



May 11, 2026
 Government Center
 321 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

Town Council Agenda

	Time	Item	Presenter	Action Requested/Next Step
	7:00 p.m.	Invocation Pledge of Allegiance Call the Meeting to Order	David Scholl, Mayor	NA
	7:03 p.m.	Special Presentation <i>Eagle Scout Candidate Sam Smith, Troop 174</i> <i>Project: Blair Mill Bridge</i>	Eunice Donnelly, Parks and Rec. Dir.	Introduction and Scout Presentation
	7:10 p.m.	Public Comment	David Scholl, Mayor	NA
1.	7:15 p.m.	Consent Agenda A. Minutes from the following meetings: (1) 03-09-2026 (2) 03-23-2026 – special (3) 03-23-2026 (4) 03-30-2026 – special (5) 04-13-2026 – special (6) 04-13-2026 (7) 04-13-2026 – closed (8) 04-27-2026	David Scholl, Mayor	Approve Consent Agenda
2.	7:17 p.m.	Reports A. Report from Mayor B. Report from Council Members/Town Committees C. Report from Town Manager/Town Departments	Council and Staff	NA
3.	7:25 p.m.	Agenda Approval	David Scholl, Mayor	Approve agenda as written
4.	7:27 p.m.	CZ25.04.01 A. 3732 Pleasant Plains Town Center (2) (1) Open Public Hearing (2) Information from Staff (3) Public Comment (4) Close Public Hearing (5) Council Vote B. Statement of Consistency and Reasonableness	Max Hsiang, Planning Dir.	Approve/deny conditional zoning
5.	7:50 p.m.	Sewer Area Prioritization for Charlotte Water Consideration	Kevin Parker, Engineering Dir.	Information and direction for staff

6.	8:05 p.m.	Greenway Bench Program (<i>Couzens</i>)	Mike Couzens, Council Member	Discussion and possible action
7.	8:15 p.m.	Indian Trail Community Center (<i>Couzens and Ayers</i>)	Steven Ayers and Mike Couzens, Council Members	Discussion and possible action
8.	8:30 p.m.	Joint Indian Trail/Stallings Day at a Charlotte Knights game (<i>Scholl</i>)	David Scholl, Mayor	Discussion and possible action
9.	8:40 p.m.	Closed Session Pursuant to North Carolina General Statute 143-318(11)(a)(6)	David Scholl, Mayor	Recess into closed session
10.	8:55 p.m.	Adjournment	David Scholl, Mayor	Adjournment



MEMO

To: Mayor and Council
Via: Alex Sewell, Town Manger
From: Eunice Donnelly, Parks and Recreation Director
Date: 05/06/2026
RE: **Eagle Scout Project – Samuel Smith**

Background/Issue:

The Town of Stallings Parks and Recreation Department is pleased to share an update regarding an upcoming Eagle Scout project that will enhance safety and accessibility at Blair Mill Park. Samuel Smith, a local Scout from Troop 174, is currently planning and coordinating the construction of a new footbridge along the disc golf course.

The proposed bridge will span approximately 25 feet across a gully located along the course. This area is known to collect and hold water during periods of heavy rainfall, creating unsafe and difficult crossing conditions for park users.

Need for Improvement

The existing crossing structure is insufficient in both length and design. During heavy rain events, water fills the gully beyond the reach of the current bridge, forcing users to navigate wet or unstable ground. Additionally, the current structure does not include handrails, which presents a safety concern for users of all ages and abilities.

Proposed Enhancement

Samuel's Eagle Scout project will address these concerns through the construction of a new, properly sized 25-foot footbridge designed to fully span the gully, even during high water conditions. The proposed bridge will be approximately 2 feet in width and is intended for single-user pedestrian access in a low-traffic area of the disc golf course. While narrower than standard multi-use trail bridges, this width is appropriate for the location and purpose, which is to provide a safe and stable crossing over a drainage gully. The addition of handrails and a slip-resistant surface will further enhance user safety.

Community Impact

This improvement will enhance the overall safety and usability of the Blair Mill Park disc golf course, which continues to be a popular recreational amenity within the community. The addition of a durable and well-designed bridge will support year-round access and provide a safer experience for residents and visitors.

Conclusion

The Parks and Recreation Department is grateful for Samuel Smith's initiative and commitment to serving the Stallings community through this Eagle Scout project. Projects like this not only improve our park infrastructure but also reflect the strong spirit of volunteerism and civic pride within our town.

We will continue to keep Council informed as the project progresses.

Slide show for presentation for
Stallings town council meeting
on 4/27/2026.



Sam Smith
Troop 174

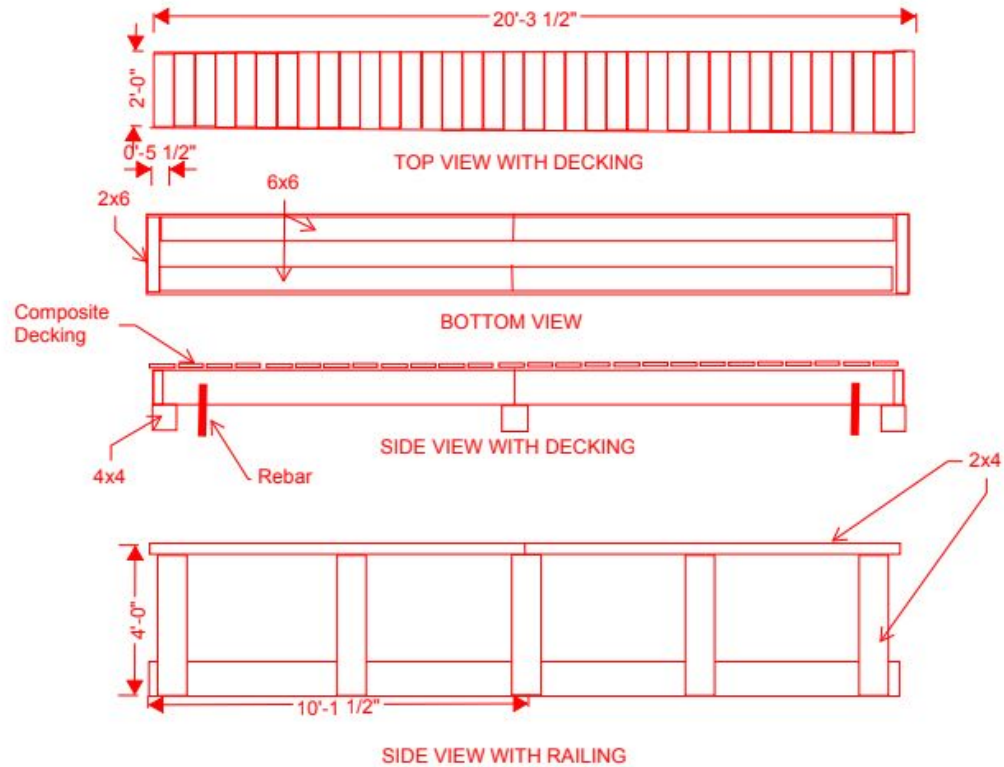
Eagle Scout Project Proposal







BLAIR MILL PARK DISC GOLF BRIDGE



Thank you for your time and consideration.
Sam Smith

**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 9, 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; Jessie Williams, Finance Officer; Mac McCarly, Planning Attorney; 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

No one was present who wished to give public comment.

1. Consent Agenda

A. Minutes from the following meetings:

- (1) 01-24-2026 – special
- (2) 02-09-2026
- (3) 02-09-2026 – closed
- (4) 02-23-2026
- (5) 02-23-2026 – closed

Council Member Van de Riet made the motion to approve the Consent Agenda as presented. The motion was passed unanimously by Council after a second from Council Member Richardson.

2. Reports

A. Report from Mayor

Mayor Scholl reported that he attended the UNC School of Government for the Essentials of Municipal Government course with other members of the Council and the Town Manager.

B. Report from Council Members/Town Committees

Council Member Ayers reported that he attended the last WUMA meeting where Union County gang activity was discussed as well as road maintenance. He also reported that the American League Baseball group was asking for donations from all municipalities.

Council Member Hall reported that he had visited another Town's park and that it did not compare to the cleanliness and niceness of the Stallings parks.

Council Member Couzens reported he had also attended the UNC School of Government Essentials of Municipal Government course where he learned that Stallings Staff had done a tremendous job of preparing the Council during the New Member Bootcamp.

Council Member Van de Riet also noted he had attended the UNC School of Government training UNC School of Government for the Essentials of Municipal Government course and enjoyed the opportunity to do so as there was no other state in the Union that offered the resources that North Carolina did.

Council Members Richardson and Wojtowicz had no reports.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported the following:

- The Town had received a clean Audit which was the highest level a Town could receive for an audit.
- The NCLM had passed the Police Department in the risk review process, and it was one of eight police departments of the same size in the state that was certified and accredited.
- Budget Line Items Transfer List – The *February 2026 Budget Line Item Transfer List* is attached to these minutes and therefore incorporated here.

3. Agenda Approval

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

4. CZ25.08.01

A. Stevens Village Conditional Zoning

Mayor Scholl opened the public hearing. Planning Director Max Hsiang and Engineering Director Kevin Parker presented the Council information on CZ25.08.01. Mr. Hsiang explained that Stevens Village was a proposed mixed-use development on approximately 17.97 acres located at the intersection of Stevens Mill Road and Idlewild Road. The Parcel #s for the seven (7) parcels subject to the rezoning application were: 07075016A, 07075016I, 07075024, 07075024A, 07075024B, 07057009A (a portion), and 07075025 (a portion). The applicant was requesting to rezone the property from Mixed Use 2 (MU-2) to

Conditional Zoning Mixed Use 2 (CZ-MU-2) to allow a residential and commercial development subject to site specific conditions.

Engineering Director Parker explained the developer was required to construct the transportation improvements identified in the approved Traffic Impact Analysis (TIA). Although the current proposal of the developer resulted in lower projected trip generation, the developer was committed to constructing the originally approved traffic improvements, which were designed using higher traffic volumes than those projected under the updated plan. The developer committed to completing all required roadway improvements prior to the occupancy of any building on the site. Both Mr. Hsiang and Mr. Parker's reports are attached to these minutes and therefore incorporated herein.

The Planning Board recommended denial of CZ25.08.01 due to the date of the TIA. Staff recommended approving CZ25.08.01.

Attorney for the applicant Aaron Houck presented the Council its request and concept for the area. This presentation is attached to these minutes and therefore incorporated herein. Nick Bushon, DRGRP Engineer, and Michael Wickline, Traffic Engineer, were also present on behalf of the applicant. Terry Williams, Withrow Capital President and Manager of Stevens Village, LLC, developer and applicant, also presented some of the information on the presentation attached. Mr. Williams offered to have all townhomes at the maximum height of 35'.

Public comments:

Joe Harvath, Shannamara resident, thanked the Council for their willingness to listen to the residents. He thought the Council had an easy decision as all residents opposed the request. He stated the ordinances under TIA Section B gave the Town the right to require a new TIA. There was no line of sight to get out of Shannamara and rendered the new entrance useless. He stated the TIA did not consider Shannamara or the Enclaves in the study stating the Council had every authority to require new TIA and had nothing to lose in doing so. Mr. Harvath stated he had spoken with NCDOT and wanted a meeting with NCDOT and Council and residents stating that the Council needed to do a modern TIA.

Michael Wilson, 236 Limerick Drive, stated the developer was saying townhomes but the public was hearing apartments. His biggest concerns were that apartments would be built instead of townhomes. He requested the Council not approved the zoning of the request. He also stated he was a CPA and knew that usually general taxes did not cover the services the Town provides.

Suzette McDaniel, 7047 Kidwelly Lane, felt this was defining moment for Council as they could either protect long term visions or give in with short term pressure. She felt the request went against the Town's plans as was apparent with the 26 exceptions to ordinance. She stated the TIA was incomplete and inadequate, the study was wrong and that other developments on that property would be better. She said the commercial components were not coming and stated that this was the last major vacant land in

Stallings. She requested the Council require a new TIA, reject 26 ordinance exceptions and protect the community.

Sherry Boley, Kidwelly Lane, agreed with the previous speaker stating that the land for townhomes could be sold to another developer for different townhomes or apartments. She did not like the proposed traffic pattern and did not know how someone would get into the gas station with the traffic pattern. She wanted the Council to think of this as a wakeup call and step up to be more responsible. She wanted more infrastructure in place before developments. She also stated the schools were an issue and wondered if parents would understand their kids could not attend Stallings Elementary.

Joe Coco, 621 Drumcliff Drive, stated he moved to the area two years ago and that high density housing was an issue. He suggested a restriction on the housing for people 65 or older as Boomers were aging out. That option would be good for developer, schools, produce less traffic trips per day, have less noise, and support age restriction.

Tom Twitchell, 910 Bailey Court, wanted to address the things the Council could and could not do in regard to this project. He stated that the Council could ask for a new TIA as the memo about traffic was flawed. The Council could also ask for changes to be made regarding the CZ request as there were 26 exceptions. The Council could also table the item with the changes as presented. He stated that the Council should not let the threat litigation scare them into making decisions. He stated the Council had in its power to change the zoning law and make it retroactively compliant. He stated the Council should defer its vote until it did this and required a new TIA. He encouraged the Council to think about how home should feel.

John Foltz, 5368 Shannamara Drive, stated that the developer had been trying for years to slowly erode the boundary layer between Shannamara. He did not want the project due to traffic, crime, schools, fire, water, and sewer. He also stated that Developer Terry Williams threatened the Council during the presentation. He requested the Council require a new TIA and address the gap in community services.

Jeannie Lindsay, 5639 Angleys Court, felt there were several items wrong with the request: lower town livability; water sewer issues; schools; traffic; other projects were waiting for water; students being bused to other schools; the state 1% growth rate in the TIA was questionable; approving townhomes would not give any extra traffic improvements. She stated this was unnecessary growth. She wanted the project to be sent back to the drawing board.

Ryan Molley, 6053 Arborgel Lane, was skeptical of the project and stated that the TIA was not credible as there was a lack of transparency and a poor-quality project. He stated that the developers' studies were wrong. The neighbors wanted a small town feel and he was opposed to the project.

Mayor Scholl closed the public hearing. It was noted that apartments would not be permitted on the site and Engineering Director Parker confirmed that if a new traffic analysis was done, then the developer's traffic impact requirements could lessen. Lt. Cranford confirmed that this project could be serviced by the Police Department and not considered to be a burden on the Police Department's resources.

Council and Staff discussed the project with the applicant and representatives. Council Member Richardson made the motion to defer a vote on the item until the Monday, April 13, 2026 Council Meeting. The motion was seconded by Council Member Couzens and passed unanimously by Council.

B. Statement of Consistency and Reasonableness

This item was tabled as Agenda Item CZ25.08.01 was tabled until April 13, 2026.

Council took a break at 9:54 p.m. and reconvened in open session at 10:02 p.m.

5. TX26.01.01

A. Indoor Amusement

Mayor Scholl opened the public hearing. Sr. Planning Technician Katie King explained the applicant was proposing the addition of a new use to the Table of Uses in Article 8: Zoning Districts and a corresponding definition to Article 3: Definitions, Abbreviations & Symbols of the Stallings Development Ordinance so that escape rooms would be allowed. Staff recommended approval of TX26.01.01 as did the Planning Board.

No public was present who wished to speak on the item. Mayor Scholl closed the public hearing. Council Member Hall made the motion to approve TX26.01.01 adding escape rooms to table of uses MU-2 and C-74 districts. The motion passed unanimously by Council after a second from Council Member Wojtowicz.

B. Statement of Consistency and Reasonableness

Council Member Hall made the motion to approve the Statement of Consistency and Reasonableness for TX26.01.01 which was seconded by Council Member Ayers. The motion was passed unanimously by Council. *The Statement of Consistency and Reasonableness for TX26.01.01 is attached to these minutes and therefore incorporated herein.*

6. Balanced Scorecard Mid-Year Report

Town Manager Sewell submitted the Balance Scorecard Mid-Year Report for Council's information. All Balanced Scorecard Reports can be found on the Town's website.

7. Adjournment

Council Member Hall moved to adjourn the meeting, seconded by Council Member Richardson, and the motion received unanimous support. The meeting was adjourned at 10:17 p.m.

Approved on _____, 2026.

David Scholl, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

DRAFT

**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 meeting on Monday, March 23, 2026, at 5:30 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, Jon Van de Riet, and Laurie Wojtowicz.

Thos absent were: Council Member Graham Hall.

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

1. Call the meeting to order

Mayor Scholl called the meeting to order.

2. Quarterly Strategic Discussions

Town Manager Sewell explained that the meeting stemmed out of the annual retreat meeting when Council requested quarterly strategic conversations to think about big picture items.

Council discussed various topics that it would like to have more detailed conversations on in the future:

- Council Operating Agreement vs. Council's Ethics Policy
- Town-wide economic development and possible meetings with Union County Economic Development Ron Mahle to include county sewer discussions
- Revisit current Town plans to include
 - Comprehensive Land Use Plan
 - Greenway Plan
 - Unified Development Ordinance and possible revisions
- Subcommittee policy and process

3. Adjournment

Council Member Couzens 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 _____, 2026.

David Scholl, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

**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 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; Kevin Parker, Engineering Director; Eunice Donnelly, Parks and Recreation Director; 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

No one was present to give public comment.

1. Agenda Approval

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

2. Chestnut Lane

A. CZ25.10.01 – Mixed Use

Mayor Scholl opened the public hearing. Max Hsiang, Planning Director, explained this was a proposed non-residential mixed-use development on approximately 5.86 acres located at the southeast corner of the roundabout at Matthews-Weddington Road and Chestnut Lane parcel ID#07141003. The request sought to rezone the property from R-20 (Union County) to Conditional Zoning Mixed-Use (CZ-MU-2) in conjunction with annexation into the Town of Stallings.

The proposed development was intended to accommodate medical office, general office, retail, and neighborhood-serving commercial uses within a coordinated mixed-use setting. The submitted rezoning site plan depicted up to three non-residential buildings totaling approximately 34,000 square

feet arranged along internal drives and parking areas, with buildings oriented toward street frontages and pedestrian connections. Staff and Planning Board recommended approval of the request. The Staff memo on this item is attached to these minutes and therefore incorporated herein.

Applicant with Urban Design Partner, Steve Singleton, presented to Council the plan and application. Mr. Singleton's presentation is attached to these minutes and therefore incorporated herein.

No one was present who wished to speak on the project. Mayor Scholl then closed the public hearing.

Council discussed the item. Applicant Singleton agreed to a 12 ft. greenway and to complement the character of the apartments across the street to his project.

B. Annexation 59

Mayor Scholl opened the public hearing. No one was present who wished to comment on Annexation 59. Mayor Scholl closed the public hearing on the annexation.

C. Council Vote on CZ25.10.01

Council Member Richardson made the motion to approve Annexation 59 – Ordinance to Annex; CZ25.20.01 (with the additional conditions listed below); and Statement of Consistency and Reasonableness which was seconded by Council Member Couzens.

Additional conditions:

- A 12-foot-wide minimum Suburban Spine greenway connection shall be provided at the Chestnut Lane/Matthews-Weddington Road roundabout along the subject property frontage
- The feasibility of a meandering sidewalk within the utility area of the roundabout shall be evaluated. This provision is exploratory in nature and does not obligate construction.

The motion received Council's unanimous vote. The *Annexation 59 – Ordinance to Annex* and the *Statement of Consistency and Reasonableness for CZ25.02.01* are attached to these minutes and therefore incorporated herein.

D. Statement of Consistency and Reasonableness

This item was addressed in the motion above.

3. CZ25.04.01

A. 3732 Pleasant Plains Town Center

Mayor Scholl opened the public hearing. Planning Director Hsiang explained the applicant, Mr. Jolly, with consultant Urban Design Partners, had submitted a rezoning request to change the property's zoning from Town Center (TC) to Conditional Zoning – Town Center (CZ-TC). The plan had changed from a mixed-use development featuring both commercial and residential uses to accommodating a single use of 60 townhomes. The property was approximately six acres. Staff and Planning Board recommended approval of the request. The Staff memo on this item is attached to these minutes and therefore incorporated herein.

Applicant with Urban Design Partner, Steve Singleton, presented to Council the plan and application. Mr. Singleton's presentation is attached to these minutes and therefore incorporated herein.

An Arlington Downs resident stated he lived near the proposed entrance of the project and there was already a lot of traffic in that area without the development. He would like to add a traffic light at the location. He was glad it would not be commercial properties as he preferred residential at that location.

David Privette, 2603 Rolling Hills Drive, Monroe, owned the property across the street from the proposed project (the landscape yard and business). He was not for or against the project, but he did not want people moving in to have an issue with his business there. He was making improvements to the property, promised to be neighborly but wanted to continue to own and operate the business from that property as it had been a landscape material yard operating there for 35 years.

Mayor Scholl closed the public hearing. Council held discussion on the traffic, businesses across the street, school traffic with Grace Academy, and lack of commercial on the site.

Council Member Hall made the motion to continue the discussion and vote on this item at a later date seconded by Council Member Richardson. The Council unanimous did not approve the motion.

Council Member Hall made the motion to table this item's vote to a date to be determined. The motion received a second from Council Member Richardson. The motion passed by a five to one vote with Council Member Wojtowicz opposing.

B. Statement of Consistency and Reasonableness

This item was not discussed.

4. VR26.03.01 – Bailey Mills Phase 2

Planning Director Max Hsiang explained Bailey Mills Phase 2 (CZ21.09.01) received Conditional Zoning approval on March 28, 2022, to rezone Matthews Weddington Road to Conditional Zoning – Mixed Use 2 (CZ-MU-2) for the development of 23 townhomes. A one-time, two-year vested rights extension was approved administratively, extending the approval through March 28, 2026.

The applicant was requesting an additional 24-month extension through a Vested Rights application for a site-specific vesting through Article 7.13 and state statute 160D-108. Under the Stallings Development Ordinance, staff did not have the authority to grant a second extension. As a result, the request had been forwarded to Town Council for consideration. The current vested rights and associated Conditional Zoning approval were set to expire on March 28, 2026.

The project was attached to Bailey Mills Phase 1, which was completely built out and included 92 townhomes under a Development Agreement. The Staff memo on this item is attached to these minutes and therefore incorporated herein.

Council Member Wojtowicz made the motion to approve VR26.03.01 – Bailey Mills Phase 2 as presented with the following findings:

- A 24-month vested rights period would begin (until March 28, 2028) with no additional extensions allowed per ordinance.
- The approval must comply with current ordinance, vested rights, & CZ approved standards.
- Council must make all required findings under Section 7.13-5.

The motion was seconded by Council Member Ayers and passed unanimously by Council.

5. 2026 Board and Committee Reappointments

Assistant Town Manager Erinn Nichols reminded the Council that each year in March various committee member terms that were up for reappointment are brought to the Council for reappointment consideration.

Council Member Hall made the motion to reappoint the following members with a term expiration date of March 31, 2028:

- Historical Committee:
 - Deborah Wagenhauser
- Community Committee
 - Sophia Cordova
 - Amber Joiner-Hill

- Mark Leadem
- Ernie Roy
- Stormwater and Infrastructure Committee
 - Dawn Salley

The motion was passed by a unanimous vote of Council after a second from Council Member Van de Riet.

6. Parks and Recreation - Stallings Municipal Park Splash Pad Project Update

Parks and Recreation Director Eunice Donnelly provided the Council an update on the splash pad project in Stallings Municipal Park that was budgeted, approved, and for which a contract had been accepted with the Fountain Division. She gave a summary of the status, regulatory review process, and next steps to move forward. Ms. Donnelly’s update on the project is attached to these minutes and therefore incorporated herein.

7. Adjournment

Council Member Richardson moved to adjourn the meeting, seconded by Council Member Couzens, and the motion received unanimous support. The meeting was adjourned at 8:25 p.m.

Approved on _____, 2026.

David Scholl, 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 meeting on Monday, March 30, 2026, at 5:30 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 Mike Couzens, Graham Hall, Jon Van de Riet, and Laurie Wojtowicz.

Those absent were: Council Member Steven Ayers.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Town Attorney Melanie Cox; Max Hsiang, Planning Director; and Kevin Parker, Engineering Director; Jessie Williams, Finance Officer; Karen Reid, Human Resources Director; Eunice Donnelly, Parks and Recreation Director; Chief Dennis Franks; and Mary McCall, Accounting Technician.

1. Call the meeting to order

Mayor Scholl called the meeting to order.

2. 2026-2027 Budget Discussions

A. Introduction and High Level Overview

Town Manager Alex Sewell reviewed and discussed the following with the Council:

- Budget calendar review
- Curt Walton, Walton and Hall, was present at the meeting for guidance.
- Economy Overview
 - From local economist
 - Charlotte was more resilient than other large cities.
 - Job creation was low and slow and Gross Domestic Product (GDP) was low.
 - Iran conflict and oil affected everything.
 - Local concern for local sewer capacity.
 - Salas tax was above projection, but staff was budgeting flat for next year due to warning signs.
- Largest driver of budget was personnel.
- Operational budget was funded but with current trends, there would be deficits in future years.
- Council needed to choose to either budget for the next year only; or budget for later years with little to no deficit in future years.

B. Notable Items

Finance Officer Jessie Williams reviewed the projected Notable Items List with the Council.

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

C. Capital Improvement Plan

Ms. Williams reviewed the current Capital Improvement Plan (CIP).

D. Budget Scenarios

Varies Budget Scenarios were discussed with the Council. These scenarios included the tax rate at \$0.189 (current rate); \$0.216; and scenarios with a Solid Waste Fee.

E. Council Direction on Next Steps

Council requested other scenarios/requests of Staff to bring back for future budget discussions:

- New rezoning signs with QR codes based on the size of the land being rezoned.
- Cost of space needs assessment
- Amount of road resurfacing that could be done with \$800k
- Scenario to accomplish small annual tax increase so that there was no deficit in 2030 as compared to a tax increase all at once; plus, one scenario with solid waste fee climbing up to 50% of the per household cost (phase \$100 fee in over three years).

3. 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 8:09 p.m.

Approved on _____, 2026.

David Scholl, 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 meeting on Monday, April 13, 2026, at 5:30 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor David Scholl; Council Members Steven Ayers, Mike Couzens, Jon Van de Riet, and Laurie Wojtowicz.

Those absent were: Mayor Pro Tempore Brad Richardson; and Council Member Graham Hall.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Town Attorney Melanie Cox; Max Hsiang, Planning Director; and Kevin Parker, Engineering Director; Jessie Williams, Finance Officer; Karen Reid, Human Resources Director; Eunice Donnelly, Parks and Recreation Director; Chief Dennis Franks; and Mary McCall, Accounting Technician.

1. Call the meeting to order

Mayor Scholl called the meeting to order.

2. 2026-2027 Budget Discussions

Town Manager Sewell reminded the Council where it was on the budget process and that it was at the point to give direction to the Staff and/or allow the Town Manager to submit his recommendation to the Council.

Finance Officer Jessie Williams demonstrated to the Council the future budget needs based on various tax rate scenarios. It was highlighted that taxes did not cover all the Town's services and the current tax rate would only cover next fiscal year's operating expenses.

Council discussed various items in the budget. Council preferred a tax rate adjustment over a solid waste fee and requested the Staff look at increasing development fees. The Town Manager would give the Council a suggested budget by April 30, 2026.

3. Adjournment

Council Member Couzens moved to adjourn the meeting, seconded by Council Member Van de Riet, and the motion received unanimous support. The meeting was adjourned at 6:37 p.m.

Approved on _____, 2026.

David Scholl, 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 April 13, 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; Kevin Parker, Engineering Director; Jessie Williams, Finance Officer; Melanie Cox, Town Attorney; and Mac McCarley, Planning Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Mac McCarley, Planning Attorney, explained that anyone wanting to speak about CZ25.08.01 during Public Comments would be out of order as there was already a public hearing for that item at any earlier meeting.

Public Comments

Joyce Rubert, 3026 Frazier Place, Stallings, stated that the paving by Slurry Paving out of VA left a mess and it was all producing pebbles. She said the representative said it was her driveway's fault that the paving job was not good and the supervisor was rude. She wanted the Council to come down and look at the job. Ms. Rubert also wanted to know why the Council did not use local companies for jobs.

Rosslyn Nyborg, addressed the mixed-use hotel/motel on Whetstone as her property backed up to the parcel that would be used for the hotel. She did not think the use made sense at that location. The hotel would look directly into her back yard. She understood mixed use in other areas but not that one.

Kelly Rusk, Chestnut Oaks, was a proud supported of Deliver Funds whose mission was to stop human trafficking. He asked that the Council not approved a hotel/motel on Whetstone as it would contribute to crime (drug and human trafficking). He was present to speak out against human trafficking so as not to devalue children's lives.

Brandon Faulkner, was with the passionate group desiring to maintain the safety and quaintness of their village. He did not want a hotel/motel in the Whetstone area. He was worried about strain on police

and fire and infrastructure. He said the traffic on Potter Road was already bad and asked the Council to consider the quaintness of the village. He wanted the Council to listen to the voters and taxpayers.

Joe Harvath, reminded the Council that all future decisions and economic development plans urged commercial uses.

1. Consent Agenda

A. Minutes from the following meetings:

- (1) 03-09-2026 – special
- (2) 03-09-2026 – closed

B. Amended Budget Ordinance 12 – Finance Software Costs Transfer

Council Member Richardson made the motion to approve the Consent Agenda as presented. The motion was passed unanimously by Council after a second from Council Member Van de Riet. The *Amended Budget Ordinance 12 – Finance Software Costs Transfer* is attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from Mayor

Mayor Scholl reported, as Chairman of Centralina Council of Government (CCOG), he wanted to report that the state was looking at a state constitution amendment to eliminate property taxes. The CCOG had addressed the item with the state committees.

B. Report from Council Members/Town Committees

Council Members Ayers and Hall had no reports.

Council Member Couzens stated that the Council and Staff had started budgeting process that included the CIP items of Stallings Municipal Park Splash Pad upgrades and Police Department locker room upgrades. He stated the Town continued to grow and thanked and commended staff on the budgeting process.

Council Members Van de Riet, Richardson, and Wojtowicz had no reports.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported the following:

- Budget Line Items Transfer List – The *March 2026 Budget Line Item Transfer List* is attached to these minutes and therefore incorporated here.

3. Agenda Approval

Mayor Scholl requested adding as Agenda Item 5.A. as *Settlement in 25CV2956-890 – Stallings v.*

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

4. CZ25.08.01

A. Stevens Village Conditional Zoning

Planning Director Max Hsiang reminded the Council that CZ25.08.01 was previously heard by Town Council on March 9, 2026, and deferred to April 13, 2026, to allow time to address Council and community concerns. Since that meeting, the applicant had collaborated with staff to incorporate additional conditions related to site design, intensity, buffering, and overall compatibility. The revised proposal had been updated. The memo to Council on this item that included all the updates to the application is attached to these minutes and therefore incorporated herein.

Council discussed the additional conditions proposed on CZ25.08.01. The Developer verbally agreed to the following additional conditions:

- Saving two of three large oak trees on the site
- No 24-hour convenient store
- No package sewer plants and wells only for irrigation
- Berms would be included as long as they were approved by the Planning Director

Council Member Couzens made the motion to approve CZ25.08.01 with the additional conditions as agreed to by the applicant and recorded by the Planning Director and its Statement of Consistency and Reasonableness as it was reasonable and consistent with the Comprehensive Land Use Plan. Council Member Richardson seconded the motion. The motion was passed by a 3 to 3 vote, Mayor Scholl breaking the tie in the affirmative. Council Members Hall, Van de Riet, and Wojtowicz voting against the motion. The *Statement of Consistency and Reasonableness for CZ25.08.01* is attached to these minutes and therefore incorporated herein.

B. Statement of Consistency and Reasonableness

This item was discussed in the previous motion.

Council took a recess at 8:25 p.m. and came back into open session at 8:30 p.m.

5. Planning Board Application

Council Member Richardson made the motion to appoint Kadar Joseph as first alternate member of the Planning Board with term expiring March 31, 2028. The motion was seconded by Council Member Ayers and passed unanimously by Council.

5.A. Settlement in 25CV2956-890 – Stallings v. 9Ventures, LLC

Town Attorney Cox explained that a \$5000 settlement plus administrative fees had been reached in the 25CV2956-890 – Stallings v. 9Ventures, LLC case, in the Stinson Farm negotiations. Council Member Richardson made the motion to approve the 25CV2956-890 – Stallings v. 9Ventures, LLC settlement in the amount \$5000 plus administrative fee. The motion was seconded by Council Member Van de Riet and passed unanimously by Council.

6. Golf Cart Safety and Enforcement (Scholl)

Mayor Scholl was concerned about golf carts being driven by children in his neighborhood especially in light of the golf cart tragedy that happened with a child in Mooresville.

Chief Dennis Franks explained the Town had a golf cart ordinance that prohibited golf carts on roads with speeds higher than 25 mph and requiring the driver to be at least 16 years old with a valid driver's license. He noted that the Town did not get a lot of golf cart complaints and that Det. Teague was starting an educational campaign about golf cart safety.

Council and the Town Attorney discussed the differences between e-bikes and golf carts. Council directed Staff to bring back to Council any items that needed to be added to the current ordinance in order to close any loops holes that existed for golf cart and e-bike use.

7. Closed Session Pursuant 143-318.11(a)(3)

Council Member Richardson made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3) inviting Director Planning Max Hsiang, Planning Attorney Mac McCarley, and Engineering Director Kevin Parker into the session. The motion was passed unanimously by Council after the a second from Council Member Hall.

Council went into closed session at 8:52 p.m. and reconvened in open session at 9:24 p.m.

8. Adjournment

Council Member Hall moved to adjourn the meeting, seconded by Council Member Couzens, and the motion received unanimous support. The meeting was adjourned at 9:25 p.m.

Approved on _____, 2026.

David Scholl, 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 April 27, 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, and Laurie Wojtowicz.

Those absent were: Council Members Graham Hall and Jon Van de Riet.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Brig Sheehy, GIS Planning Technician; Kevin Parker, Engineering Director; Jessie Williams, Finance Officer; Eunice Donnelly, Parks and Recreation Director; 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

Jason Pratt, Chestnut Oaks, stated there was community discomfort concerning the location for the potential motel on Whetstone. He stated he lived across from the proposed location and there were a lot of kids in that area and it would be unsafe for them.

Kelly Rusk, stated that the community lived in fear and uncertainty regarding the possibility of the motel on Whetstone. He said that community was just getting started in opposing this project and hundreds of people had already sent messages against the project. Mr. Rusk as the Council be good leaders and find a way to stop the project. He stated that 75% of sex trafficking survivors were exploited in or near a motel. Mr. Rusk asked the developer to support the safety of our children and withdrawal of proposal.

Robert Keller, 1118 Slatewood Road, stated he was against the hotel on Whetstone for a variety of reasons: drainage and flooding; reduction of property value; infrastructure problems; and school crowding. He stated that no one wanted the project and that it should be located somewhere else.

1. Consent Agenda

A. FY26 Audit Contract

Council Member Ayers made the motion to approve the Consent Agenda as presented. The motion was passed unanimously by the Council after second from Council Member Wojtowicz.

2.

2. Agenda Approval

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

3. TX26.01.02

A. Streetscape and Fee in Lieu Addendum

GIS Technician Birg Sheehy stated that the purpose of the text amendment was to incorporate updates to the Staff and Board recommended design standards within the Stallings Streetscape Plan. The revisions simplify and clarify the existing standards by reducing the number of design options and variations, helping to create a more cohesive and consistent streetscape character throughout the Town Center District. In addition, the amendment revised the fee-in-lieu structure for the Streetscape and Greenway plans. The current fee-in-lieu structure would not generate sufficient funding for the Town to construct required Greenway Trails or Streetscape improvements when a developer was unable to install them. The amendment established a clear fee in lieu structure to allow the Town to fund Greenway and Streetscape projects as an alternative where not practical for the developer. Staff's memo for TX26.01.02 is attached to these minutes and therefore incorporated herein. The Planning Board recommended approval of text amendment TX26.01.02 as did Staff.

Mayor Scholl opened the public hearing. No one was present to speak on the item. Mayor Scholl then closed the public hearing. Council Member Richardson made a motion to table the item for Staff to clarify the cost with the state's approval. The motion received Council's unanimous support after a second from Council Member Couzens.

B. Statement of Consistency and Reasonableness

This item was not heard as the item above was tabled.

4. TX26.01.03

A. Fence Updates

Mayor Scholl opened the public hearing. GIS Technician Birg Sheehy explained the purpose of the proposed amendment was to improve clarity, consistency, and enforceability. The revisions reorganize Article 2.13-2 for easier reference, clarify height and placement standards – particularly for corner lots and fences abutting streets or alleys – and refine requirements for screening and materials such as chain link fencing. Staff's memo for TX26.01.03 is attached to these minutes and therefore incorporated herein. Planning Board recommended approval of text amendment TX26.01.03 as well as

Brad Ray, 909 Bailey Court, stated that no matter the fence size, the owner should have a responsibility of their own dogs.

Mayor Scholl then closed the public hearing. The motion was made by Council Member Richardson to approve TX26.01.03 and found it reasonable and consistent with Stallings Comprehensive Land Use Plan. Council unanimously passed the motion after a second from Council Member Couzens.

B. Statement of Consistency and Reasonableness

The *Statement of Consistency and Reasonableness for TX26.01.03* was approved in the motion above and is attached to these minutes and therefore incorporated herein.

5. TX26.02.01

A. Resubmittal Waiting Period (State Statute amendment)

Mayor Scholl opened the public hearing. Planning Director Max Hsiang explain this was an amendment to Section 5.3-4 (“Waiting Period for Subsequent Applications”) of the Development Ordinance to remove the mandatory four-month waiting period for rezoning applications. Recent amendments to Chapter 160D of the North Carolina General Statutes (Session Law 2025-94, House Bill 926 Section 11) eliminated the authority for local governments to impose mandatory waiting periods following the denial or withdrawal of a zoning map amendment. The Town’s current ordinance included a four-month waiting period and waiver provision that were no longer authorized under state law. The amendment updated the ordinance to ensure compliance with state statute. Staff recommended approval of TX26.02.01 to bring the Unified Development Ordinance into compliance with the amendments to Chapter 160D of the North Carolina General Statutes as did the Planning Board.

No one was present to speak on the matter. Mayor Scholl then closed the public hearing.

Council Member Couzens made the motion to approve TX26.02.01 along with its Statement of Consistency and Reasonableness as it was consistent with the state statute and Stallings Comprehensive Land Use Plan to which Council Member Ayers seconded. The motion was passed unanimously by Council.

B. Statement of Consistency and Reasonableness

The *Statement of Consistency and Reasonableness for TX26.02.01* is attached to these minutes and therefore incorporated herein.

6. TX26.02.02

A. Annexation and Rezoning Concurrent Presentation/Vote

Planning Director Hsiang explained this text amendment proposed adding language clarifying that when a Conditional Zoning application involved property proposed for annexation, the Town Council may hold the public hearings for both the annexation and the Conditional Zoning at the same meeting and may take action on both matters concurrently, consistent with N.C. Gen. Stat. §160D-204.

Mayor Scholl opened the public hearing for which no one was present to speak. Mayor Scholl then closed the public hearing.

Council Member Wojtowicz made the motion to approve TX26.02.02 along with its Statement of Consistency and Reasonableness per state statute to which Council Member Richardson seconded. The motion was passed unanimously by Council.

B. Statement of Consistency and Reasonableness

The *Statement of Consistency and Reasonableness for TX26.02.02* is attached to these minutes and therefore incorporated herein.

7. Communications Overview

Assistant Town Manager Nichols reviewed the Town's communications efforts with the Council. That presentation is attached to these minutes and therefore incorporated herein. Council would continue communications conversations in conjunction with budget discussions.

8. Adjournment

Council Member Richardson moved to adjourn the meeting, seconded by Council Member Couzens, and the motion received unanimous support. The meeting was adjourned at 8:23 p.m.

Approved on _____, 2026.

David Scholl, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



MEMO

To: Town Council
From: Max Hsiang, Planning and Zoning Director
Date: May 11, 2026
RE: **Conditional Zoning Request – Pleasant Plains Town Center 2 (CZ25.04.01)**

Project Overview

Rezoning request CZ25.04.01 is a request to rezone approximately 6.017 acres located at 3732 Pleasant Plains Road from Town Center (TC) to Conditional Zoning – Town Center (CZ-TC) to allow up to 60 attached townhome units.

The public hearing was held on March 23, 2026, at which time Town Council deferred the request to allow further discussion regarding the potential inclusion of a commercial component on the site. Since the public hearing, no changes have been made to the site plan or proposed conditions. The applicant has continued discussions with members of Town Council and has indicated a willingness to consider modifications based on future Council direction.

At its February 17 meeting, the Planning Board recommended approval of the request. Staff also recommends approval of the rezoning request.

Site Details

- **Location:** 3732 Pleasant Plains Road, Stallings, NC
- **Parcel ID:** 07129303A
- **Total Site Area:** 6.017 acres
- **Existing Zoning:** TC (Town Center)
- **Proposed Zoning:** CZ-TC (Conditional Town Center)
- **Proposed Uses:**
 - Up to 60 attached townhome units
- **Building Height:** Maximum of 45 feet
- **Setbacks:**
 - Build-to line: 0–10 feet off edge of sidewalk
 - Rear yard setback: 8 feet
 - Side yard setback: 0 feet
 - Building separation: 12 feet

Plan Consistency

The proposal is not fully consistent with the Town Center Future Land Use Place Type and Small Area Plan, which envision a mixed-use environment with small-scale commercial uses along the frontage and attached residential development behind

However, the proposal remains generally consistent with the broader vision of the Town Center area by:

- Providing additional residential density needed to support future commercial activity
- Supporting a walkable development pattern
- Creating a transition between the commercial corridor and surrounding residential neighborhoods
- Incorporating attached residential uses contemplated by the Town Center plans

Greenway Master Plan/Streetscape Master Plan

The Greenway Master Plan identifies this corridor as the S3 Pleasant Plains Greenway, and the Streetscape Master Plan identifies the area as Streetscape Type 1A with Greenway. The applicant proposes coordinating the final streetscape design with NCDOT during land development permitting and is proposing Streetscape Type 1B on the rezoning plan.

Following discussions with the applicant and Town Council, staff determined that the full 30-foot-wide streetscape identified in the master plan would be too intensive for this area and supports the proposed Type 1B streetscape alternative.

Staff Recommendation

Staff recommends approval of rezoning request CZ25.04.01 for the following reasons:

1. The proposed townhomes align with the Town Center land use designation and broader Small Area Plan vision.
2. The request is more consistent with adopted land use plans than the current by-right zoning.
3. The proposal incorporates streetscape improvements consistent with the Streetscape Master Plan.

U R B A N
D E S I G N
P A R T N E R S

TOWN COUNCIL PRESENTATION
CZ25.04.01 – PLEASANT PLAINS TC
MAY 11, 2026

SITE PLAN

ARLINGTON
DOWNS

DEVELOPMENT SUMMARY

TAX PARCEL ID #: 07129303A (UNION COUNTY)

TOTAL SITE AREA: 6.017 AC (262,101 SF)

EXISTING ZONING: TC

PROPOSED ZONING: CZ-TC

LOT REQUIREMENTS:

LOT SIZE: 0 SF
LOT WIDTH: 0'
BUILD TO LINE: 0'-10' OFF EDGE OF SIDEWALK
REAR YARD SETBACK: 8'
SIDE YARD SETBACK: 0'
BUILDING SEPARATION: 12'

PROPOSED USE:

DWELLING, ATTACHED HOUSE:
FRONT LOADED 20'X50': 7 UNITS
REAR LOADED 20'X50': 53 UNITS
TOTAL: 60 UNITS

VEHICULAR PARKING:

REQUIRED: 1 DRIVEWAY SPACE PER UNIT
PROPOSED: 2 DRIVEWAY SPACES PER UNIT



AMENITIES

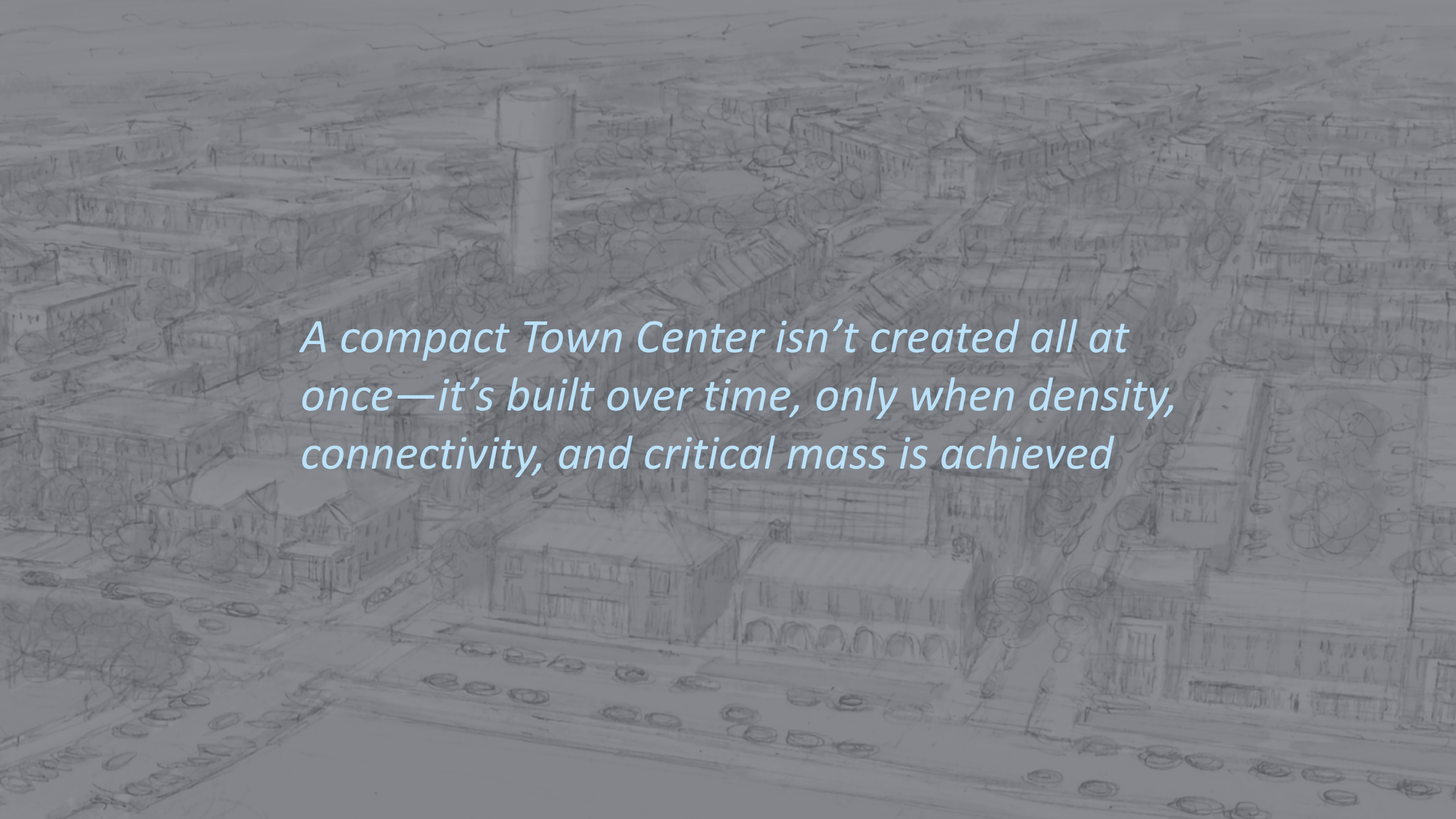


CHARACTER IMAGERY



CHARACTER IMAGERY





A compact Town Center isn't created all at once—it's built over time, only when density, connectivity, and critical mass is achieved

TOWN CENTER S.A.P.

The Town Center district envisions a compact, walkable, mixed-use district that serves as the social and economic heart of Stallings

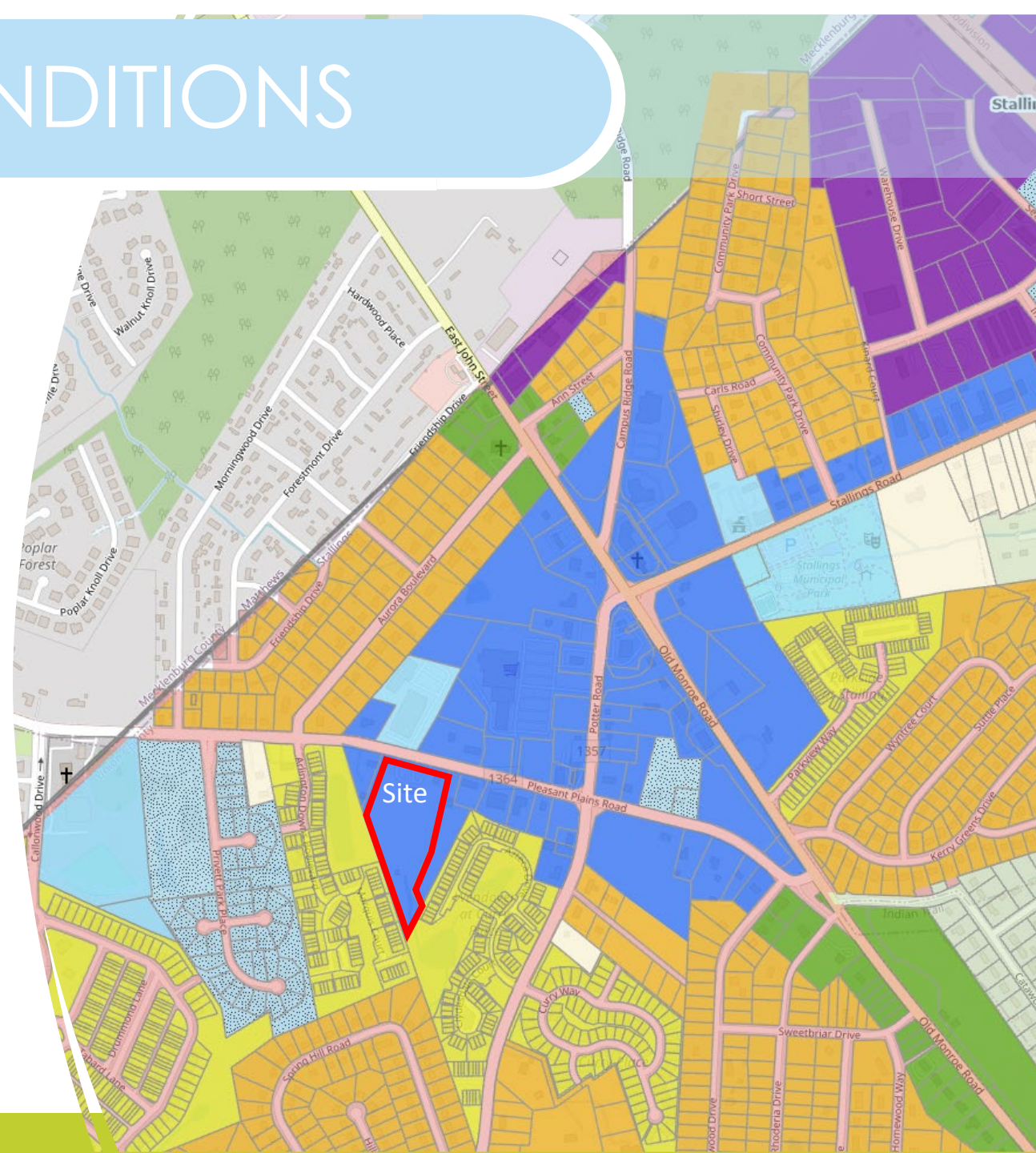
- Mix of Residential, Retail, Civic Uses
- Pedestrian Oriented Streets and Public Realm
- Higher Density than Surrounding Areas
- Well Connected Street Hierarchy
- Anchored around Town Hall & Community Park



EXISTING DISTRICT CONDITIONS

TOWN CENTER ZONING DISTRICT

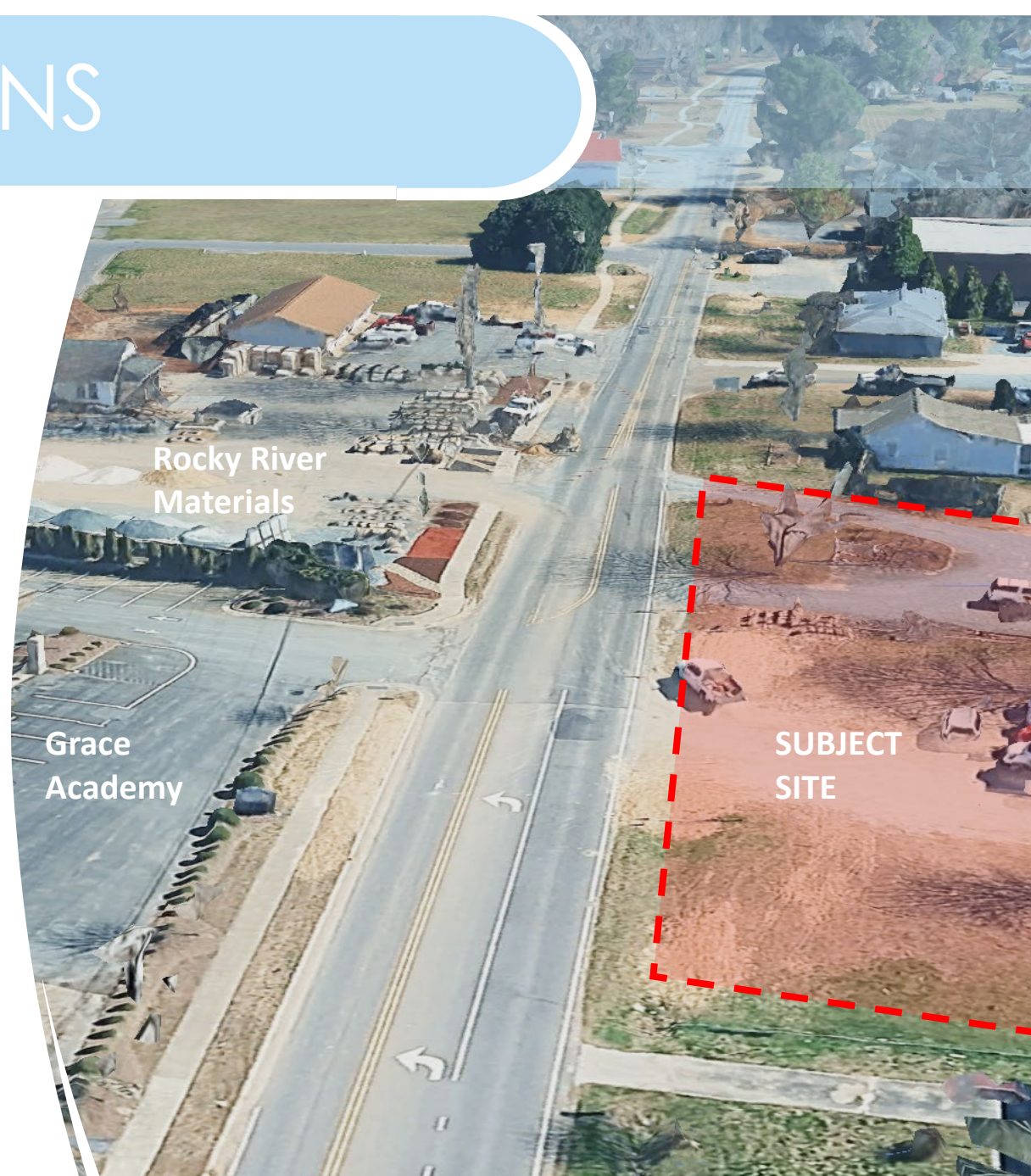
- The Town Center Area ~110-acres
- Sparsely Developed
- No Meaningful Residential Base
- Limited Retail Anchors or Destinations
- TC Disconnected by NCDOT Corridors
- Missing or Incomplete Pedestrian Linkages

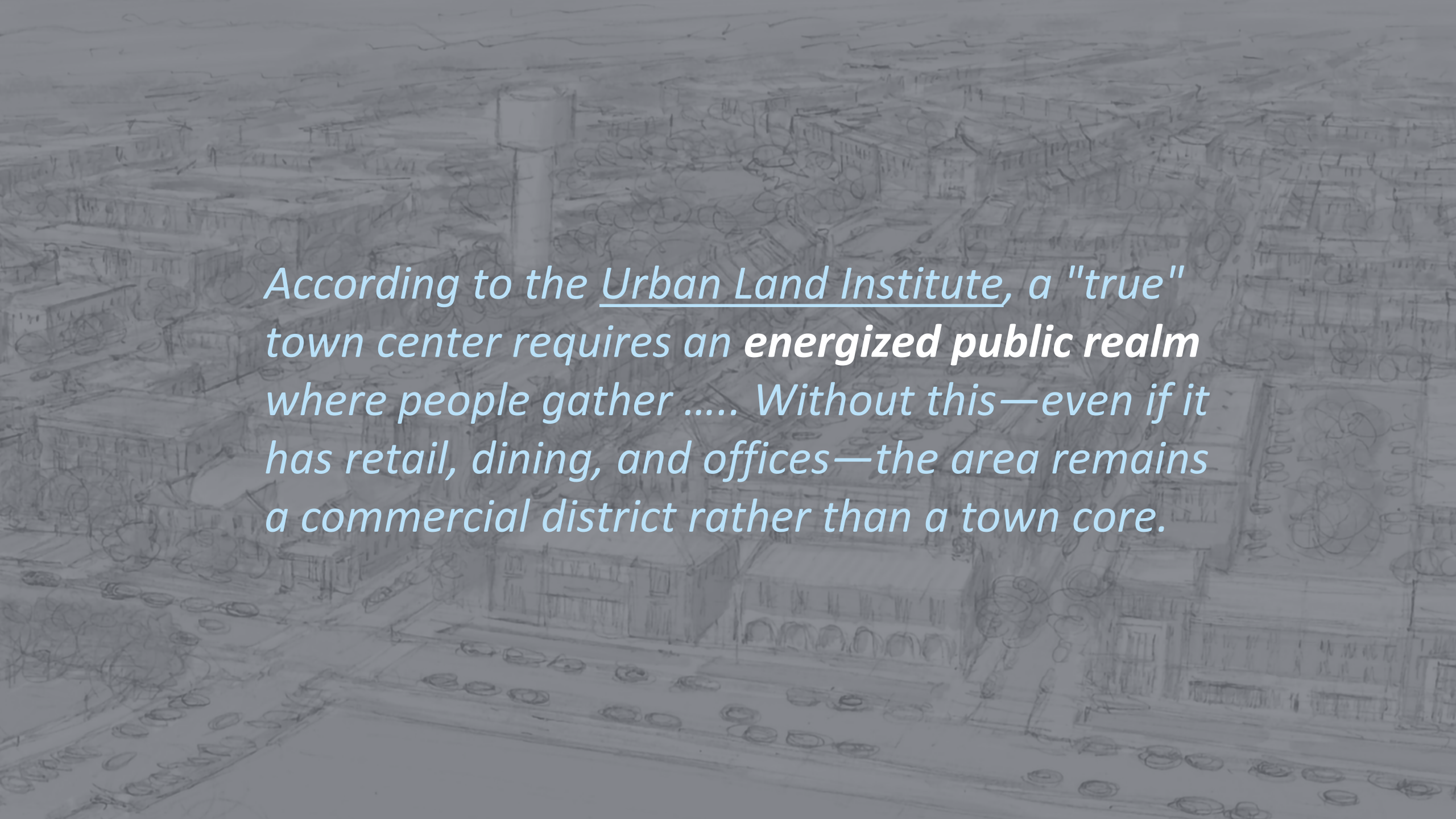


EXISTING SITE CONDITIONS

PLEASANT PLAINS RD

- A collector corridor, for Through-Traffic
- An NCDOT Corridor with No On-Street Parking
- Auto Dominant W/ Limited Pedestrian Activity
- No Walkable Retail Pattern or Walkable Core
- Lacks any Established Destinations
- No Sense-of-Place – No Town Identity





*According to the Urban Land Institute, a "true" town center requires an **energized public realm** where people gather Without this—even if it has retail, dining, and offices—the area remains a commercial district rather than a town core.*

HOW TOWN CENTERS DEVELOP

FOUNDATION



Residential comes first, establishing the initial community and laying the groundwork.

COMMUNITY GROWTH



Population base grows over time, bringing more residents and daily activity to the area.

WALKABLE CORE



Integrate a strong, walkable core and prioritize community identity and the public realm.

DEMAND



Daily activity increases, driving greater demand for goods, services, and experiences.

VIABLE



Retail market demand increases to a critical mass, making retail investment viable.

MIXED-USE CENTER



A vibrant, mixed-use environment matures—sustaining a thriving, enduring town center.

1

2

3

4

5

6

WHY RESIDENTIAL WORKS

- Current residential demand = immediate occupancy
- Creates real street activity, not speculative storefronts
- Compatible with current conditions / adjacent uses
- More resilient next to Rocky River Materials
- Generates dependable tax value without vacancy risk



WHY COMMERCIAL IS A RISK


- No existing foot traffic to support retail viability
- Significant risk of empty or underperforming spaces
- Creates limited, daytime-only activity
- Higher upfront costs with greater long-term risk
- Less adaptable if market conditions change



WHY THIS PROPOSAL WORKS

1. Delivers quality residential as a first-phase catalyst
2. Builds momentum and Signals Investment
3. Creates immediate population, activity, and corridor energy
4. Initiates a walkable Town Center framework future development can build upon





A Town Center doesn't start with retail. It starts with people, activity, and investment—and that's exactly what this project delivers.

EXISTING ADJACENT USES

1 Residential is more tolerant than commercial/retail

- Can incorporate setbacks, stoops, landscaping buffers or can orient living spaces away from the corridor if needed
- Retail relies on Visibility, Walkability, Foot Traffic, Engaging Character

2 Residential as a Stabilizing Edge

- Softens the corridor visually
- Introduces streetscape, trees, and rhythm
- Begins defining a town character

3 New residential will have a catalyst effect

- Brings eyes on the street
- Establishes value and demand
- Signals reinvestment along the corridor

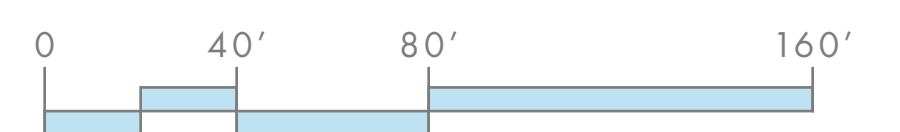




3732 PLEASANT PLAINS

SITE RENDERING

STALLINGS, NC



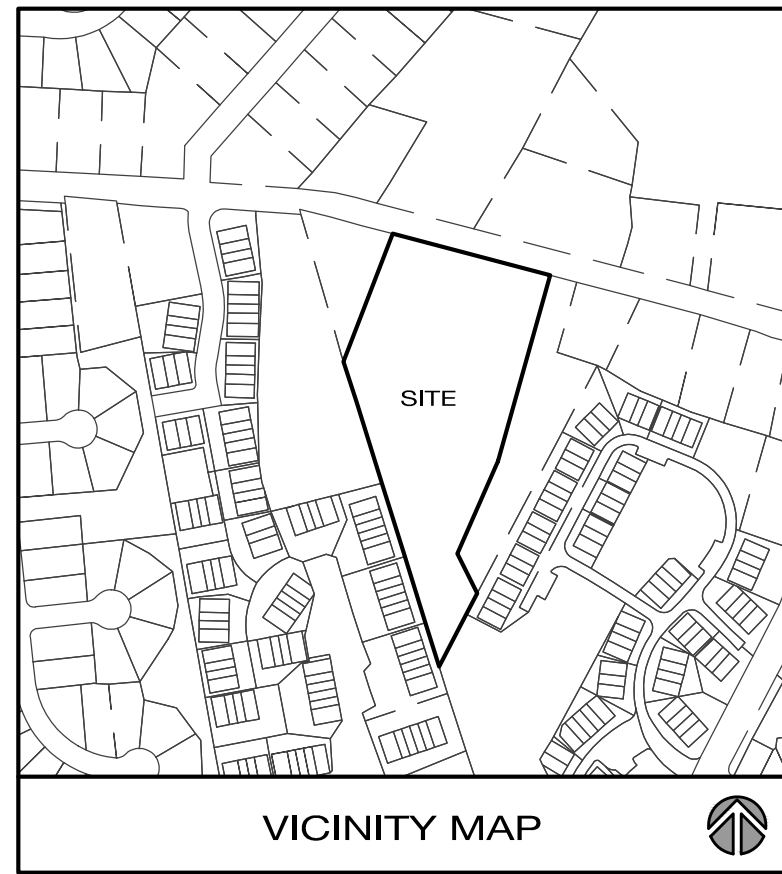
MARCH 2026

24-CLT-276

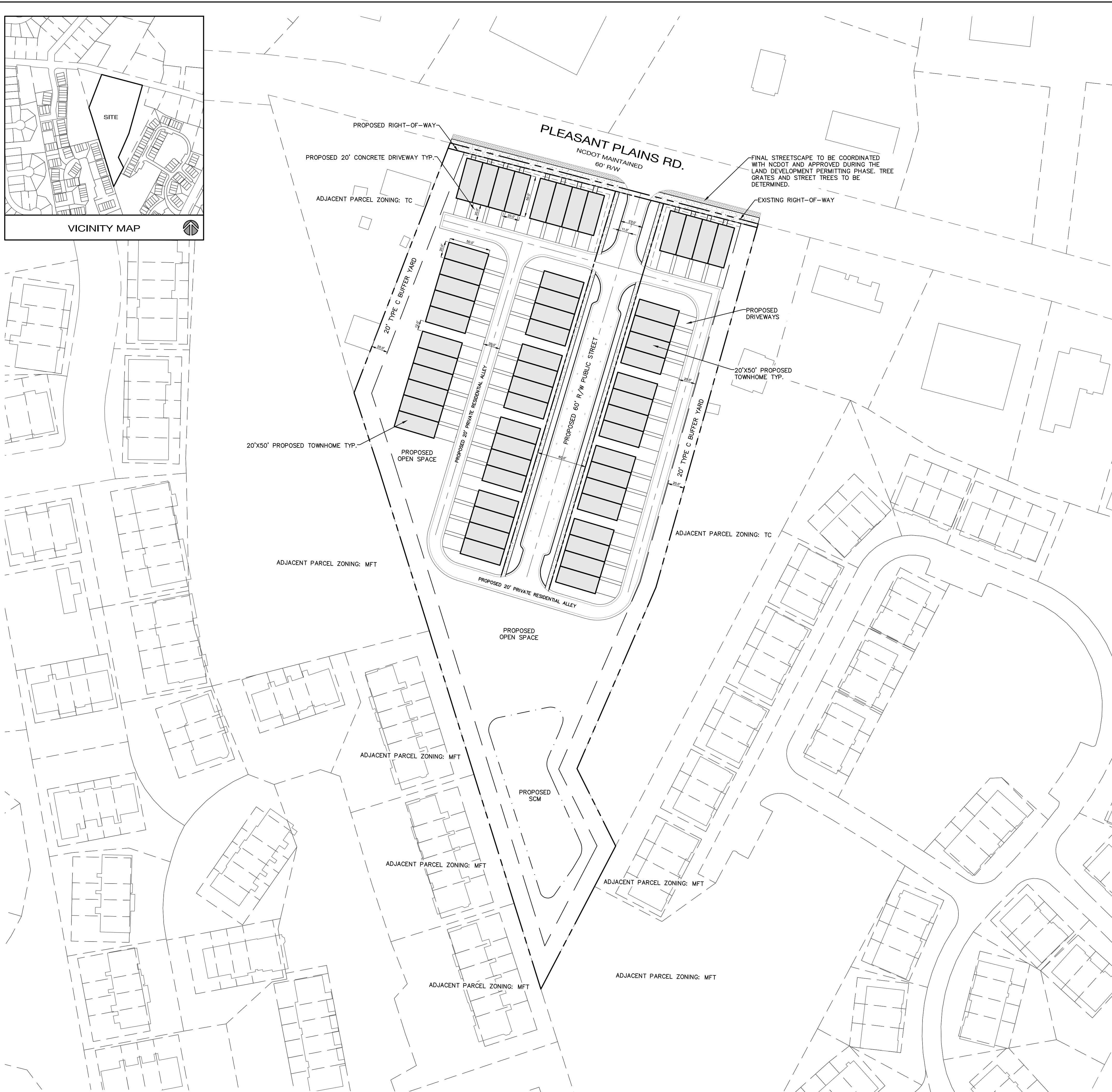
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CHARLOTTE

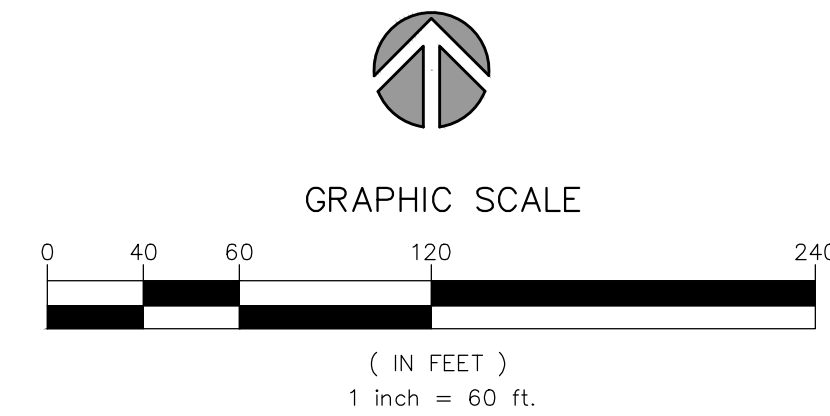
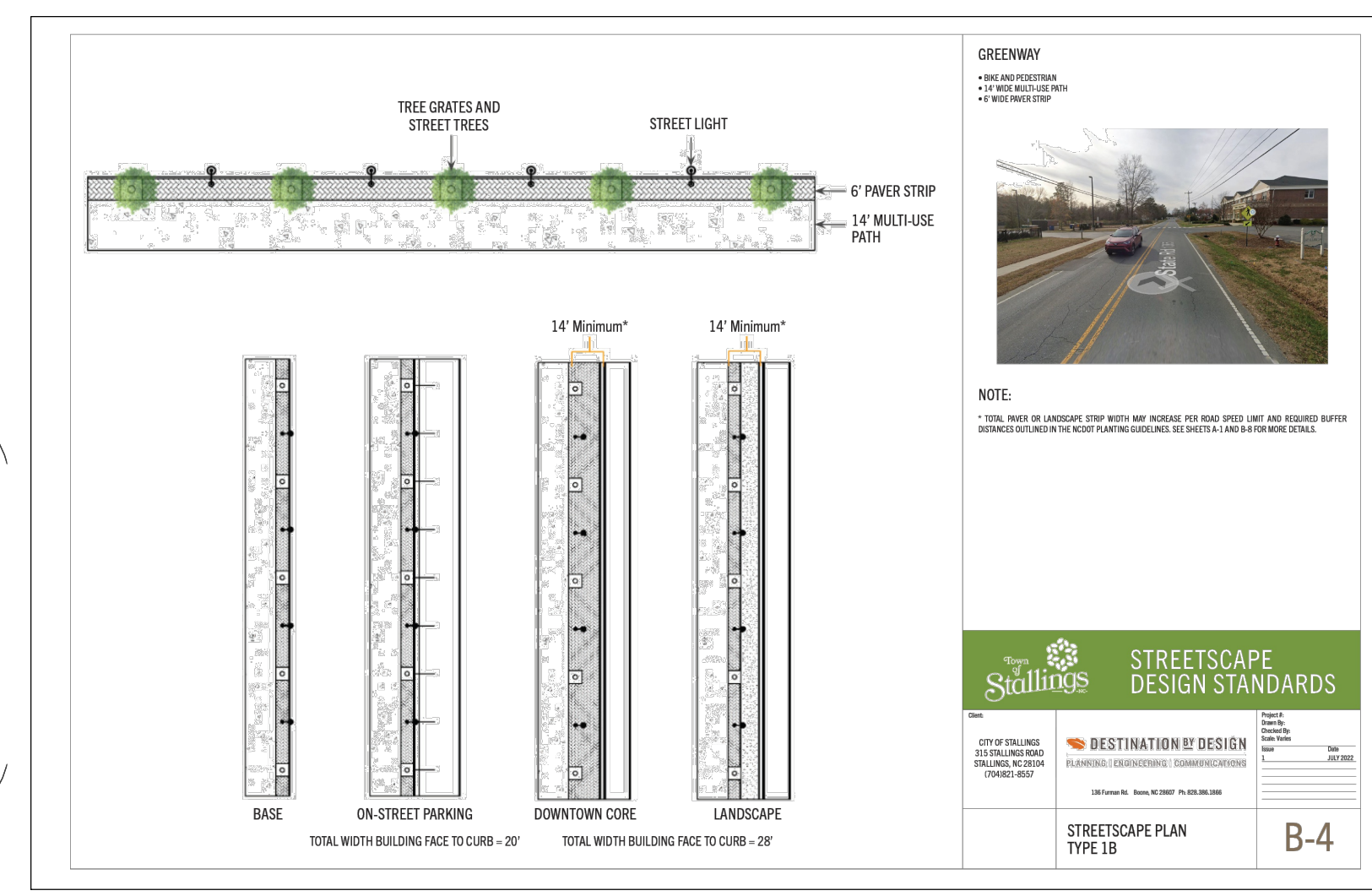
704.334.3303



VICINITY MAP



DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	07129303A (UNION COUNTY)
TOTAL SITE AREA:	6.017 AC (262,101 SF)
EXISTING ZONING:	TC
PROPOSED ZONING:	CZ-TC
LOT REQUIREMENTS:	
LOT SIZE:	0 SF
LOT WIDTH:	0'
BUILD TO LINE:	0'-10" OFF EDGE OF SIDEWALK
REAR YARD SETBACK:	8'
SIDE YARD SETBACK:	0'
BUILDING SEPARATION:	12'
PROPOSED USE:	
DWELLING, ATTACHED HOUSE:	20'X50'
TOTAL:	UP TO 60 UNITS
VEHICULAR PARKING:	
REQUIRED:	
TOWNHOMES:	1 DRIVEWAY SPACE PER UNIT
PROPOSED:	
TOWNHOMES:	2/ UNIT + (12 - 24) ON-STREET PARKING + 7 AMENITY SPACES



nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING FOR REVIEW PURPOSES ONLY
04/18/2025

40 Homes, LLC
Josh Jolley
4607 Bommer Rd
Matthews, NC 28104

3732 Pleasant Plains Residential
Rezoning Site Plan
3732 Pleasant Plains Rd, Stallings, NC 28104

NO.	DATE	BY	REVISIONS:

Project No: 24-CLT-276
Date: 12-15-2025
Sheet No:

RZ-1.0

Development Standards

CZ25.04.01 Pleasant Plains Townhomes

PROJECT DESCRIPTION

Josh Jolley with Widespread Properties, LLC submitted a conditional rezoning to CZ-TC for parcel 07129303A located at 3732 Pleasant Plains Road, totaling approximately 6.01 acres. The proposed development includes up to 60 alley-loaded townhome units fronting onto public right-of-way or common open space as generally depicted on the Rezoning Plan.

TOWN CENTER CHARACTER STATEMENT

The proposed development supports the long-term vision of the Town Center zoning district by introducing a compact, walkable residential environment along the Pleasant Plains Road corridor. The project emphasizes strong building frontage, pedestrian-oriented streetscape design, and an internal street network that encourages interaction among residents while connecting the public realm to shared open space.

Through front-facing townhomes, rear-loaded alleys, on-street parking, and enhanced pedestrian infrastructure, the development will create an inviting, human-scaled streetscape that contributes to the evolving character of the Town Center district. As one of the first Town Center projects along this portion of Pleasant Plains Road, the design is intended to set a positive precedent for future development that prioritizes walkability, quality architecture, and an active public realm.

I. General Provisions

1. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Widespread Properties, LLC (the "Petitioner") for redevelopment of an approximately 6.01-acre site located at 3732 Pleasant Plains Road in the Town of Stallings (the "Site"), identified as Tax Parcel 07129303A.
2. Development of the Site shall be governed by the Rezoning Plan, these Development Standards, and the applicable provisions of the Town of Stallings Unified Development Ordinance ("Ordinance").
3. Unless these Development Standards establish more stringent standards, the regulations for the Town Center (TC) zoning district shall govern development of the Site.
4. The development layout depicted on the Rezoning Plan is schematic and illustrates the general arrangement of uses and improvements. Final locations and dimensions of buildings, streets, open space, and other site elements may be adjusted during permitting provided such adjustments are minor and consistent with the overall design intent of the Rezoning Plan.
5. Future amendments to the Rezoning Plan or these Development Standards may be applied for by the owner(s) of the Site in accordance with the Ordinance.
6. Development of the Site shall be limited to a maximum of 60 townhome units.

II. Building & Site Development Standards

1. Townhome uses shall activate the Pleasant Plains Road frontage and comply with the Attached House Type Standards identified in Section 9.3 of the Ordinance.

2. All principal buildings shall front onto a public street or common open space.
3. Building orientation shall prioritize pedestrian access from public streets, sidewalks, and internal walkways.
4. Building height shall not exceed 40 feet, accommodating two- and three-story townhome units.
5. Townhome units shall feature rear-loaded garages accessed via private alleys. Alleys shall be served by an internal public street functioning as the primary organizing element of the community.
6. Driveways shall be a minimum of 20 feet in length from building face to back of curb.
7. The internal street shall include sidewalks, on-street parking, and periodic curb extensions or bump-outs to organize parking, calm traffic, and reduce pedestrian crossing distances. The street shall provide a visual and pedestrian connection between Pleasant Plains Road and the community amenity park.
8. Surface parking areas may be provided as needed to support visitor parking.
9. Prohibited exterior materials include vinyl siding, EIFS, and Masonite. Vinyl may be used only for windows, doors, trim, and railings.
10. A minimum of 12 inches of exposed brick or stone shall be provided at the base of all building frontages.
11. A minimum of one (1) EV charging station shall be installed on-site.

III. Site Specific Standards for Consideration

To support the project's design vision and provide flexibility in implementation, the following site-specific standards are proposed, subject to approval by the Town of Stallings.

1. Pleasant Plains Frontage

1. The proposed frontage design reflects a context-sensitive approach supporting the Town Center vision. The development proposes a reduction in streetscape depth from 38 feet to 18 feet, aligning more closely with the Downtown Core plan type identified in the Town's Streetscape Design Standards.
2. The standard 38-foot Type 1A section is out of scale with the existing and intended character of this portion of Pleasant Plains Road and would not support the compact, pedestrian-oriented form envisioned for the Town Center district. The proposed adjustment improves walkability and contributes to the evolving urban character of the corridor.

2. Streetscape Compliance

a. Required streetscape improvements along Pleasant Plains Road shall be installed in coordination with development of the townhome units and shall be substantially complete prior to issuance of certificates of occupancy for the twelve (12) units fronting Pleasant Plains Road.

b. Streetscape improvements shall be constructed in accordance with the Town of Stallings Streetscape Design Standards or as otherwise approved by the Town.

c. The ultimate streetscape standard along the project frontage shall be up to 18 feet in width, consisting of a 12-foot clear sidewalk zone and 6-foot paver strip.

d. Because this project represents the first Town Center development along this portion of the Pleasant Plains corridor, an interim streetscape condition may be constructed consisting of a 12-foot clear sidewalk and 6-foot landscape strip.

e. The interim landscape strip shall incorporate required street trees and may include grass, mulch, groundcovers, or other Town-approved materials, provided the area is reserved for future conversion to the required paver strip.

f. Conversion to the full streetscape standard shall occur when adjacent properties to the east and west are substantially developed in accordance with the Town Center streetscape standard. At that time the interim landscape strip shall be upgraded to the 6-foot paver strip in accordance with Town standards.

IV. Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan and may be adjusted during permitting as required by the Town of Stallings or NCDOT.
2. Internal private drives, circulation areas, and driveway alignments may be modified during permitting to accommodate final engineering design.
3. Pleasant Plains Road streetscape improvements up to the back of sidewalk and the right-of-way limits of the internal public street shall be dedicated to the Town.
4. Alleys and parking areas within the development shall remain privately owned and maintained.
5. Public roadway improvements shall comply with the standards of the Town of Stallings and NCDOT, as applicable.
6. Curb and gutter shall be installed along the entire Pleasant Plains Road frontage in accordance with Town and NCDOT standards.

V. Environmental Features

1. Development shall comply with the Town of Stallings / Union County Post Construction Stormwater Ordinance.
2. The location and design of stormwater management systems depicted on the Rezoning Plan are conceptual and subject to approval during site plan permitting.
3. Open space shall comply with the requirements of the Development Ordinance.

VI. Landscaping and Screening

1. Perimeter buffers shall be provided as generally depicted on the Rezoning Plan.
2. A minimum 20-foot buffer shall be provided along rear and side property lines where required by the Ordinance.
3. Buffers shall provide visual screening through a combination of tree preservation, evergreen plantings, berms, fencing, or other screening elements.
4. Required buffers may be crossed by permitted access drives, sidewalks, utilities, or stormwater infrastructure.
5. Final buffer design and plant quantities shall be approved during site plan permitting.
6. Street trees shall be installed along all public street frontages at an average spacing of approximately 50 feet on center, consistent with Town Urban Forestry standards.

7. Street trees proposed within the NCDOT right-of-way shall be subject to coordination and approval by NCDOT. Alternative locations may be permitted during administrative permitting due to site-specific constraints.
8. Foundation plantings may be provided to enhance building frontages and pedestrian experience.
9. Final plant species selection and layout shall be determined during administrative site plan review.

VII. Tree Preservation

1. Reasonable efforts shall be made to preserve large mature trees within perimeter buffers and the southern portion of the site.
2. Tree protection fencing shall be installed prior to land-disturbing activities in accordance with Town standards.
3. Final tree preservation measures shall be coordinated during site plan permitting.
4. Nothing herein shall prohibit development in accordance with the approved rezoning provided applicable tree protection or mitigation requirements are met.

VI. Signage

1. All signage shall comply with the Town of Stallings Unified Development Ordinance.

VII. Binding Effect of the Rezoning Documents and Definitions

2. If approved, these Development Standards shall be binding upon the Petitioner and subsequent owners of the Site.
3. The terms “Petitioner” and “Owner” shall include successors and assigns.
4. These standards establish the overall design framework for development while allowing reasonable flexibility during permitting.
5. Minor adjustments to site layout, building placement, circulation, parking configuration, and landscaping may occur during construction drawing preparation provided the general design intent is maintained.
6. Any such adjustments shall be subject to review and approval by the Town of Stallings.

VIII. Community Open Space / Park Area

1. A community open space area shall be provided within the interior of the Site as generally depicted on the Rezoning Plan. The open space is intended to serve as a neighborhood amenity and gathering area for residents and may include features such as passive lawn areas, shade structures or pavilion space, seating areas, a mail kiosk, visitor parking, and walking trails or similar pedestrian connections.
2. Final programming, layout, and design of the open space and associated amenities may be refined during site plan permitting, provided the general intent of providing a functional and accessible community amenity area is maintained.

VIII. Administrative Adjustments

Notwithstanding the schematic nature of the Rezoning Plan, minor administrative adjustments to building placement, street alignment, parking configuration, utility placement, open space boundaries, and landscape areas may be approved during the site plan permitting process by the

Town of Stallings Planning Department, provided such adjustments do not materially alter the overall design intent, density, or land use pattern established by the approved Rezoning Plan and Development Standards.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ25.04.01

REQUEST: A Conditional Rezoning request (CZ25.04.01) to change the property's zoning at 3732 Pleasant Plains Rd from Town Center (TC) to Conditional Zoning – Town Center (CZ-TC) to accommodate up to 60 townhomes.

WHEREAS, The Town of Stallings Town Council, hereafter referred to as the “Town Council”, adopted the Stallings Comprehensive Land Use Plan on November 27, 2017; and

WHEREAS, the Town Council finds it necessary to adopt a new land development ordinance to maintain consistency with the Comprehensive Land Use Plan; and

WHEREAS, the Town Council finds it necessary to revise the Unified Development Ordinance to comply with state law found in NCGS § 160D.

WHEREAS, the Town Council finds it necessary to consider the Planning Board's recommendations.

THEREFORE, The Town Council hereby votes that the proposed zoning amendment is **consistent/inconsistent** and **reasonable/unreasonable** with the Comprehensive Land Use Plan adopted on November 27, 2017, based on the goals and objectives set forth in the document of promoting quality development and consistency with all state-mandated land use regulations established through NCGS § 160D. The Town Council **Approves/Denies** the proposed amendment and stated that the Town Council finds and determines that the zoning amendment is **consistent/inconsistent** and **reasonable/unreasonable** with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan for the following reasons:

1. Aligns with the Town Center land use designation
2. Is more consistent with adopted land use plans than the current by right zoning
3. The request incorporates streetscape per the Streetscape Master Plan

Adopted this the __ day of _____, 2026

Mayor

Attest:

Town Clerk



MEMO

To: **Mayor and Town Council**
Via: Alex Sewell, Town Manager
From: Kevin Parker, P.E., Town Engineer
Date: May 11, 2026
RE: Sanitary Sewer – Charlotte Water Coordination and Priority Area Identification

Purpose

The purpose of this memo is to provide a brief update on the Town's ongoing sanitary sewer efforts and to request Council direction on prioritizing four geographic areas for further evaluation by Charlotte Water. This evaluation will determine the feasibility of potential service partnerships and inform future infrastructure planning.

Background

The Town initiated a Sanitary Sewer Capacity Study in October 2023 to evaluate long-term wastewater service options in response to limited available capacity within Union County's system. Updates were provided to Council in February 2024 and November 2024, which included projected wastewater flows, coordination with Union County and Charlotte Water, and evaluation of multiple service alternatives.

Following continued coordination with Union County, Council received a final update on April 14, 2025. At that time, Council elected not to pursue additional capacity expansion within Union County or Charlotte Water and instead directed Staff to continue discussions with stakeholders to pursue partnerships for providing sewer capacity in targeted areas of Town and/or allowing development to proceed through alternative means.

Recent Coordination and Current Status

Since that time, Staff has continued coordination with both private development interests and Charlotte Water to explore potential regional solutions.

Recent discussions with Charlotte Water indicate:

- Capacity may be available for limited initial connections; however, additional service areas would likely require downstream infrastructure improvements.
- These improvements could include capital projects (CIP), with preliminary estimates indicating costs in the range of tens of millions dollars depending on extent and timing.
- Charlotte Water is currently developing its long-range CIP, including system modeling to identify future demand, capacity constraints, and prioritization of improvements.
- Timing and funding of improvements will be driven by system demand, regional partnerships, and capital planning efforts.

Charlotte Water has requested that the Town identify priority service areas so they can evaluate:

- System capacity availability
- Required infrastructure improvements
- Order-of-magnitude costs
- Potential partnership opportunities

Charlotte Water has indicated that once priority areas are identified, they can provide initial feasibility feedback within approximately 60–90 days.

Priority Areas for Consideration

Based on prior analysis and Council discussions, the following four areas have been identified for potential evaluation:

Town Center

- Area 1 – West of Monroe Road (Includes Potter-Pleasant Plains)
- Area 2 - East of Monroe Road

Independence & Future Silver Line Area

- Area 3 – West Independence
- Area 4 – East Independence

These areas were previously analyzed as part of the Sanitary Sewer Study and represent locations with the highest potential for redevelopment, economic impact, and/or existing service limitations.

Requested Action

Staff requests Council to prioritize the four identified areas for Charlotte Water evaluation.

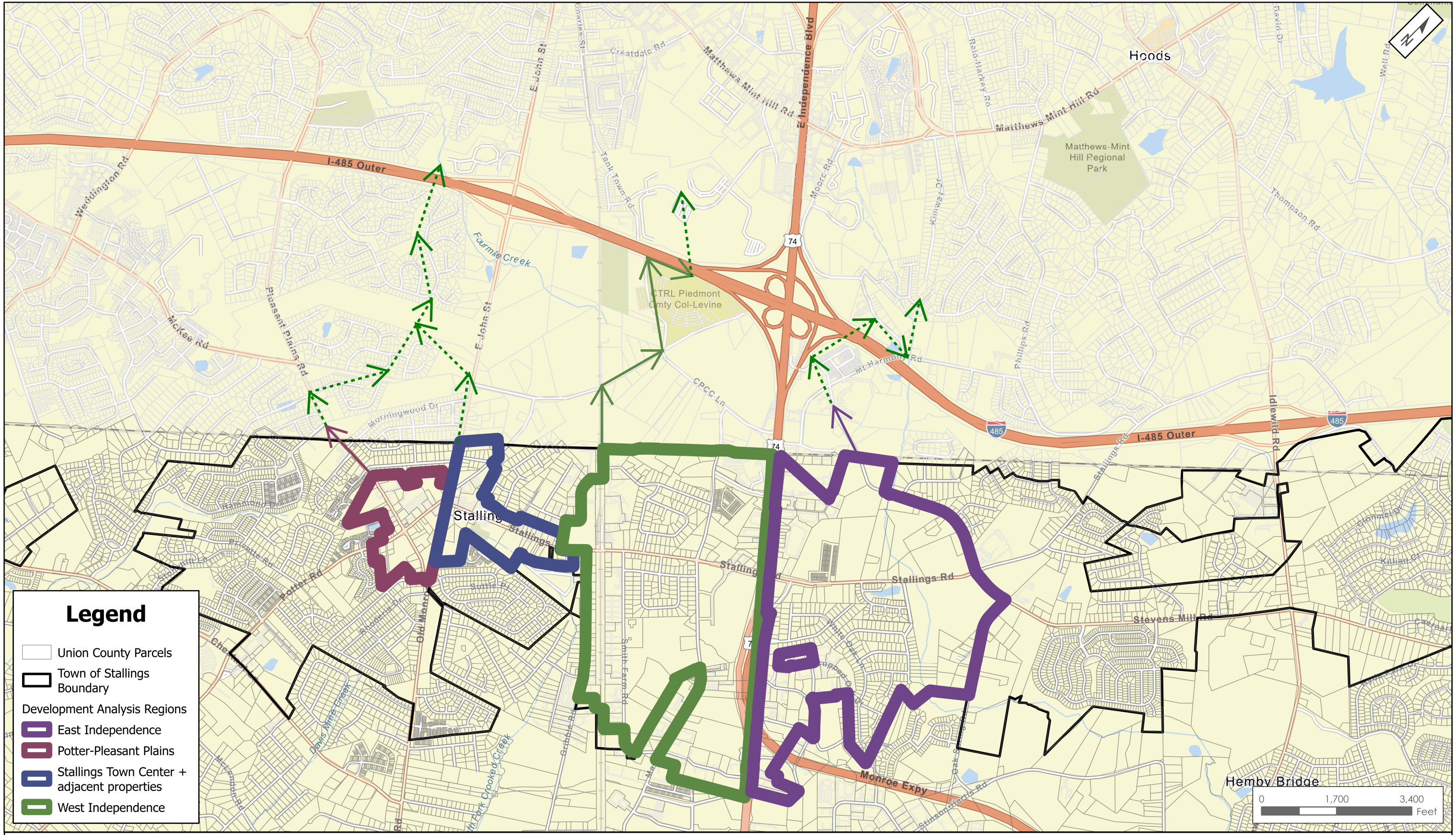
Next Steps

Upon receiving Council direction:

- Staff will submit the prioritized areas to Charlotte Water
- Charlotte Water will conduct system modeling and feasibility analysis
- Findings will be presented back to the Town for further consideration

It is important to note that this effort is strictly planning-level evaluation and does not commit the Town to any construction, funding, or partnership agreements at this time.

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Legend

- Union County Parcels
- Town of Stallings Boundary
- Development Analysis Regions**
- East Independence
- Potter-Pleasant Plains
- Stallings Town Center + adjacent properties
- West Independence

Prepared By:
 Kimley»Horn

Prepared For:
 Town of Stallings

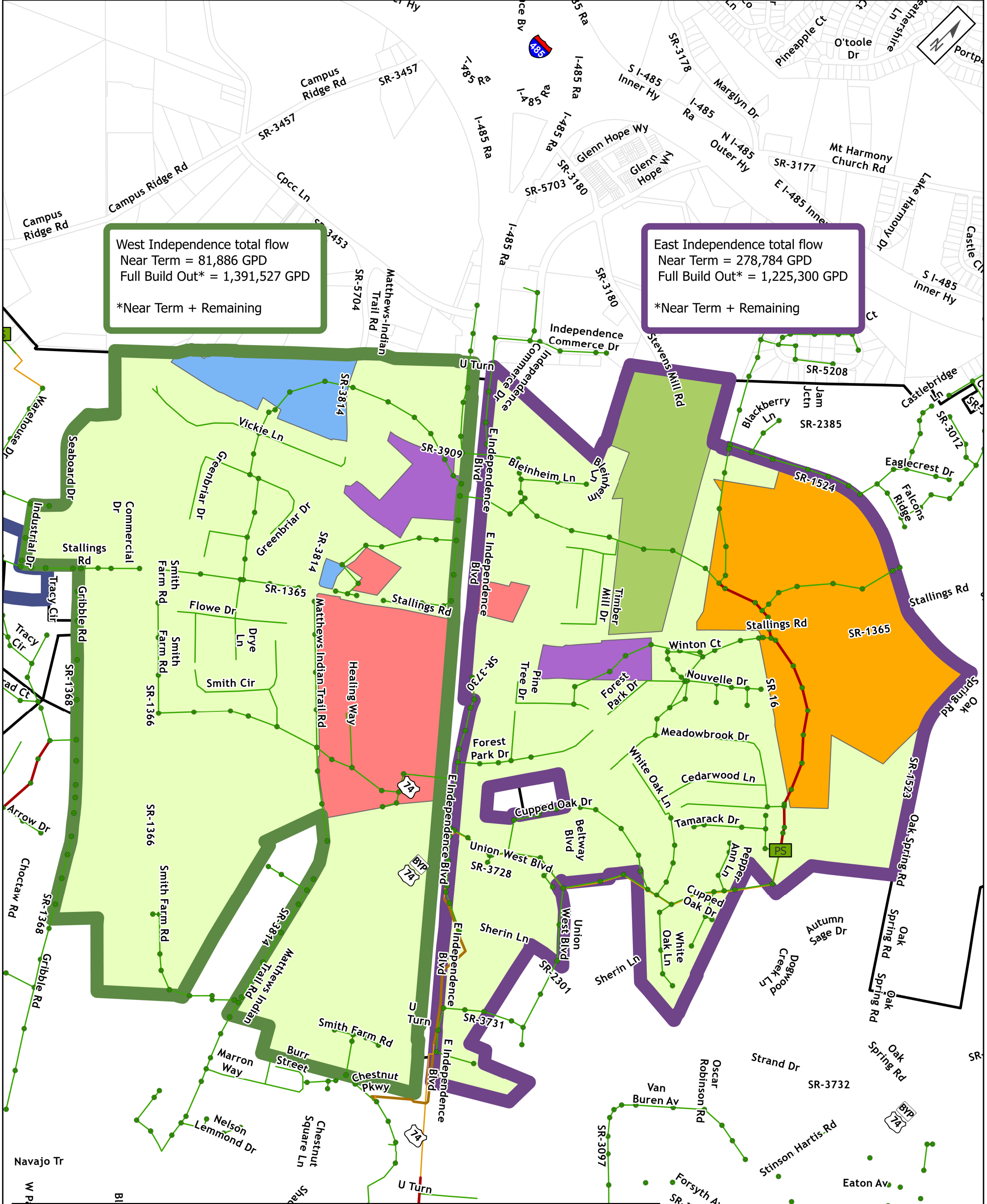
Existing Sanitary Sewer in Town of Stallings

Sanitary Sewer and Overall Regions

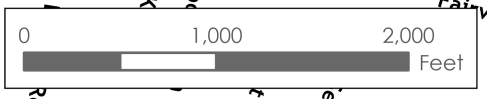
Figure 6
 Mecklenburg County, NC
 11/29/2023

West Independence total flow
 Near Term = 81,886 GPD
 Full Build Out* = 1,391,527 GPD
 *Near Term + Remaining

East Independence total flow
 Near Term = 278,784 GPD
 Full Build Out* = 1,225,300 GPD
 *Near Term + Remaining



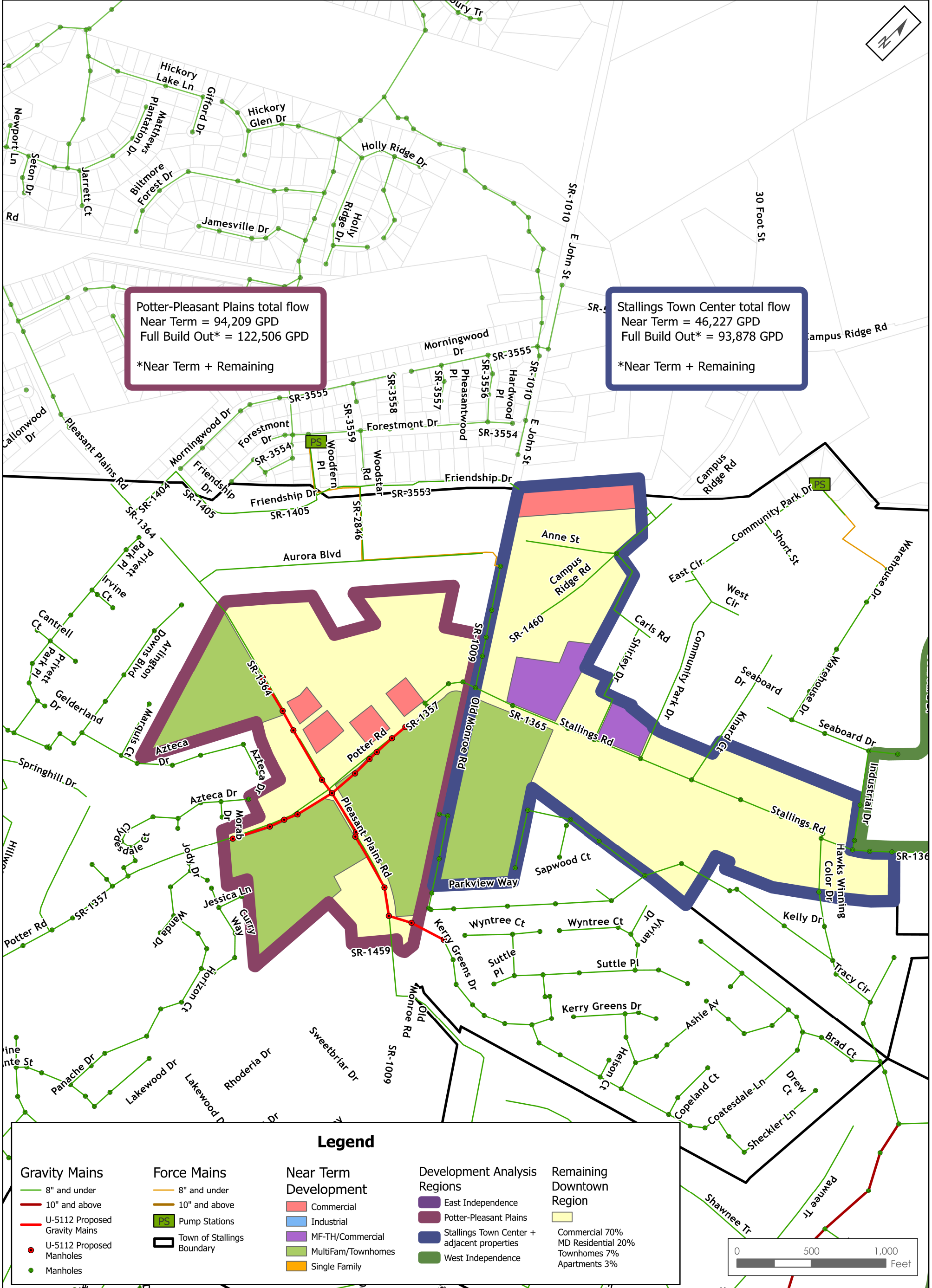
Legend				
Gravity Mains	Force Mains	Near Term Development	Development Analysis Regions	Remaining TOD Region
8" and under	8" and under	Commercial	East Independence	Commercial 13%
10" and above	10" and above	Industrial	Potter-Pleasant Plains	MD Residential 5%
U-5112 Proposed Gravity Mains	PS Pump Stations	MF/TH/Commercial	Stallings Town Center + adjacent properties	Townhomes 27%
U-5112 Proposed Manholes	Town of Stallings Boundary	MultiFam/Townhomes	West Independence	Apartments 55%
Manholes		Single Family		



Existing Sanitary Sewer in Town of Stallings

East Sanitary Sewer at Full Build Out

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Existing Sanitary Sewer in Town of Stallings

West Sanitary Sewer at Full Build-Out

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