

**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 10, 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, Brad Richardson, and Laurie Wojtowicz.

Those absent were: Council Members Taylor-Rae Drake, and Graham Hall.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Police Chief Dennis Franks; Max Hsiang, Planning Director; Nick Coffey, Parks and Recreation Senior Maintenance Technician; 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.

Public Comments

Constance Kunno, 9502 Inishmore Court in Shannamara, would like a new traffic study with the new development Cambridge Hill on Idlewild and Stevens Mills Road due to current traffic. She would like a brick wall instead of a face for the buffer and requested the Council vote no for rezoning on the one home.

Tom Twitchell, 910 Bailey Court, wanted to echo the last person's comments emphasizing he wanted an 8' wall instead of a fence and wanted the type A buffer everywhere on the project. He felt a new traffic analysis would be important since the traffic would be next to a toddler pool. Mr. Twitchell felt that just because the use was a by right development, did not mean it was the right thing to do. He wanted various other uses to be excluded from use and wanted dumpsters moved to another location on the site.

Jeannie Lindsay, agreed with last people's comments. She stated that the homes on Stevens Mill were rezoned unknowingly and illegally. The zoning was not protecting existing neighborhoods. She also reminded that the state had disallowed downzoning in the future. She was asking the Council to deny rezoning as it was inviting more traffic. She suggested a conditional zoning for the site so that conditions could be placed on the project. She requested a no zoning decision from the Council.

John Foltz, 5386 Shannamara Drive, asked the Council to deny the rezoning request and felt that residents do not get small town feel with everything that comes with the shopping center. He asked Council to deny and only allow developers to continue after another traffic study.

1. Consent Agenda

A. Minutes from the following meetings:

- (1) 02-03-2025 – special
- (2) 02-10-2025
- (3) 02-22-2025 – special
- (4) 02-24-2025

B. NCDOT's Request for Idlewild Road Speed Limit Reduction

Council Member Ayers made the motion to approve the Consent Agenda as presented. The Council unanimously supported the motion after a second from Council Member Wojtowicz.

2. Reports

A. Report from Mayor

Mayor Dunn reported that appeals process for Union County Reval was open.

B. Report from Council Members/Town Committees

Council Member Wojtowicz reported that the Historical Committee had a lot of events in the 50th celebrations. There would be a new sign in the park highlighting the history of the park.

Council Members Ayers and Scholl had no reports.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following items:

- Council received the February 2025 Budget Line Item Transfer List. The February 2025 Budget Line Item Transfer List is attached to these minutes and therefore incorporated herein.
- Mr. Sewell and Chief Franks met with 3rd graders for Career Day.
- Nick Coffey, Parks and Recreation, reported that the first 50th celebration was the Shamrocking Concert on the following Friday. He also reported that the new playground equipment would start on March 31 and new T-pads and course upgrades at Blair Mill Park were taking place.
- The Police Department was hosting a fraud prevention course new week.

3. Agenda Approval

Town Manager Sewell requested the Council remove Agenda Item 5, *CZ24.10.02 – 3025 Gribble Rd.*, and Agenda Item 6, *CZ24.12.01 – 3469 Gribble Rd.* Mayor Dunn requested adding 9.A., *Crestwind Satellite Annexation Consideration for State Representatives (Dunn)*. Council Member Wojtowicz made the motion to approve the Agenda with the changes above. The motion was seconded by Council Member Ayers and passed unanimously.

4. RZ24.10.01 – 5749 Steven Mill Rd.

A. General Rezoning from SFR-1 to MU-2 Recessed from 02-10-2025

Town Attorney Cox explained to the Council the differences between a rezoning and conditional zoning highlighting that the Council could not switch the application for one to the other. That was a function that had to be completed by the applicant.

Planning Director Max Hsiang explained the rezoning timeline. Engineering Director Kevin Parker explained when the current Traffic Impact Analysis (TIA) was completed for the area noting that it was completed in July 2023 and took into account all the future planned development as well as a compounding growth rate of 1%. He also clarified that the parcel in question did not trigger a TIA at all.

Council Member Wojtowicz made the motion to suspend the rules to allow for additional public comments on the item. Council Member Ayers seconded the motion and passed unanimously by Council.

Mayor Dunn opened the public hearing.

Tom Twitchell, 910 Bailey Court, stated understand that the property in question did not trigger a TIA but did not agree with the compounding rate of 1% and thought it should be 7-18%.

Jeannie Lindsay, 5629 Anglesey court, agreed with Mr. Twitchell stated that the news reported that David Scholl said Town had a 6.8% growth rate.

Terry Williams, Withrow Capital and the applicant/developer/landowner, TIA was not related to property. However, it did take the property in question into account plus the 1% growth rate.

Alex Herdin, 408 Garin Court, asked when traffic study was done.

Mayor closed the public hearing and Council discussed the item.

Mary Beret, Inishmore Court, asked why she just heard about the rezoning last week. She was also concerned with school buses backing up all the way down Shannamara Drive.

Council Member Richardson arrived at 7:47 p.m.

Mayor Dunn called for a vote on the item. Council Member Richardson made the motion to approve RZ24.10.01 – 5749 Steven Mill Rd. The motion was passed unanimously by Council after a second from Council Member Ayers.

B. Statement of Consistency and Reasonableness

Mayor Dunn read the *Statement of Consistency and Reasonableness for RZ24.10.01 – 5749 Steven Mill Rd.* into the record. Council Member Wojtowicz made the motion to approve the *Statement of*

Consistency and Reasonableness for RZ24.10.01 – 5749 Steven Mill Rd. to which Council Member Scholl seconded. The motion was passed unanimously by Council. The *Statement of Consistency and Reasonableness for RZ24.10.01 – 5749 Steven Mill Rd.* is attached to these minutes and therefore incorporated herein.

5. CZ24.10.02 – 3025 Gribble Rd.

This item was removed from the Agenda during Agenda Approval.

6. CZ24.12.01 – 3469 Gribble Rd.

This item was removed from the Agenda during Agenda Approval.

7. Annexation 58

A. Certificate of Sufficiency

Town Clerk Nichols present the Certificate of Sufficiency for Annexation 58 to the Council. The Certificate of Sufficiency for Annexation 58 is attached to these minutes and therefore incorporated herein.

B. Resolution Fixing the Public Hearing Date

The motion was made by Council Member Scholl to approve the *Resolution Fixing the Public Hearing Date for Annexation 58*. Council Member Wojtowicz seconded the motion to which the Council approved unanimously. The *Resolution Fixing the Public Hearing Date for Annexation 58* is attached to these minutes and therefore incorporated herein.

8. Town's Trademark Registration Administration

Town Attorney Cox explained the phrase "Gateway to Union County" is a phrase for which the Town of Stallings has a trademark. Every ten years, the trademark renewal was necessary in order to keep the trademark registration. The cost of the trademark registration was \$2575.00 for the period December 2025 through December 2035.

Council Member Richardson made the motion to allow the trademark to expire. The motion was passed unanimously by Council after a second from Council Member Scholl.

9. Town Manager Reports

A. Balanced Scorecard Mid-Year Report

Town Manager Sewell presented the FY25 Balanced Scorecard Mid-Year Report to the Council which is available to the Town's website for review.

B. 2025-2026 Priorities and Action Plan

Town Manager Sewell presented the 2025-2026 Priorities and Action Plan to the Council which is attached to these minutes and therefore incorporated herein. Council Member Richardson made the motion to approve the 2025-2026 Priorities and Action Plan and seconded by Council Member Scholl. Council passed the motion unanimously.

C. Crestwind Satellite Annexation Consideration for State Representatives (Dunn)

Mayor Dunn explained that the owner of the land for Crestwind, Kevin Pressley, would like the Town to send a letter to the state representatives requesting they add to a current House Bill wording that would allow Stallings to annex the Crestwind Development which was a few hundred yards from the Town limits, allowing the cap of the satellite annexation to be lifted.

Consensus was held by Council to have Council Member Richardson submit revised wording to allow the Council to have the option, not a definite action, to the Clerk who would then send to the Mayor to send to local representatives.

Council held consensus to cancel March 24, 2025 Special Budget Meeting.

10. 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 8:55 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