

**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 8, 2025, 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, Taylor-Rae Drake, Graham Hall, and Laurie Wojtowicz.

Those absent were: Mayor Wyatt Dunn; and Council Member Brad Richardson.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Eunice Donnelly, Parks and Recreation Director; Max Hsiang, Planning Director; Kevin Parker, Engineering Director; June Rappe, Storm Water Manager; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

Sarah Hollands, non-Stallings Resident, requested the Council not annex or allow Cultor Homes to develop 1000 homes. She stated she and her neighbors did not want to live in Stallings or have the sprawl. If the plan for the development was adopted it would go against the county plan. She also wanted to know who would benefit from that type of high-density development. She stated it was not a good deal for Stallings, Mill Grove Road residents or Union County.

1. Consent Agenda

- A. Minutes from the following meetings:
 - (1) 08-11-2025
- B. Order to Collect, Union County Tax Department
- C. Public Works Vehicle Purchase
(FY26 Budgeted Item)
- D. Christmas Display and Storage
(FY26 Budgeted Item)
- E. Additional Canine Team

Mayor Pro Tem Scholl requested pulling the Consent Agenda Item 1.E., *Additional Canine Team*. 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 Ayers.

2. Reports

A. Report from Mayor

The Mayor was not present to give a report.

B. Report from Council Members/Town Committees

Council Member Hall stated there were many people who voiced their opinion on the large potential development in his district but stated that there was no application on file at the Town at that time. He explained that he had a conversation with the developer representative, and he shared his concerns with her.

Council Members Drake, Wojtowicz, Ayers and Mayor Pro Tem Scholl had no reports.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported:

- Fire Alarm testing the following day so some staff will be working remotely.
- Budget Line Items Transfer List – *The August 2025 Budget Line Item Transfer List is attached to these minutes and therefore incorporated herein.*
- Council was notified about a Police Cameras Grant Application.
- Opening business ribbon cutting was attend by he and the Mayor.
- Assistant Town Manager Nichols reported that the Council had given the communication plan for the Occupancy Tax to the Council.
- Engineering Director Kevin Parker introduced Storm Water Compliance Manager June Rappe as the newest addition to the Stallings Administration Team.
- Parks and Recreation Director Donnelly reported on the schedule for Fifty Fest the upcoming weekend.

3. Agenda Approval

Mayor Pro Tem Scholl suggested amending the Agenda as follows:

- Put Consent Agenda Item 1.E., *Additional Canine Team*, on the regular Agenda as Item 7.A.

Council Member Hall requested removal of the following Agenda Items:

- Move Agenda Item 7, *2725 Old Monroe Road Use (Dunn)*, to the next Council Agenda

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

4. CZ25.02.03

A. 3919 & 3927 Pleasant Plains CZ - TC (1) Conditional Zoning

Planning Director Hsiang explained this case was originally heard by Council on July 14, 2025. At that meeting, Council voted to defer the matter to September 8, 2025. Council expressed interest in receiving a concrete elevation, as this project would be among the first Town Center developments. They wanted to ensure the proposal aligns with their long-term vision for the future of Town Center in Stallings. Council also requested clarity regarding the applicant's commercial partners and asked that these details be determined before a decision is made.

The applicant was requesting conditional rezoning from Town Center (TC) to Conditional Zoning Town Center (CZ-TC) for parcels 07129296B and 07129296C, totaling 2.63 acres. The proposed development includes:

- 12 shopfront units (commercial/retail on the ground floor with residential above)
- 23 townhomes located to the rear of the property

The existing base zoning (TC) did not permit attached-residential development by right; therefore, the applicant must pursue conditional zoning to allow residential use and request modifications to development standards, including setbacks, density, and land use mix. Staff was requesting approval of all the original proposed conditions. Those conditions are attached to these minutes and therefore incorporated herein.

Mayor Pro Tem Scholl reopened the public hearing. Steve Singleton, Urban Designers, was present to address the Council on behalf of the applicant. Mr. Singleton stated that the applicant was the developer and an experienced contractor. Mr. Singleton's presentation is attached to these minutes and therefore incorporated herein.

No one was present to speak on the item. Mayor Pro Tem Scholl then closed the public hearing. Council discussed the item with the applicant. Council asked staff to bring back conditions regarding retail square footage that would be built prior to residential; phase approach for streetscape width/landscaping; finished elevations coming back to Council.

Council Member Scholl made a motion to defer the vote until an October meeting. The second was made by Council Member Drake and passed unanimously by Council.

B. Statement of Consistency and Reasonableness

This item was not discussed due to the vote on Agenda Item 4 being deferred until an October meeting.

5. TX25.08.01

A. Traffic Impact Analysis Ordinance Update

Mayor Pro Tem Scholl opened the public hearing. Engineering Director Parker explained the current Traffic Impact Analysis (TIA) policy required all TIAs to be prepared by a Town-assigned consultant, with associated costs paid by the applicant. While the policy ensured consistency, it had limited flexibility for applicants and introduced possible project delays. In practice, many developers already had consultants engaged in early site design and planning who were capable of producing the TIA. The amendment would accommodate that efficiency while preserving the Town's authority and review standards. The complete red-line version of the Traffic Impact Analysis Ordinance Update is attached to these minutes and therefore incorporated herein.

There was no public present to speak on the item. Mayor Pro Tem Scholl then closed the public hearing.

Council Member Ayers made the motion to approve the Traffic Impact Analysis Ordinance Update - TX25.08.01 to which Council Member Hall seconded. The motion received Council's unanimous support.

B. Statement of Consistency and Reasonableness

Mayor Pro Tem Scholl read the Statement of Consistency and Reasonableness for TX25.08.01 into the record. A motion was made by Council Member Hall to approve the Statement of Consistency and Reasonableness for TX25.08.01. Council Member Wojtowicz seconded the motion, and the Council passed the motion unanimously. The *Statement of Consistency and Reasonableness for TX25.08.01* is attached to these minutes and therefore incorporated herein.

6. Third Party Sewer System Analysis

Per 08-11-2025 Council Direction

Council held consensus not to have staff do any work on this item until or if a zoning application is received that would require such an analysis.

7. 2725 Old Monroe Road Use (Dunn)

This item was moved to the next Council Agenda.

7.A. Additional Canine Team

Original Consent Agenda Item 1.E.

Police Chief Franks explained the department was seeking approval for the addition of a third canine team to the Stallings Police Department, including the acquisition of a corresponding police vehicle. Due to the recent disbandment of the Town of Wingate's Police Department, Stallings Police Department was currently in the process of hiring Wingate's former canine handler. As part of the department's dissolution, Wingate had decided to transfer ownership of K9 Kane to the handler. The handler had also expressed willingness to transfer the dog to Stallings Police Department, provided the dog can be utilized as a police canine. K9 Kane had approximately six years of working life left and was certified as the other Stallings canines. When K9 Kane's service time ended, the spot would not be filled with a new dog.

The Stallings current canine budget was sufficient to support a third canine team. There would be no additional cost to the department for the canine itself. The only potential expense was a negotiated purchase price for Wingate's canine vehicle, which would be funded through asset forfeiture funds. The Chief requested the Council authorize the Town Manager to evaluate the most appropriate way to integrate the third dog into the Stallings canine unit and to negotiate a fair purchase price for the vehicle, not to exceed \$28,000.

Council Member Scholl made a motion to authorize the Town Manager to evaluate the most appropriate way to integrate the third dog into the Stallings canine unit and to negotiate a fair purchase price for the vehicle, not to exceed \$28,000. The Council unanimously approved the motion after a second from Council Member Drake.

8. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at 8:36 p.m.

Approved on October 27, 2025.

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