



**April 8, 2024**  
 Stallings Government Center  
 321 Stallings Road  
 Stallings, NC 28104  
 704-821-8557  
[www.stallingsnc.org](http://www.stallingsnc.org)

## Town Council Agenda

|    | Time      | Item  | Presenter                      | Action Requested/Next Step     |
|----|-----------|---|--------------------------------|--------------------------------|
|    | 7:00 p.m. | Invocation<br>Pledge of Allegiance<br>Call the Meeting to Order   | Wyatt Dunn,<br>Mayor           | NA                             |
|    | 7:05 p.m. | Public Comment  | Wyatt Dunn,<br>Mayor           | NA                             |
| 1. | 7:15 p.m. | Consent Agenda<br>A. Minutes from the following meetings:<br>(1) 02-26-2024<br>(2) 03-11-2024 – special<br>(3) 03-11-2024<br>(4) 03-11-2024 – closed<br>(5) 03-25-2024<br>(6) Stallings District S – 03-25-2024 | Wyatt Dunn,<br>Mayor           | Approve Consent Agenda         |
| 2. | 7:17 p.m. | Reports<br>A. Report from Mayor<br>B. Report from Council Members/Town Committees<br>C. Report from Town Manager/Town Departments   | Council and Staff              | NA                             |
| 3. | 7:35 p.m. | Agenda Approval   | Wyatt Dunn,<br>Mayor           | Approve agenda                 |
| 4. | 7:40 p.m. | NCLM Voting Delegate Appointment  | Wyatt Dunn,<br>Mayor           | Make delegate appointment      |
| 5. | 7:45 p.m. | Wesley Chapel Fire District   | Alex Sewell, Town Manager      | Approve resolution             |
| 6. | 8:00 p.m. | Lawyers Road Roundabout - Landscaping Addition ( <i>Hall</i> )  | Graham Hall,<br>Council Member | Discussion and possible action |
| 7. | 8:10 p.m. | Adjournment   | Wyatt Dunn,<br>Mayor           | Motion to adjourn              |

**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 February 26, 2024, 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, Taylor-Rae Drake, Graham Hall, Brad Richardson and Laurie Wojtowicz.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Stuart Valzonis, Planning Technician; Kevin Parker, Town Engineer; Marsha Gross, 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

Jan Ringling, broker for Hope Baptist Church, stated that she had presented to Council individually an alternative option for 2725 Old Monroe Road. She believed it would create foot traffic that the Council wanted.

Special Presentation

Chief Franks presented Corporal Josh Helms and Officer Tyler Dennis Life Saving Awards for saving a suicidal male's life on a recent call.

1. Agenda Approval

Mayor Dunn requested moving Agenda Item 5, *Keller Williams Commercial (KWC) - 2725 Old Monroe Road*, to Agenda Item 1.A. Council Member Hall made the motion to approve the Agenda with the changes above. The motion was seconded by Council Ayers to which Council approved unanimously.

1.A. Keller Williams Commercial (KWC) - 2725 Old Monroe Road  
*Original Agenda Item 5*

Broker Matthew Hagler and Scott Greene were present to discuss the leasing process, details, and updated for 2725 Old Monroe Road. They reported:

- The building has 1”+ water line on the property which was larger than originally thought.
- Union County would no longer give letter of intents for sewer capacity.
- The Council would receive a list of all diverse types of interested parties in the property.
- They were expecting to receive a LOI in the next week from someone who met the desired use the Council requested.

## 2. RZ23.12.01

### A. General Rezoning C-74 to IND

Council Member Ayers made the motion to recuse Council Member Richardson from voting due to his professional occupation of managing the Moser Group’s retirement plan. The motion was unanimously passed by Council after a second from Council Member Hall. Mayor Dunn then opened the public hearing.

Planning Director Hsiang explained this was a request from the Moser Group for a general rezoning for 100 Sherin Ln PID#07102161A from US 74 Commercial (C-74) to Industrial (IND). Staff and Planning Board recommended approval of the request. The Staff Report on this request is attached to these minutes and therefore incorporated herein.

Applicant Tom Crouch with the Moser Group explained that the tenant of the property was out of compliance and the rezoning would bring the tenant into compliance.

There was no public present to speak on the rezoning. Mayor Dunn then closed the public hearing.

Council Member Scholl made the motion to approve RZ23.12.01. The motion was passed unanimously by the Council after a second from Council Member Ayers.

### B. Statement of Consistency and Reasonableness

Mayor Dunn read the Statement of Consistency and Reasonableness for RZ23.12.01 into the record. Council Member Scholl made the motion to approve the Statement of Consistency and Reasonableness for RZ23.12.01 to which Council Member Hall seconded. The motion passed unanimously by the Council. The Statement of Consistency and Reasonableness for RZ23.12.01 is attached to these minutes and therefore incorporated herein.

3. TX24.01.01

A. Principal v Primary

Mayor Dunn opened the public hearing. Stuart Valzonis, Planning Technician, explained that this was a request from Staff to amend the definition of principal structure Stallings Development Ordinance Article 3. The new language would read:

“PRINCIPAL STRUCTURE. A structure (or structures) in which the principal use of the lot or property is conducted. This term is interchangeable with the term primary structure. See PRIMARY STRUCTURE.

PRIMARY STRUCTURE: A structure (or structures) in which the principal use of the lot or property is conducted. This term is interchangeable with the term principal structure. See PRINCIPAL STRUCTURE.”

There was no public to speak on the text amendment. Mayor Dunn then closed the public hearing.

The motion was made by Council Member Wojtowicz to approve TX24.01.01. Council Member Ayers seconded the motion, and the Council supported the motion unanimously.

B. Statement of Consistency and Reasonableness

Mayor Dunn read the Statement of Consistency and Reasonableness for TX24.01.01 into the record. Council Member Ayers made the motion to approve the Statement of Consistency and Reasonableness for TX24.01.01. The motion received the Council’s unanimous support after a second from Council Member Scholl. The Statement of Consistency and Reasonableness for TX24.01.01 is attached to these minutes and therefore incorporated herein.

4. Finance Items

A. Audit Presentation

Emily Mills, Partner with Potter and Company, thanked the Council for allowing Potter and Company to perform the audit for the Town. Ms. Mills issued an unmodified opinion for the fiscal year ending June 30, 2023 Audit which was the highest level of support for an audit and was considered a “clean opinion.” The complete audit of the Town can be reviewed at the Town Hall.

Due to the Audit being late (due to Staff turnover), and two findings on the Powel Bill Report and untimely reconciliations, the Local Government Commission (LGC) requires the majority of the Council to sign a letter noting the response from the Town.

B. Local Government Commission Letter from Council

This letter would be brought back to the Council at its next meeting for signatures.

Interim Finance Officer Gross reviewed the financial statements with the Council. This presentation is attached to these minutes and therefore incorporated herein.

5. Keller Williams Commercial (KWC)

*2725 Old Monroe Road*

This item was moved to Agenda Item 1.A.

6. Community Committee Application Consideration

Council Member Scholl made the motion to appoint Ernie Roy to the Community Committee with term ending 03-31-2026. The motion was passed unanimously by Council after a second from Council Member Hall.

7. Chestnut Turn Lane (Dunn)

Mayor Dunn requested a summary of the Chestnut Turn Lane Project.

Town Manager Sewell and Engineering Director Parker gave a summary on the project:

- A Town approved subdivision was located by an NCDOT road, Chestnut Lane.
- NCDOT called for called for left turn lane (in and out) for the neighborhood.
- Developer, who was required to do the NCDOT's transportation improvements, was unable to secure the ROW property for the turn lane after making the legally required "reasonable effort." Therefore, the Developer was given permission not to follow the NCDOT plan.
- Government was not allowed to condemn property for the Developer.
- Stallings Staff tried to facilitate a compromise between the owner of the needed ROW and the Developer but was unsuccessful.
- Across the street from the area, was the property in the Town of Indian Trail and unincorporated Union County.
- There were also challenges in the area with water lines.
- It was noted that the residents of the neighborhood were not pleased with the traffic median there since the turn lane was not installed.

Council held discussion about situation and held consensus for Stallings Staff to speak with Indian Trail Staff about the situation to discuss possible solutions.

8. Balanced Score Card Mid-Year Report

Town Manager Sewell presented the Council with Balanced Score Card Mid-Year Report. The Balanced Score Card Mid-Year Report is available on the Town’s website for inspection.

Micheal O’Neal, an Enquirer Journal Reporter, was present and introduced himself to the Council.

Mayor Dunn reported that he attended the Atrium Hospital West 2-Year Anniversary event.

Council Member Scholl announced he had been named the Vice Chairman of the Centralina Council of Governments Executive Committee.

9. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at 8:39 p.m.

Approved on \_\_\_\_\_, 2024.

\_\_\_\_\_  
Wyatt Dunn, Mayor

\_\_\_\_\_  
Erinn E. Nichols, Town Clerk

Approved as to form:

\_\_\_\_\_  
Cox Law Firm, PLLC

**MINUTES OF A SPECIAL TOWN COUNCIL MEETING  
OF THE  
TOWN OF STALLINGS, NORTH CAROLINA**

The Town Council of the Town of Stallings met for a special budget retreat meeting on March 11, 2024, at 5:30 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, Graham Hall, Brad Richardson, and Laurie Wojtowicz.

Those absent were: Council Member Taylor-Rae Drake.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Kevin Parker, Town Engineer; Karen Reid, Humana Resources Manager; Marsha Gross, Finance Officer; and Eunice McSwain, Parks and Recreation Director.

1. Call the Meeting to Order

Mayor Dunn called the meeting to order.

2. 2024-2025 Budget Discussions

Town Manager Sewell opened the meeting and reminded the Council where it was in the budget creation process. They had reviewed the 5-year scenarios at previous meetings and the Council selected four scenarios for the staff to provide information. The task was to select two budget scenarios for staff to dive into.

Interim Finance Officer Marsha Gross then led the Council through the four budget scenarios based on Council's direction. These scenarios are attached to these minutes and therefore incorporated herein. The forecasting scenarios presentation is attached to these minutes and therefore incorporated herein.

- Scenario 1 – \$0.1175 tax rate increase
- Scenario 2 – \$0.0588 tax rate increase
- Scenario 3 – \$0.05 tax rate increase
- Scenario 4 – \$0.03 tax rate increase and \$0.03 tax rate increase the following year (\$0.06 over two years)

*Council Member Graham Hall arrived at 5:54 p.m.*

Facilitator Curt Walton, Walton and Hall, LLC, led the Council in discussion about the scenarios presented. Council discussed the different scenarios. Council held consensus to eliminate Scenario 1 and

Scenario 2. Council held consensus to have staff develop budgets with Scenario 4 with as many expenditure cuts as possible.

3. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at 6:40 p.m.

Approved on \_\_\_\_\_, 2024.

\_\_\_\_\_  
Wyatt Dunn, Mayor

\_\_\_\_\_  
Erinn E. Nichols, Town Clerk

Approved as to form:

\_\_\_\_\_  
Cox Law Firm, PLLC

DRAFT



**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 11, 2024, 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, Graham Hall, Brad Richardson and Laurie Wojtowicz.

Those absent were: Council Member Taylor-Rae Drake.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Kevin Parker, Town Engineer; Eunice Donnelly, Parks and Recreation Director; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

David Goodson, Pastor at Hope Baptist, believe his church was a great match for the Town to lease the Town's facilities.

1. Consent Agenda

A. Minutes from the following meetings:

- (1) 02-05-2024 – special
- (2) 02-12-2024
- (3) 02-24-2024 – special

Council Member Richarson made the motion to approve the Consent Agenda as presented. The motion was seconded by Council Member Hall and passed unanimously by Council.

2. Reports

A. Report from Mayor

Mayor Dunn reported that the new playground was open in the Stallings Municipal Park.

B. Report from Council Members/Town Committees

Council Member Hall had no report.

Council Member Wojtowicz stated that she had attended the Historical Committee Meeting. She wanted to confirm that the Rock Store would not be affected by the Old Charlotte Hwy Road widening.

Council Members Ayers and Scholl had no reports.

Council Member Scholl had no report.

Council Member Richardson reported that he had had a conversation with the new president of the Union West Business Park Association who was interested in bringing the roads up to standards in that business park.

C. Report from Town Manager/Town Departments

Parks and Recreation Director Donnelly reported that the new playground in Stallings Municipal Park went well. She also reported that the Greenway portion at Blair Mill Park was ready and proposed a ribbon cutting for that greenway on March 25 at 6 p.m.

3. Agenda Approval

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

4. K9 Lily Memorial

Chief Franks requested that the Council approve placing a memorial stone in the garden near the entrance to Town Hall to honor Stallings' first canine, Lily, who passed away on January 22, 2024.

Council Member Ayers made the motion to approve placing a memorial stone in the garden near the entrance to Town Hall to honor K9 Lily. The motion passed unanimously after a second from Council Member Scholl.

5. 2024 Committee Reappointments

Council Member Scholl made the motion to approve the following re-appointments and the corresponding expiration date:

- Planning Board
  - Robert Koehler – 03-31-2027
- Historical Committee
  - Jill Reed – 03-31-2026
  - Debbie Wagenhauser – 03-31-2026
- Community Committee
  - Mark Leadem – 03-31-2026

The motion was seconded by Council Wojtowicz to which Council approved unanimously.

6. Stormwater and Infrastructure Committee Establishment Ordinance (Stormwater Advisory/Transportation Advisory Committees Merger)

Engineering Director Kevin Parker explained that due to the fact that the topics of transportation and stormwater frequently relate to each other, along with other general infrastructure topics, it would be beneficial to combine the Transportation Advisory Committee (TAC) and the Storm Water Advisory Committee (SWAC).

The creation of a Citizen-Led Stormwater and Infrastructure Committee (SIC) that would ensure the Town of Stallings maintained compliance with the National Pollutant Discharge Elimination System (NPDES Municipal Separate Storm Sewer System (MS4) Permit issued by the North Carolina Department of Environmental Quality (NCDEQ), as mandated by the 1972 Clean Water Act created by United States Environmental Protection Agency, as well as provide a mechanism for Council and public involvement relating to stormwater issues, the stormwater program, and general infrastructure planning and projects occurring throughout the Town of Stallings. Staff requested Council adopt the Ordinance restructuring the SWAC and the TAC, establishing the SIC.

Council Member Ayers made the motion to adopt the *Amendment to the Ordinance to Establish and Restructure the Boards and Committees for the Town of Stallings Establishing the Stormwater and Infrastructure Committee* which was seconded by Council Member Richadson. The Council approved the motion unanimously. The *Amendment to the Ordinance to Establish and Restructure the Boards and Committees for the Town of Stallings Establishing the Stormwater and Infrastructure Committee* is attached to these minutes and therefore incorporated herein.

Council appointed Council Member Ayers and Hall to the Stormwater and Infrastructure Committee.

7. Resurfacing Program Update

Engineering Director Parker reminded Council that Staff was managing a Council-approved resurfacing contract focusing on reconstruction of several roadway segments costing approximately \$730,000, including contingency. Staff was anticipating a second contract focusing on preventative maintenance that would utilize the remaining funds associated with the \$1.05 million Council-approved FY 2024 resurfacing budget.

As requested by Council, Staff was requesting the additional \$200,000 for the resurfacing budget, allocating \$150,000 to reconstructive maintenance and \$50,000 towards preventative maintenance.

A motion was made by Council Member Richardson approve an additional \$200,000 appropriation to the FY 2024 Resurfacing Budget. The motion was passed unanimously by the Council after a second from Council Member Scholl.

8. Ordinance Establishing Appeals Process for Parking Citations

Chief Franks reminded the Council it had approved updated amendments to the Town's parking ordinance. Upon continued review of those parking ordinances, it was determined that there was a need to give those issued parking citations the ability to appeal the citation. The proposed ordinance would establish an appeals process for parking citations.

Council Member Wojtowicz made a motion to adopt the *Ordinance Amending Code of Ordinances, Title VII: Traffic Code, Chapter 70 Traffic Regulations*. Council Member Ayers seconded the motion to which the Council approved unanimously. The *Ordinance Amending Code of Ordinances, Title VII: Traffic Code, Chapter 70 Traffic Regulations* is attached to these minutes and therefore incorporated herein.

9. Occupancy Tax Process

Town Attorney Cox explained the process in order to get the Occupancy Tax Referendum on the ballot in November 2024. The process was of no cost to the Town. The process is outlined in the attached presentation by Ms. Cox and is therefore incorporated herein.

Council held consensus to have Town Attorney Cox draft the resolution to continue the process.

10. Continued Budget Discussions (if necessary)

*This Agenda Item was not needed.*

11. 2024 Council Priorities and Action Strategies

Town Manager Sewell review the 2024 Council Priorities and Action Strategies with the Council which were a product the 2024 Planning Session.

Council Member Scholl made the motion to approve the 2024 Council Priorities and Action Strategies as proposed. The motion received unanimous support after a second from Council Member Ayers. The 2024 Council Priorities and Action Strategies is attached to these minutes and therefore incorporated herein.

*Council took a brief recess from 7:45 p.m. to 7:52 p.m.*

**12. Closed Session Pursuant to 143-318.11(a)(4)**

Council Member Ayers made the motion to go into closed session pursuant to 143-318.11(a)(4) inviting the Town’s brokers from KWC into the closed session. Council approved the motion unanimously after a second from Council Member Hall.

*Council went into closed session at approximately 8:00 p.m. and reconvened back into open session at 9:10 p.m.*

**13. Adjournment**

Council Member Richarson moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at 9:10 p.m.

Approved on \_\_\_\_\_, 2024.

\_\_\_\_\_  
Wyatt Dunn, Mayor

\_\_\_\_\_  
Erinn E. Nichols, Town Clerk

Approved as to form:

\_\_\_\_\_  
Cox Law Firm, PLLC

**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 25, 2024, 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 Taylor-Rae Drake, Graham Hall, Brad Richardson and Laurie Wojtowicz.

Those absent were: Council Member Steven Ayers.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Stuart Valzonis, Planner I; Kevin Parker, Town Engineer; Eunice Donnelly, Parks and Recreation Director; 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

There was no one present to give public comments.

1. Consent Agenda

- A. Amended Budget Ordinance 14 - Resurfacing Program
- B. MS4 Permit Support Contract Approval

Council Member Wojtowicz made the motion to approve the Consent Agenda as presented. The motion was seconded by Council Member Richardson and passed unanimously by the Council. The *Amended Budget Ordinance 14 - Resurfacing Program* is attached to these minutes and therefore incorporated herein.

2. Agenda Approval

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

3. TX24.02.01

A. Streetscape

Mayor Dunn opened the public hearing. Planning Director Hsiang explained that this text amendment would add streetscape requirements within the Stallings Streetscape Design Standards and Details Plan. Staff and Planning Board recommended approval of the item. The Staff Report on TX24.02.01 is attached to these minutes and therefore incorporated herein.

No one was present to speak at the public hearing on this item. The Mayor then closed the public hearing.

Council Member Richardson made a motion to approve TX24.02.01. The motion was seconded Council Member Scholl to which Council passed unanimously.

B. Statement of Consistency and Reasonableness

Council Member Scholl made a motion to approve the *Statement of Consistency and Reasonableness for TX24.02.01* to which Council Member Richardson seconded. The motion was passed unanimously by the Council. The *Statement of Consistency and Reasonableness for TX24.02.01* is attached to these minutes and therefore incorporated herein.

4. TX24.02.02

A. Industrial Dimensional Requirements

Mayor Dunn opened the public hearing. Planning Director Hsiang explained that the industrial zone was meant for large buildings and parking/loading facilities. However, current setback rules restricted that. Staff proposed aligning building placement, parking, and lot size with the current building lot type of "Highway Commercial", which would offer more flexibility for industrial development. The Staff Report on TX24.02.02 is attached to these minutes and therefore incorporated herein.

No one was present to speak at the public hearing on this item. The Mayor then closed the public hearing.

The motion was made by Council Member Scholl to approve TX24.02.02. Council approved the motion unanimously after a second for Council Member Drake.

B. Statement of Consistency and Reasonableness

Council Member Scholl made a motion to approve the *Statement of Consistency and Reasonableness for TX24.02.02* to which Council Member seconded Hall. The motion was passed

unanimously by the Council. The *Statement of Consistency and Reasonableness for TX24.02.02* is attached to these minutes and therefore incorporated herein.

5. TX24.02.03

A. Land Development Permit

Mayor Dunn opened the public hearing. Planner I Stuart Valzonis explained that this was a text amendment in the Stallings Development Ordinance Article 11 to amend the Tree Disturbance Plan and add a Land Disturbance Permit. Staff recommended approval of the text amendment. The Staff Report for TX24.02.03 is attached to these minutes and therefore incorporated herein.

No one was present to speak at the public hearing on this item. The Mayor then closed the public hearing.

Council Member Wojtowicz made a motion to approve TX24.02.03. The motion was seconded Council Member Hall to which Council passed unanimously.

B. Statement of Consistency and Reasonableness

Council Member Hall made a motion to approve the *Statement of Consistency and Reasonableness for TX24.02.03* to which Council Member Richardson seconded. The motion was passed unanimously by the Council. The *Statement of Consistency and Reasonableness for TX24.02.03* is attached to these minutes and therefore incorporated herein.

6. TX24.02.04

A. Town Center Amendment

Mayor Dunn opened the public hearing. Planning Director Hsiang explained that Staff was requesting a text amendment in the Stallings Development Ordinance Article 8.3 to amend the definition of Town Center by removing the last sentence in the meaning of the Town Center District: "Expansion of the Town Center District shall be contiguous and not separated from the primary district area."

Chris Gavinson, 621 Stallings Road, asked for clarification on the zoning map distinctions. The Mayor then closed the public hearing.

Council Member Scholl made a motion to approve TX24.02.04. The motion was seconded Council Member Hall to which Council passed unanimously.



B. Statement of Consistency and Reasonableness

Council Member Scholl made a motion to approve the *Statement of Consistency and Reasonableness for TX24.02.04* to which Council Member Hall seconded. The motion was passed unanimously by the Council. The *Statement of Consistency and Reasonableness for TX24.02.04* is attached to these minutes and therefore incorporated herein.

7. RZ24.01.01

A. Town Center Rezoning

Mayor Dunn opened the public hearing. Planning Director Hsiang explained this was a rezoning request for properties located on Stallings Rd. This rezoning would change the current zoning designations to Town Center (TC). The Staff Report for RZ24.01.01 is attached to these minutes and therefore incorporated herein. The Planning Board recommended approval of the rezoning.

No one was present to speak at the public hearing on this item. The Mayor then closed the public hearing.

The motion was made by Council Member Scholl to approve RZ24.01.01 which a second from Council Member Richardson. Council approved the motion unanimously.

B. Statement of Consistency and Reasonableness

Council Member Scholl made a motion to approve the *Statement of Consistency and Reasonableness for RZ24.01.01* to which Council Member Hall seconded. The motion was passed unanimously by the Council. The *Statement of Consistency and Reasonableness for RZ24.01.01* is attached to these minutes and therefore incorporated herein.

8. Code of Ordinance Change

Minimum Housing Requirements

Mayor Dunn opened the public hearing. Planning Director Hsiang explained HOUSE BILL 675 Section 3.(a) made Section §153.08 of the Stallings Code of Ordinance illegal. Therefore, the ordinance amendment removed Section §153.08 of the Stallings Code of Ordinance.

No one was present to speak at the public hearing on this item. The Mayor then closed the public hearing.

Council Member Richardson made the motion to approve an *Ordinance To Update the Town of Stallings §153.08 Minimum Standards for Space, Use and Location of the Code of Ordinances*. The

Council approved the motion unanimously after a second from Council Member Scholl. The *Ordinance To Update the Town of Stallings §153.08 Minimum Standards for Space, Use and Location of the Code of Ordinances* is attached to these minutes and therefore incorporated herein.

9. Adjournment

Council Member Hall moved to adjourn the meeting, seconded by Council Member Wojtowicz, and the motion received unanimous support. The meeting was adjourned at 7:44 p.m.

Approved on \_\_\_\_\_, 2024.

\_\_\_\_\_  
Wyatt Dunn, Mayor

\_\_\_\_\_  
Erinn E. Nichols, Town Clerk

Approved as to form:

\_\_\_\_\_  
Cox Law Firm, PLLC

DRAFT

**MINUTES OF STALLINGS DISTRICT S MEETING  
OF THE  
TOWN OF STALLINGS, NORTH CAROLINA**

The Board of Stallings District S met for its first regular meeting on March 25, 2024, at 7:45 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

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

Those absent were: Council Member Steven Ayers.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; and Melanie Cox, Town Attorney.

1. Call the Meeting to Order

Mayor Dunn called the meeting to order.

2. Resolution Calling for an Advisory Referendum on the Question of whether to Levy a Room Occupancy Tax and Notification to the Union County Board of Elections

Board Member Richardson made the motion to approve the *Resolution Calling for an Advisory Referendum on the Question of whether to Levy a Room Occupancy Tax and Notification to the Union County Board of Elections*. The motion was seconded by Board Member Drake and passed unanimously. The *Resolution Calling for an Advisory Referendum on the Question of whether to Levy a Room Occupancy Tax and Notification to the Union County Board of Elections* is attached to these minutes and therefore incorporated herein.

3. Adjournment

Board Member Richardson moved to adjourn the meeting, seconded by Board Member Scholl, and the motion received unanimous support. The meeting was adjourned at 7:46 p.m.

Approved on \_\_\_\_\_, 2024.

\_\_\_\_\_  
Wyatt Dunn, Mayor

\_\_\_\_\_  
Erinn E. Nichols, Stallings District S Clerk

Approved as to form:

\_\_\_\_\_  
Cox Law Firm, PLLC

**From:** [North Carolina League of Municipalities](#)  
**To:** [Erinn Nichols](#)  
**Subject:** Designate Your Voting Delegate  
**Date:** Thursday, March 21, 2024 9:30:53 AM



## Delegate Your Voting Delegate

The nomination period for the 2024-2025 Board of Directors is now open and will run through March 31. Once again, we will hold an electronic voting process for board elections.

During CityVision, held April 23-25 in Winston-Salem, League members will attend the annual business meeting where the 2024-2025 electronic Board of Directors election results will be announced.

You are receiving this because each member municipality shall **designate one voting delegate** who is eligible to cast a single vote for the 2024-2025 League Board of Directors in advance of the annual business meeting.

Please complete the [Voting Delegate form](#) to identify your municipality's voting delegate to ensure delivery of electronic ballot and voting instructions by April 12, 2024.

**VOTING DELEGATE FORM**

*If you have already designated your municipalities' voting delegate, your delegate has been recorded, thank you!*

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### Electronic Voting Timeline

- The designated voting delegate shall receive their credentials and voting instructions on or before **April 12, 2024**.
- The appointed voting delegate shall vote on the slate of candidates via electronic means between **April 12 - April 19, 2024**.
- The election results shall be presented to the membership at CityVision 2024, **April 25, 2024**, at the **NCLM Annual Business Meeting** during the CityVision conference.



**WORKING AS ONE. ADVANCING ALL.**

April 1, 2024

The Wesley Chapel VFD currently provide fire protection to the Wesley Chapel Fire District, Weddington Municipal Fire District, and Providence Rural Fire District. The Town of Weddington to take back responsibility for fire protection within the town limits of Weddington. As part of this incorporation, it makes sense to incorporate the remaining parts of Providence Rural that are not included within the Weddington Service area. Currently Wesley Chapel has to maintain three separate services areas; this is inefficient and complicates accounting and response. Currently Stallings has given municipal consent to the county for the Providence Rural District. We are requesting municipal consent for the expanded Wesley Chapel Service Area. There will be not change to response, insurance ratings, or tax rates. This will simply combined three districts into one.

I have attached all of the maps.

## **Patrick Niland**

Deputy County Manager



### **Union County Government Central Administration**

500 N. Main Street  
Monroe, NC 28112

**T** 704.283.3630

**M** 704.519.6820

[Patrick.Niland@unioncountync.gov](mailto:Patrick.Niland@unioncountync.gov)

[www.unioncountync.gov](http://www.unioncountync.gov)

**TOWN OF STALLINGS**  
**RESOLUTION CONSENTING TO INCLUSION IN THE WESLEY CHAPEL FIRE AND**  
**RESCUE SERVICE DISTRICT**

WHEREAS, certain territory located within the municipal limits of the Town of Stallings lies within the boundaries of the existing Providence Fire and Rescue Service District (the “Providence District”); and

WHEREAS, provision of fire protection and rescue service (“Fire Services”) within the Providence District is funded by the collection of certain service district taxes; and

WHEREAS, pursuant to The County Service District Act of 1973, N.C.G.S. § 153A-300 *et. seq.* (the “Act”), the Union County Board of Commissioners (the “Union County Board”) may define, extend, and/or abolish one or more county service districts within which the County may assess taxes to pay for the provision of Fire Services within the district(s); and

WHEREAS, the Union County Board is considering (i) abolishing the existing Providence District; and (ii) extending the existing Wesley Chapel Fire and Service District to include the Town of Weddington as well as areas currently in the existing Providence District, as such extended Wesley Chapel Fire and Rescue Service District is shown in Exhibit A, which is attached and incorporated herein by reference; in order to provide Fire Services within the geographic areas currently served by the Providence District; and

WHEREAS, in accordance with the Act, tax revenues collected to support a particular fire service district may be used only to provide Fire Services within that fire service district and may not be reallocated to any other County fund or program; and

WHEREAS, a resolution of the governing body of the Town of Stallings consenting to the annexation and inclusion of certain of its municipal territory in the proposed extension of the Wesley Chapel Fire and Rescue Service District is required by the Act if such territory is to be included therein.

NOW, THEREFORE, BE IT RESOLVED that the Town of Stallings supports Union County’s desire to abolish the Providence District and extend the Wesley Chapel Fire and Rescue Service District, as shown on Exhibit A hereto; and




BE IT FURTHER RESOLVED that the Town of Stallings consents to the annexation and inclusion within the Wesley Chapel Fire and Rescue Service District of territory located within the municipal limits of Stallings (including territory hereinafter annexed by Stallings), if such territory lies within the boundaries of the extension of the Wesley Chapel Fire and Rescue Service District, as shown in Exhibit A.

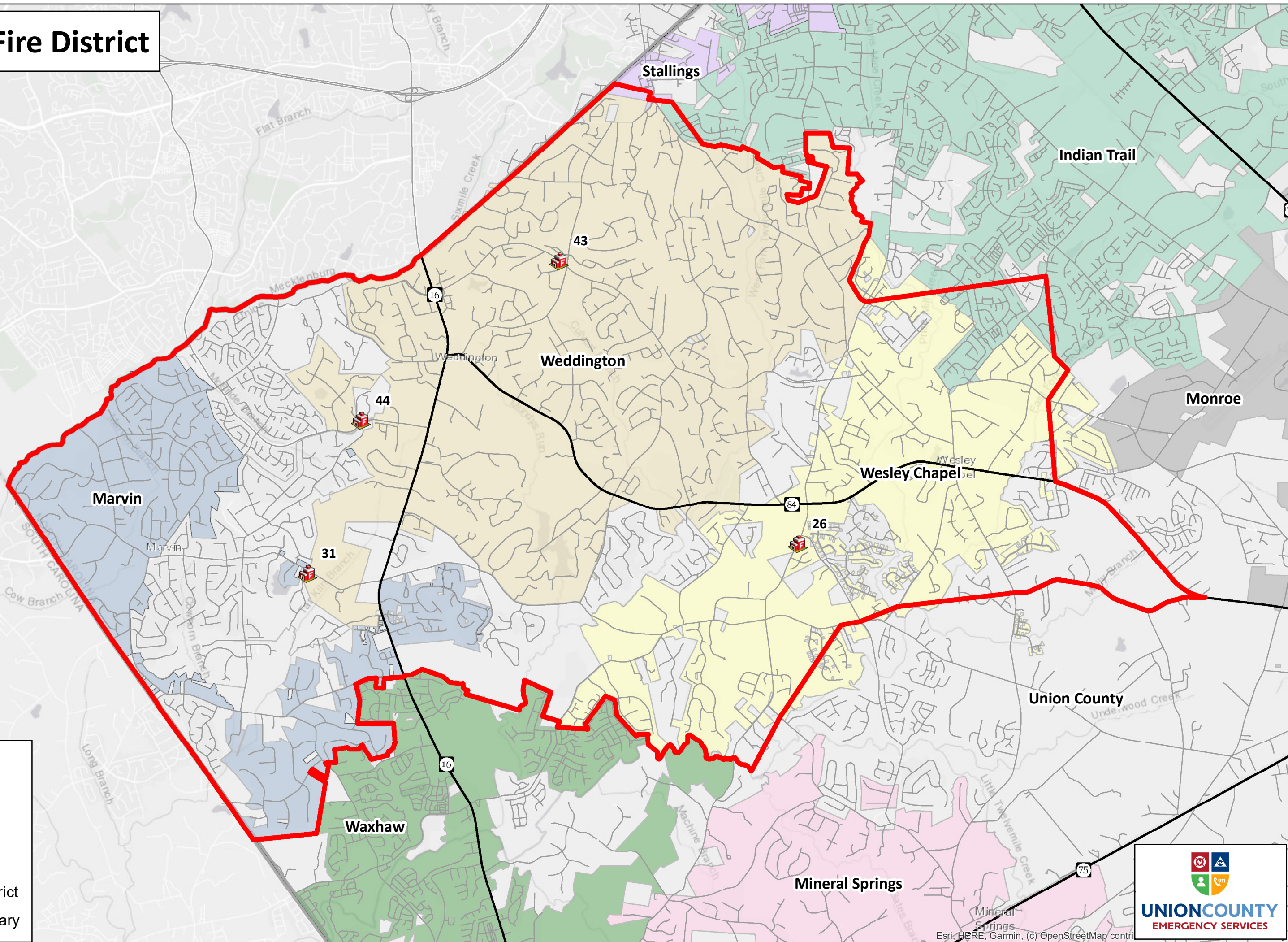
This resolution is adopted this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.



# Proposed Fire District

**Legend**

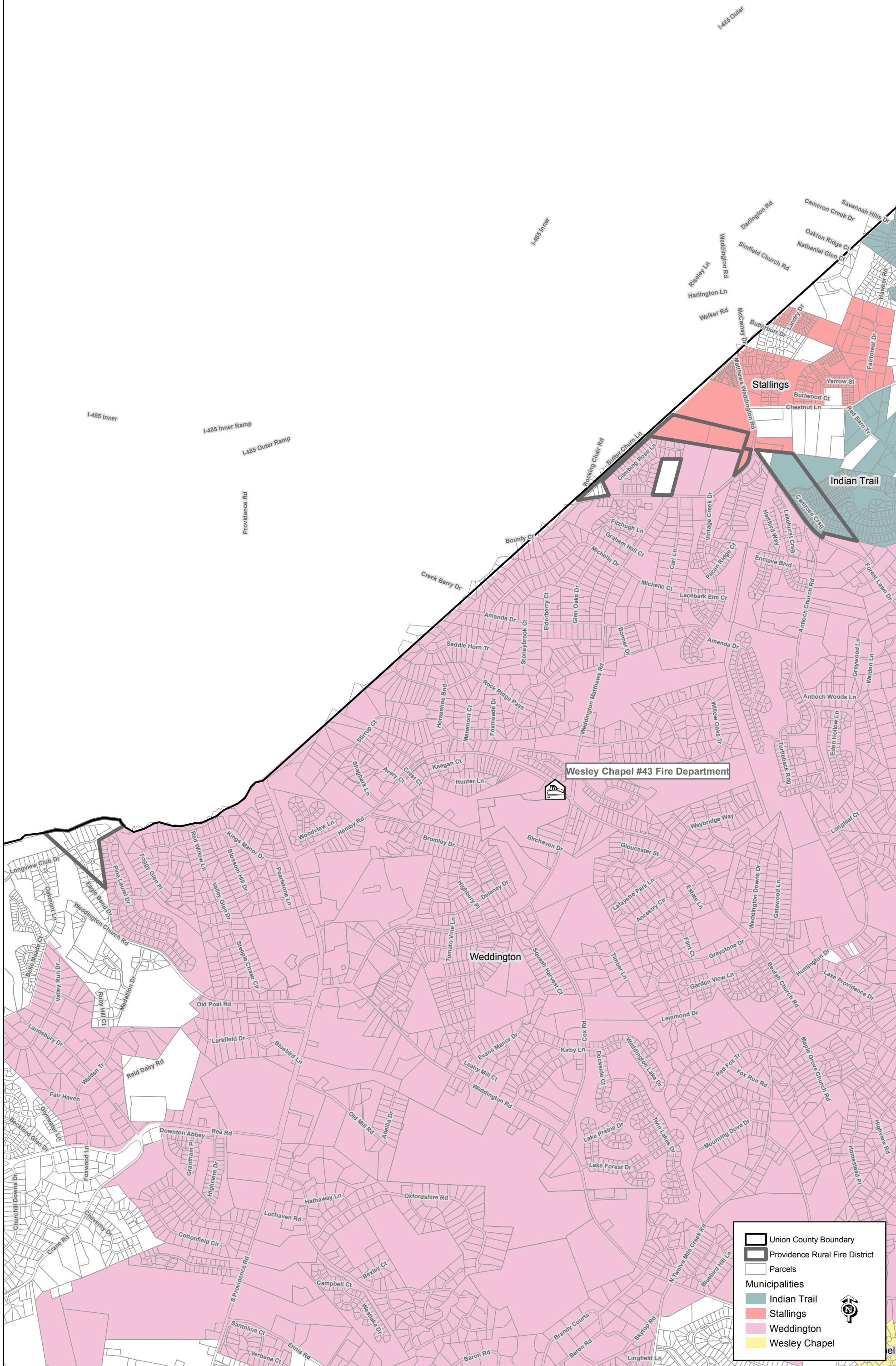
-  Fire Stations
-  Roads
-  Highways
-  Proposed District
-  County Boundary



Esri, HERE, Garmin, (c) OpenStreetMap contributors




# Providence Rural Fire District



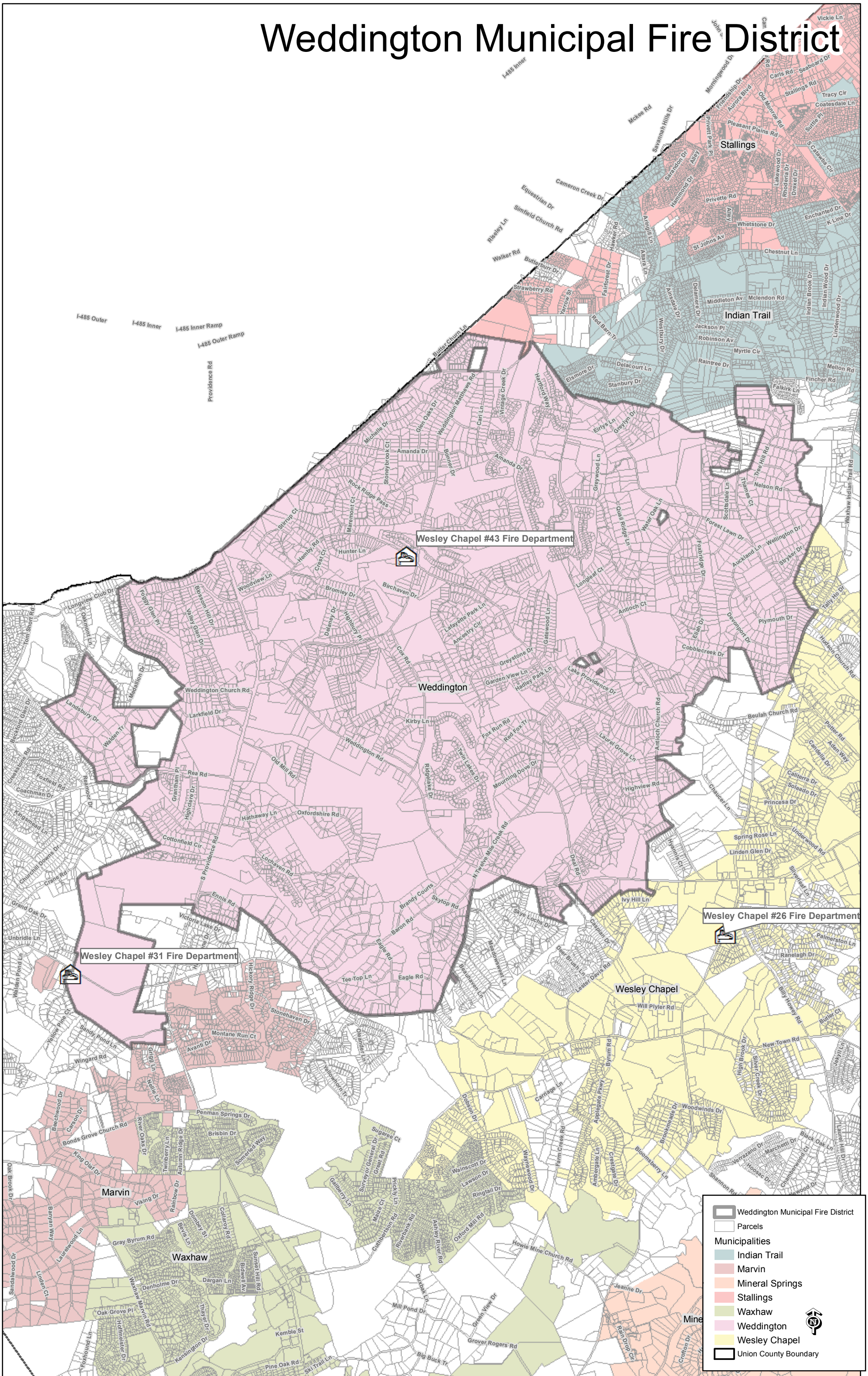
**Legend**

- Union County Boundary
- Providence Rural Fire District
- Parcels
- Municipalities**
- Indian Trail
- Stallings
- Weddington
- Wesley Chapel





# Weddington Municipal Fire District



- Weddington Municipal Fire District
- Parcels
- Municipalities**
- Indian Trail
- Marvin
- Mineral Springs
- Stallings
- Waxhaw
- Weddington
- Wesley Chapel
- Union County Boundary



# Wesley Chapel Fire District

