

**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 27, 2023, 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, Heather Grooms, Graham Hall and Brad Richardson.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Patrick Blaszyk, Planning Technician; Kevin Parker, Town Engineer; and Jamie Privuznuk, Finance Officer.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

Beckie Boggs, 2925 Barnard Castle Lane, stated that she and some other women had put together a friendship group that met weekly to build a community of friendship. They would like the Town to provide a meeting room for the entire group of 10 or more to meet use.

Joyce Rupert, 3026 Freesia Place, stated there was a junk car on Blue Bonnet and Morning Side with no cover. She wanted to know if that car was legal as it hadn't been driven in over three months. She also has some drain issues that she wanted looked at by the Town Engineer.

1. Approval of Consent Agenda Items

- A. Amended Budget Ordinance 10 – Wellness Grant
- B. Amended Budget Ordinance 11 – Personnel Settlement
- C. Amended Budget Ordinance 12 – Parks and Rec. Truck Insurance Settlement
- D. Amended Budget Ordinance 13 – Parks and Rec. Events Deposits
- E. 2023 RAISE Grant Letter of Support

Council Member Richardson made the motion to approve the Consent Agenda Items as presented. The motion was seconded by Council Member Scholl which passed unanimously by Council. Amended Budget Ordinances 10, 11, 12, and 13 are attached to these minutes and therefore incorporated herein.

2. Agenda Approval

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

3. TX23.01.01 - Buffer Text Amendment

Town Planner Max Hsiang explained to Council that this was an amendment to Article 11.6-1 Buffering and Screening of Different Districts to allow the Development Administrator the authority to require a buffer for new development adjacent to existing residential. Council directed staff to research the buffer requirements for new developments adjacent to existing residential. The additional new language would read:

(G.) Buffers Adjacent to Existing Residential. Where buffer requirements between zoning districts are not listed in Table 11.1, the Development Administrator may require a Type A, B, C, or D buffer for new development adjacent to existing residential.

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

The Planning Board recommended approval of the amendment.

Council Member Scholl made the motion to approve TX23.01.01 - Buffer Text Amendment as presented. The motion was seconded by Council Member Grooms and the Council approved the motion unanimously.

The motion was made by Council Member Ayers to approve the Statement of Consistency and Reasonableness for TX23.01.01 - Buffer Text Amendment after Mayor Dunn read it into the record. Council Member Scholl seconded the motion. Council passed the motion unanimously. The Statement of Consistency and Reasonableness for TX23.01.01 - Buffer Text Amendment is attached to the minutes and therefore incorporated herein.

4. TX23.01.02 - Breweries Use Table Amendment

Mayor Dunn opened the public hearing. Planning Technician Patrick Blaszyk explained that TX23.01.02 - Breweries Use Table Amendment would allow breweries with or without beverage sales into the Industrial (IND), Business Center (BC) and Town Center (TC) zoning districts and there had been interest in having breweries in both the TC and IND zoning districts in the past from the public. The Planning Board recommended approval of this amendment.

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

Council Member Richardson made the motion to approve TX23.01.02 - Breweries Use Table Amendment as presented. The motion was seconded by Council Member Scholl and the Council approved the motion unanimously.

The motion was made by Council Member Richardson to approve the Statement of Consistency and Reasonableness for TX23.01.02 - Breweries Use Table Amendment after Mayor Dunn read it into the record. Council Member Hall seconded the motion. Council passed the motion unanimously. The Statement of Consistency and Reasonableness for TX23.01.02 - Breweries Use Table Amendment is attached to the minutes and therefore incorporated herein.

5. Planning Board Appointment

Council Member Scholl to appoint Jon Van de Riet with a term ending 03-31-2026. The motion was passed unanimously by Council after a second from Council Member Ayers.

6. Development Finance Initiative (DFI) - Downtown Development Presentation

Sonya Turner, Project Manager, Development Finance Initiative (DFI) with the UNC School of Government presented the Council with its final recommendation regarding downtown development, Stallings Town Center, in Stallings. This presentation is attached to these minutes and therefore incorporated herein.

Council held discussion after the presentation on multi-family; public financial participation in the possible project and Stallings “catching up” to create a downtown environment.

DFI’s final recommends were:

- Sewer Infrastructure - Town was exploring connecting to Charlotte Water & Sewer. Next Step: Engage an engineering firm to determine potential sewer needs and costs.
- Residential Density - Encourage higher density residential in Town Center area to attract desired retail; Support potential development project in Town Center core; Leverage Pad C to support potential development.
- Streetscape Improvements - Encourage any potential development in Town Center core to implement streetscape plan and integrate retail facing Stallings Rd.; Consider investing in streetscape improvements in front of Town Hall and Municipal Park. (Potential Cost: \$2.1M - \$2.8M)

7. Planning and Zoning - Single Family Control Options in Mixed-Use Districts

Town Planner Hsiang reminded Council that it had requested staff to research the implementation of Mixed-Use control measures in the Stallings Development Ordinance at their January 23, 2023, meeting. Mr. Hsiang presented the Council with three recommendations:

- **Recommendation 1:** A text amendment to require conditional zoning (CZ) for all residential uses in Mixed-Use 1 & 2. All residential uses, including single-family, will require a text amendment or conditional zoning for approval. Higher-density residential uses like townhomes and apartments already require conditional zoning approval.
- **Recommendation 2:** A text amendment would create a true “mixed-use” or “multiple-use” zoning category. The amendment would require multiple uses to be developed on-site in the Mixed-Use zoning category. This may require “development bonuses, “including by-right higher density residential uses and open space, landscaping, parking, height, density amendments, etc.
- **Recommendation 3:** Maintain the ordinance as is. Use the current Conditional Zoning measures in place. Single-family residential would be maintained as a permitted use in Mixed-Use 1 & 2.

Council Member Scholl made the motion to finalize Recommendation 1 (listed above) and send to the Planning Board for formal review and recommendation. The motion was seconded by Council Member Hall and passed unanimously by the Council.

8. Hotel Tax Resolution (Dunn)

Mayor Dunn explained that Rep. Dean Arp contacted the Mayor and requested the Council update its 2021 resolution supporting a hotel tax in Stallings. There was current support in the Senate for room occupancy tax.

Council Member Ayers made the motion to approve the Resolution Requesting the North Carolina General Assembly to Authorizing the Town of Stallings to Levy a Room Occupancy Tax. The motion was passed unanimously by Council after a second from Council Member Grooms. The Resolution Requesting the North Carolina General Assembly to Authorizing the Town of Stallings to Levy a Room Occupancy Tax is attached to these minutes and therefore incorporated herein.

9. 325 Stallings Road (Richardson)

Council Richardson explained that with the sewer delayed any major development at 325 Stallings Road. He had spoken with a florist wanting to expand her facility from downtown Charlotte. Council Member Richardson wanted to investigate the private use of a publicly owned facility and allow

staff to use no more than \$10,000 to investigate private use of public space (upfitting for retail space) for 325 Stallings Road and possibly a similar approach to John Deere building owned by the Town.

Council Member Richardson made the motion to direct Town Manager to investigate and spend up to \$10,000 to amend the local ordinance and code requirements in order to allow for 325 Stallings Road to be transformed for retail space according to the Town Center Vision Plan. The motion as supported unanimously by Council after a second from Council Member Ayers.

10. Balanced Scorecard Mid-Year Report

Town Manager Sewell review the mid-year Balanced Scorecard Report with the Council. The Balanced Scorecard Mid-Year Report is available on the Town's website.

11. Adjournment

Council Member Grooms moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at 8:28 p.m.

Approved on March 13, 2023.

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