

**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 September 26, 2022, 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, Heather Grooms, Graham Hall and Brad Richardson.

Those absent were: Mayor Wyatt Dunn; Council Member Taylor-Rae Drake.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Brian Price, Public Works Director; and Eunice McSwain, Parks and Recreation Director.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

No one was present to give public comment.

Council Member Ayers thanked staff for addressing stormwater issues in Kerry Greens and fixing the Town sidewalk in front of Stallings Park.

Council Member Scholl solemnly thanked Mr. Heath Guion for his service to the Town as Mayor for 10 years and offered condolences to his family upon his passing. Mr. Scholl attended the funeral services for Mr. Guion on behalf of the Town.

1. Agenda Approval

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

2. TX22.07.03

Mayor Pro Tem Scholl opened the public hearing. Planning Director Hsiang presented Council information on this item explaining that SMB of Greenville II, LLC submitted a text amendment application to amend the Stallings Development Ordinance to add a “Business Center” zoning district. The intent was to enhance the Ordinance for an option to accommodate a variety of essential businesses and light industrial uses without opening the door to heavier intensity uses that might

negatively impact surrounding properties. Mr. Hsiang's memo regarding this item is attached to these minutes and therefore incorporated herein.

Planning Board recommended unanimous approval with omission of restaurant, trucking centers, and shopping centers. Staff recommended denial because it did not align with the Future Land Use Plan. However, Staff did not think it was a reasonable request and the Future Land Use Plan could be amended to accommodate the request as a part of the 2023 amendments.

Attorney Collin Brown for the Applicant Peter Couchell was handling the rezoning and gave a presentation to the Council on the request. This presentation is attached to these minutes and therefore incorporated herein.

Applicant Peter Couchell explained he had acquired the parcel in question in 2006 through a partnership. He had a tenant, Safe Auto Lite, who he could not put on the property because it did not meet zoning. Unfortunately, he had never received noticed that the zoning was changed on the property. Stallings staff was contracted to work on this area together. The area was designed, originally permitted, and constructed as an industrial park as it was 80% warehouse space and therefore those uses were essential for the park.

No public was present to speak. Mayor Pro Tem Scholl then closed the public hearing.

Council Member Richardson made the motion to approved TX22.07.03 as well as the Statement of Consistency and Reasonableness as being inconsistent but reasonable. The motion was seconded by Council Member Hall and passed unanimously by Council. The Statement of Consistency and Reasonableness for TX22.07.03 is attached to these minutes and therefore incorporated herein.

3. NCDOT – Idlewild Road Project (U-4913)

Brett Knipe, Sean Epperson, and Stuart Bashum, NCDOT – Division 10, were present to discuss the Idlewild Road Project (U-4913) with the Council. NCDOT's presentation on the history of the project and its current design status is attached to these minutes and therefore incorporated herein.

If Council wished to pull the project or shift the funds to another project, it had to make that decision by the end of the calendar year. After much Council discussion, it held consensus to hold further discussion on this topic at its next regular meeting.

4. Police Department K-9 Program Expansion

Chief Franks presented to Council the possibility of expanding the Police Department K-9 Program. The program could add another dog and equipment for approximately \$16,000 which could be covered in the current K9 Officer budget. Chief Franks also highlighted the success of the current K9

Officer Lili and her handler. Chief Franks' presentation on the possible program expansion is attached to these minutes and therefore incorporated herein.

Council Member Hall made the motion to approve the Police Department K-9 Program Expansion as presented. The motion was passed unanimously by Council after a second from Council Member Ayers.

5. Town Manager Reports
A. Town Priorities Update

Town Manager Sewell reviewed the Council's 2022-2023 Priorities and updated the status on each initiative. The 2022-2023 Priorities and updates are attached to these minutes and therefore incorporated herein.

B. Balanced Score Card

Town Manager Sewell explained that the End-of-the-Year Report and Department Initiatives for 2021-2022 had been finalized and available on the Town's website. The Manager welcomed any feedback when the Council had a chance to review.

6. Town Manager Amended Employment Contract

Council Member Hall made the motion to approve Town Manager Sewell's Amended Contract and Council Member Ayers seconded the motion. The motion was passed unanimously by Council.

7. 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 9:03 p.m.

Approved on November 14, 2022.

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