

**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 9, 2017, at 7:00 p.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Mayor Pro Tempore David Scholl; Council Members John Martin, Kathy Heyse, Deborah Romanow, Lynda Paxton, and Shawna Steele.

Staff present were: Alex Sewell, Town Manager; Emily Hughes, Communications Specialist/Deputy Town Clerk; Lynne Hair, Town Planner; Max Hsiang, Planning Technician; Marsha Gross, Finance Officer; and Minor Plyler, Police Chief.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and thanked them for their interest in local government. Council Member Romanow then delivered the invocation. Mayor Dunn led the Pledge of Allegiance and called the meeting to order.

Public Comment

There was no one present to give public comment.

1. Approval of Consent Agenda Items

A. Minutes of the following meetings:

- (1) 02-26-18
- (2) 03-03-18 – special
- (3) 03-12-18
- (4) 03-12-18 – closed

Council Member Paxton suggested to correct the spelling of the names of the citizens from the 02-26-18 and 03-12-18 minutes: Renato Jesalvo and Lewis Fisher.

Council Member Romanow made the motion to approve the Consent Agenda Items with the suggested changes mentioned above. The motion was seconded by Council Member Paxton which passed unanimously by Council.

## 2. Reports

### A. Report from the Mayor

Mayor Dunn had no report.

### B. Reports from Council Members/Town Committees

Council Member Paxton reported that she was a part of an authentic audience with Union County Schools as a representative from Stallings on a panel of community leaders where Antioch students presented community and environmental issues.

Council Member Paxton reminded Council that Earth Day would be at Indian Trail's Chestnut Square Park with the theme "To End Plastic Pollution." She also shared the various teams that would be participating in the town-wide litter sweep and encouraged Council to volunteer.

Council Member Martin reported that there was a Public Safety Committee meeting but would defer that report to Council Member Romanow. He also stated he had met with businesses of the Steven Mill Shopping Center to learn how the Town could better help that area. Those businesses were in support of the possible addition an ABC Store; and they were disappointed that the Epcon project was turned down because they wanted more roof tops in the area.

Council Member Martin also reported that he had received many complaints regarding the odor and noise from the Aqua Waste Water Treatment Plant behind Country Woods East. Stallings Code Enforcement Officials would be investigating the issue.

Council Member Romanow reported that the Public Safety Committee met to discuss the safety concerns at the intersection at Highway 74 and Stallings Road. She also mentioned that the committee would be hearing a presentation from a social worker concerning ways to identify seniors in the community to honor them and meet their needs. The committee also discussed the potential park in Spring Hill and discussed various ideas.

Council Member Scholl reported that he received complaints from residents about the condition of Blair Mill Park. He was working with Town Manager Sewell to identify the responsible parties for right-of-way clean-up.

Council Member Steele reported that there was no Stormwater Committee meeting that month so there was nothing to report.

Council Member Heyse reported that the Historical Committee planned to meet soon to establish some general meeting times.

C. Report from Town Manager/Town Departments

Town Manager Alex Sewell reported the following items:

- The Ad Hoc Committee for the new Town Hall would meet to discuss the audio and video for the facilities as well as the finishes.
- There would be monthly meetings with NCDOT staff and Town Staff to facilitate communication.
- Staff needed to give NCDOT an answer by the end of June concerning the painting of Bypass mast arms and poles.
- Council received their first draft budget for review and Mr. Sewell welcomes comments.
- There were various options for the Town to conduct a citizen survey:
  - internet based survey
  - a written, mailed survey to all households
  - a written, mailed survey to a random sample of the population
- A draft of the branding for all non-police, town vehicles was provided for Council consideration. Council held consensus to use the draft branding which was provided as well as “In God We Trust” on the rear of the vehicles. The total would be \$1875 to brand and re-brand all non-police, town vehicles.
- Town Manager Alex Sewell and Communications Specialist Emily Hughes have met weekly to reformat the website for appearance and consistency.

3. Agenda Approval

Mayor Dunn suggested switching Agenda Item 8, *Resolution Authorizing Condemnations to Acquire Certain Property*, to Agenda Item 6, *Town Hall Streetscape Options*. The Agenda was approved by Council Member Romanow with the above suggested changes. The motion was seconded by Council Member Paxton which passed unanimously by Council.

4. NCDOT Idlewild Superstreet Concept, U-4913

Scott Cole, NCDOT, made a presentation to Council regarding the Idlewild Superstreet Concept. Travis Pressler, NCDOT Transportation Engineer and project manager for U-4913, was also present. NCDOT discussed their plan to widen Idlewild Road from Stallings Road to the Stevens Mill intersection and scope for the project.

The purpose of the project was to improve congestion to service level D or better and enhance safety and pedestrian accommodations. The concept presented to Council was intended to move traffic

through and minimize impact to the human environment and the natural environment. The current level of service in that area was an E during a.m. and p.m. peak hours. Each direction was intended to operate independently as a way one street.

Terry Williams, Withrow Capital, expressed that the Idlewild Road Superstreet Concept would affect property owners and would restrict development. He agreed that Idlewild needed to be widened but not in the superstreet format. Mr. Williams also noted that if the Town needed financial help in placing "In God We Trust" on the Town vehicles, he would be happy to help with that endeavor.

Matt Tomsic, attorney representing the Harris Teeter development off Idlewild Road, echoed Mr. Williams comments that the Idlewild Superstreet Concept would affect the development and the ability of residents to access retail stores.

John Armistead, agreed with Mr. Williams and expressed that Superstreet Concept would cause the Quick Trip Convenience Store to cancel their contract to develop land.

George Heyse, 1504 Curry Way, stated he was concerned with the traffic at the intersection of Potter Road and Pleasant Plains Road.

Town Planner Lynne Hair reported that the Town was operating under the assumption that Idlewild Road would be widened to a four-lane road, not a superstreet. The Town had created a Small Area Plan for the Idlewild Road node and operated under the assumption that Idlewild would be a four-lane road. Mrs. Hair expressed that the Comprehensive Land Use Plan promotes walkability and connectivity, which the superstreet would limit and create a barrier for the residents. She also shared that Chief Plyler mentioned that the superstreet would affect response times for emergency vehicles.

Town Manager Sewell suggested a revision resolution regarding opposing the superstreet concept and bring it back to Council on April 23, 2018. Council held consensus to review the resolution at that time.

##### 5. Unified Development Ordinance – Mixed Use 1 (MU1) and Mixed Use 2 (MU2) Density

Town Planner Hair explained that the Mixed Use 1 (MU1) and Mixed Use 2 (MU2) density were created to support the Town's Small Area Plans which encouraged mixed use developments. The Town's Unified Development Ordinance (UDO) originally proposed the density of 28 units per acre within the Mixed Use Districts; however, there was a concern on Council that the proposed 28 units per acre was too high. Therefore, the approved UDO reflected a reduced to 14.5 units per acre.

During the UDO creation process, the developers were going off the originally proposed 28 units per acre and noted that the adopted 14 units per acre would not allow for mixed use as shown in the small area plans. Council discusses the various options for density in the small area plans location as well as traffic in those locations.

Council Member Lynda Paxton made the motion to create an Mixed Use 3 (MU3) district on Highway 74 corridor to allow 28 units per acre leaving the other districts with the current density allowances. The motion was seconded by Council Member Heyse. The motion was defeated by a 2-4 vote with Council Members Paxton and Heyse in favor of the motion and Council Members Steele, Martin, Scholl, and Romanow in opposition of the motion.

Council Member Martin made the motion to restore the previously defined 28 units per acre density for the targeted areas for MU1 and MU2 within the small area plans. The motion was seconded by Council Member Romanow. The motion passed by a 4-2 vote with Council Members Martin, Romanow, Heyse, and Steele approving the motion and Council Members Paxton and Scholl in opposition of the motion.

Staff was directed to take the necessary text amendment reflecting the above motion to the Planning Board for consideration.

6. Resolution Authorizing Condemnations to Acquire Certain Property  
*Original Agenda Item 8*

Town Attorney Cox explained this resolution was necessary in order to obtain one of the easement for the Potters/Pleasant Plain Intersection Improvements. Council Member Steele made the motion to approve the Resolution Authorizing Condemnation to Acquire Certain Property - Edward R. Squires, McDonalds Corporation, Southern States Cooperative, New Falls Corporation, State of North Carolina, North Carolina Department of Agriculture and Consumer Services. The motion was seconded by Council Member Romanow which passed unanimously by Council. The Resolution Authorizing Condemnation to Acquire Certain Property - Edward R. Squires, McDonalds Corporation, Southern States Cooperative, New Falls Corporation, State of North Carolina, North Carolina Department of Agriculture and Consumer Services is attached to these minutes and therefore incorporated herein.

Jay Squires, 600 Raintree Drive, Matthews, was present on behalf of his father Eddie Squires. He concurred with Town Attorney Cox's comments. He stated that he and his family were in agreement with this process in order to move forward with the improvements on Potters Road.

7. ABC Store

Town Manager Sewell explained that North Carolina ABC laws were controlled locally. In 2002, Town Council opted to not pursue the creation of an ABC Board because of issues with profitability and the location of the store being in Mecklenburg County. If the Council wished to pursue an ABC Store, the ABC Commission had offered to have a representative talk with Council and assist with market feasibility. The Council held consensus to talk about the possibility of the creation of an ABC Board with an ABC Commission representative.

8. Town Hall Streetscape Options

*Original Agenda Item 6*

Demetri Baches presented the Town Hall Streetscape Options to Council to show the possibilities for the proposed downtown area. Along with the construction of the new Town Hall, the potential landscape and streetscape will allow for Town Hall to serve as the center of the Town center. Mr. Baches presented the option for on-street parking in front of Town Hall on Stallings Road. Council held consensus to pursue Mr. Baches design which included on-street parking. Ms. Baches design is attached to these minutes and therefore incorporated herein.

9. Agenda Format

Council was presented various options for the agenda format for Town Council meetings. The Council held consensus that the preferred format was Agenda Format Version 2 which included the agenda items in a table format.

10. Adjournment

Council Member Steele moved to adjourn the meeting, seconded by Council Member Romanow, and the motion received unanimous support. The meeting was adjourned at 9:32 p.m.

Approved on May 14, 2018.

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