

**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 23, 2026, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor David Scholl; Mayor Pro Tempore Brad Richardson; Council Members Steven Ayers, Mike Couzens, Graham Hall, Jon Van de Riet, and Laurie Wojtowicz.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Katie King, Sr. Planning Technician; Kevin Parker, Engineering Director; Justin Russell, Associate Engineer; Jessie Williams, Finance Officer; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

Jeannie Lindsay, 5639 Anglesey Court, wanted the public to be aware of the conditional zoning subcommittee meetings and wanted to listen to the meetings so that the public could give input. She also did not understand why the development agreement process could be changed.

Joe Horvath, 709 Donegal Court, requested Council facilitate a meeting with NCDOT regarding traffic studies with the Stevens Village, LLC ahead of vote on the conditional zoning request. He also wanted information about zoning proposals earlier for more public awareness.

1. Consent Agenda

- A. Amended Budget Ordinance 11 – Microsurfacing
- B. Conditional Zoning Subcommittee Policy

Council Member Ayers requested that Agenda Item 1.B., *Conditional Zoning Subcommittee Policy*, be placed on the regular Agenda. Council Member Hall made the motion to approve the Consent Agenda with the above change. The motion was passed unanimously by Council after a second from Council Member Van de Riet. *Amended Budget Ordinance 11 – Microsurfacing* is attached to these minutes and therefore incorporated herein.

## 2. Agenda Approval

Mayor Scholl requested the following changes to the Agenda:

- Move Agenda Item 4, *2025 Audit Report*, to Agenda Item 3.
- Add *Conditional Zoning Subcommittee* as Agenda Item 4.A.

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

## 3. RZ25.10.01

*Moved to Agenda Item 4*

### A. Stevens Schultz Lane

Sr. Planning Technician Katie King explained RZ25.10.01 was a general rezoning request for 3017 Stevens Shultz Lane to rezone the 3.608-acre property from Mixed-Use 2 (MU-2) to Multi-Family Transitional (MFT). MFT district did not allow for the development of multi-family housing, only single family detached homes. The Staff Report on RZ25.10.01 is attached to these minutes and therefore incorporated herein. Staff recommended approval of the request.

Mayor Scholl opened the public hearing. Applicant Denis Dashchenko explained he wanted his property to be the same zoning as the neighborhood, did not know if he would build any more homes at that time.

Janine Lindsey, 5639 Anglesey Court, was in favor of the rezoning and downsizing. She was concerned about the tax implications for the applicant and/or other residents whose property was zoned higher than they knew.

Mayor Scholl closed the public hearing.

Council Member Ayers made the motion to approve RZ25.10.01 to which Council Member Van de Riet seconded. The motion received Council's unanimous support.

### B. Statement of Consistency and Reasonableness

Council Member Wojtowicz made the motion to approve the Statement of Consistency and Reasonableness for RZ25.10.01 which was seconded by Council Member Ayers. The Council passed the motion unanimously. The *Statement of Consistency and Reasonableness for RZ25.10.01* is attached to these minutes and therefore incorporated herein.

4. 2025 Audit Report  
*Moved to Agenda Item 3*

Emily Mills, partner with DMJPS, PLLC, reported that the Town's financial statements as of June 30, 2025 had received an unmodified opinion (highest level of assurance that independent auditors could issue). The Town's compliance reports noted no findings. The financial statements were submitted to the LGC in February 2026 with review confirmation received noting that the LGC did not require any responses from the Town.

4.A. Conditional Zoning Subcommittee Policy  
*This item was discussed prior to the Amended Agenda Item 4, RZ25.10.01.*

Planning Director Max Hsiang explained that the Council had requested the Staff amend the Conditional Zoning Subcommittee Policy per its 2026 Priorities. Five items had changed in the proposed policy:

1. The revised policy formally places the subcommittee meeting at the beginning of the conditional zoning process, prior to the required neighborhood meeting (unless waived or modified). This change creates a clearer procedural sequence and allows Council members to identify concerns early, before applicants engage the broader community. It improves efficiency and provides better guidance at the outset of the process.
2. The updated policy explicitly states that it is an internal procedural guide and not mandated by Chapter 160D or other state statutes. It clarifies that subcommittee discussions are informal, advisory, and non-binding. This added language strengthens the Town's legal posture by clearly distinguishing subcommittee conversations from statutory public hearings and final Council action, reducing potential misunderstandings or procedural challenges.
3. The revised version includes language affirming compliance with applicable open meetings and public records laws. It also clarifies that subcommittee meetings are not public comment forums and that public participation is not required unless invited by a subcommittee member. This addition provides clearer expectations for attendees and ensures procedural transparency.
4. The amended policy provides clearer rules regarding scheduling, continuations, limits on the number of meetings prior to the neighborhood meeting, handling of substantial revisions, and administrative waivers. These additions create predictability in the process, prevent unnecessary delays, and allow flexibility when warranted, while still maintaining structure.
5. The revised policy refines subcommittee membership rotation and clarifies attendance limitations. It also expressly allows the Mayor to attend and serve as an alternate member. This provides operational flexibility while maintaining compliance with attendance requirements and ensuring meetings can proceed efficiently.

Council discussed the policy. Council would individually send Council its desires for the revised policy to Mr. Hsiang. Mr. Hsiang would then bring back a new proposed to Council for consideration.

5. Microsurfacing Information Presentation by Slurry Pavers

Justin Russell introduced Tim Herbst with Slurry Pavers who explained the process used by Slurry Pavers to recondition roads. The presentation is attached to these minutes and therefore incorporated herein.

*Council Member Brad Richardson arrived at 7:40 p.m.*

6. Annex. 59 – Chestnut Lane

A. Certificate of Sufficiency

Assistant Town Manager Nichols presented the Council with the *Certificate of Sufficiency for Annex. 59 – Chestnut Lane* which is attached to these minutes and therefore incorporated herein.

B. Resolution Setting the Public Hearing

The motion was made by Council Member Richardson to adopt the Resolution Setting the Public Hearing Date for Annexation 59 – Chestnut Lane on March 23, 2026. Council Member Couzens seconded the motion to which the Council approved unanimously. The *Resolution Setting the Public Hearing for Annexation 59* is attached to these minutes and therefore incorporated herein.

7. Planning Board Ordinance Amendment

Town Manager Sewell explained at the 02-09-2026 Council Meeting, Council instructed Staff to draft an amendment to the Planning Board Ordinance which would limit the number of people appointed to the Planning Board who were from the same neighborhood or district so as not to have the Planning Board skewed with regional representation. Staff outlined three options for the Council to consider.

1. Favor will be given to applicants in districts not represented in current membership. If all districts are represented in membership, no favor will be given.
2. There may be no more than two members from one district or three members from one neighborhood. However, Council has the right to waive this requirement in order to establish a full board and achieve a quorum to hold Planning Board Meetings.

3. There must be at least one member from each District represented in membership. Therefore, priority will be given to applicants living in districts not yet represented on the Board. If each district is represented, there may be no more than two members from one district or three members from one neighborhood. However, Council has the right to waive this requirement in order to establish a full board and achieve a quorum to hold Planning Board Meetings.

After Council discussion, Council Member Couzens made the motion to approve the Planning Board Ordinance Amendment with the language of Option 3 above. The motion was seconded by Council Member Wojtowicz to which Council approved unanimously. The Planning Board Ordinance Amendment is attached to these minutes and therefore incorporated herein.

#### 8. Planning Board Application Consideration

Council Member Hall made the motion to appoint Heather Wright as a full member of the Planning Board with term expiring March 31, 2029. The motion received unanimous support by Council after a second from Council Member Von de Riet.

#### 9. Council Operating Agreement

##### *Per Council 2026 Priorities*

Town Manager Sewell explained this was an introduction of the Town Council Operating Agreement, which establishes shared expectations for how the Council conducts its work, interacts with one another, staff, and the public, and maintains the Stallings culture of respect, professionalism, collaboration, and thoughtful governance — principles embodied in “the Stallings Way.” This agreement was intended to reinforce effective governance, uphold ethical standards, and strengthen the Council-Manager form of government. Council requested this agreement be drafted by Staff in its 2026 Priorities.

After Council discussion, Council wanted to reflect on the agreement and discussed at a later date to be determined.

#### 10. Closed Session pursuant to NCGS 143-318.11(a)(3)

Council Member Hall made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3) which was seconded by Council Member Ayers. The Council passed the motion unanimously.

*Council recessed into closed session at 8:39 p.m. and reconvened into open session at 9:28 p.m.*

11. Adjournment

Council Member Richardson moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at 9:28 p.m.

Approved on March 9, 2026.

*s/David Scholl*

David Scholl, Mayor

Approved as to form:

*s/Cox Law Firm, PLLC*

Cox Law Firm, PLLC

*s/Erinn Nichols*

Erinn E. Nichols, Town Clerk