) additional bulk pick-up per year (making bulk pick-up a quarterly service) at no additional cost to the Town.
- Defined the specific CPI index used and when that data will be pulled for budgeting purposes.

Council Member Wojtowicz made the motion to approve the *Waste Connections Contract Amendment* to which Council Member Hall seconded. Council gave the motion its unanimous support.

11.A. School Zone Speed Limit at Stallings Elementary

Original Consent Agenda Item 1.E.

Engineering Director Kevin Parker explained that the Town, in coordination with the North Carolina Department of Transportation (NCDOT), was seeking to establish a school speed zone on Stallings Road in front of Stallings Elementary School. This request aligned with NCDOT's regulations, which state that school speed zones are set 10 mph below the posted speed limit and encompass the school's property frontage. The speed limit would be reduced by 10 mph during designated school hours, 7:00 a.m. to 2:30 p.m. during school days. NCDOT would install school zone signage and SCHOOL pavement markings near the zone limits, where not already present.

Council Member Hall made the motion to approve the School Zone Speed Limit at Stallings Elementary which was seconded by Council Member Drake. The motion was passed unanimously by Council.

12. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Richardson, and the motion received unanimous support. The meeting was adjourned at 9:04 p.m.

Approved on April 14, 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