

**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 June 22, 2026, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

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

Those absent were: Mayor Pro Tempore Brad Richardson; and Council Member Mike Couzens.

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; Matt Dillard, Code Enforcement Officer; Katie King, Sr. Planning Technician; Brig Sheehy, GIS Planning Technician; Jessie Williams, Finance Officer; Eunice Donnelly, Parks and Recreation Director; 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.

Public Comments

Kelly Rusk asked the Council to deny the applicant's proposal for the abandonment of Whetstone Drive for the Whetstone Hotel. He highlighted the hotel in Charlotte that was busted for human trafficking. He asked the Council to be very strong in site planning process if the applicant was allowed to move forward with the project. He thanked the Council for its service and asked the developer to reconsider the location of the motel.

Karen Knadtsen from Willow Brook spoke about the continuing damage from the fiber company installation. There were gas leaks, irrigation damages, utility outages, seven sink holes after rain where there was digging. The sink holes had been fixed and yards still needed to be repaired. She would like to know who was determining the quality of repairs.

1. Agenda Approval

Council Member Van de Riet made the motion to approve the Agenda as presented. The motion was seconded by Council Member Hall and passed unanimously.

2. CZ26.02.02

A. Lawyers Road Commercial

Mayor opened the public hearing. GIS Planning Technician Brig Sheehy explained the item was a conditional zoning request for Lawyers Road Commercial/Office (CZ26.02.02), a non-residential commercial and office development on approximately 1.23 acres located at 14721 Lawyers Road across from the Stevens Mill Shopping Center parcel ID #08324001. The request was to rezone the property from Single Family Residential 1 (SFR-1) to Conditional Zoning Mixed-Use 2 (CZ-MU-2) as non-residential and was intended to accommodate office and café uses. The Staff Report for CZ26.02.02 is attached to these minutes and therefore incorporated herein.

Applicant Yuriy Vorobets showed a presentation to Council. This presentation is attached to the minutes and therefore incorporated herein. The Applicant agreed to build with brick similar to the Harris Teeter Shopping Center in the area.

Ann Curtis, 1240 Avalon Place, was opposed to the rezoning due to the impact it would have to the residents at the Courtyards. She was not opposed to commercial in the area but felt it should also honor and protect neighborhoods. Ms. Curtis said that the business would sit 222 ft. from her house and that the residents living behind the site would be impacted by light and noise. She asked the Council to require undisturbed buffer with fence or wall and year-round evergreens and that the building face Lawyers Road with no parking or dumpsters behind the building. She wanted the conditions to be clear and stated in an enforceable way. She asked the Council not to approve the rezoning unless there were neighbor protections.

Lawrence McCrank, 1323 Vista Drive, was a retired academic dean and did not want to fault the property owner and the current project. He faulted the Council and the government for past neglect tearing down green spaces and asked the Council to look at the wildlife stating the Council allowed Epcon to strip the wildlife for sewer and put in a walkway taking away woods that blocked noise level. He stated the planning that Stallings was doing had to be better. He did not disagree with proposal but disagreed with lack of green space. He told Council to save the woods, keep the noise protection, and insist the Council do better.

Larry Finocchi, 1020 Avalon Place, shared a photograph of the property that Union County sewer cut down for the sewer easement. He stated that a 6 ft. fence was not an effective visual barrier. He stated that requiring the applicant to put in a sidewalk was of no benefit as it would not connect to the neighborhood. He asked the Council to deny the request

Council Member Ayers made the motion to continue the public hearing on July 13, 2026, and postpone the item at the applicant's request, which was seconded by Council Member Van de Riet. The motion was passed unanimously.

B. Statement of Consistency and Reasonableness

This item was not discussed as the previous item was tabled.

3. TX26.05.01

A. Minor Telecommunications Formatting Fix

Mayor Scholl opened the public hearing. Sr. Planning Technician Katie King explained staff proposed TX26.05.01 as an amendment to Article 10 of the Stallings Development Ordinance to correct missing wireless telecommunication facility standards. Prior to June 28, 2021, Article 10.1-34 contained the additional standards for a “Co-located Wireless Telecommunication Facility”. These standards were required to be included in the Stallings Development Ordinance pursuant to NC General Statute §160D-930 through §160D-938. Following the 2021 ordinance update, these standards were omitted by the ordinance due to a technical glitch during an upload. To correct this issue, staff proposed reinstating the “Co-located Wireless Telecommunication Facility” standards to its original location under Article 10.1-34. Staff’s report on TX26.05.01 is attached to these minutes and therefore incorporated herein.

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

Council Member Hall made the motion to approve TX26.05.01 and its Statement of Consistency and Reasonableness with Council Member Wojtowicz seconding the motion. Council approved the motion unanimously.

B. Statement of Consistency and Reasonableness

The *Statement of Consistency and Reasonableness for TX26.05.01* was approved in the Council’s prior action and is attached to these minutes and therefore incorporated herein.

4. TX26.05.02

A. RV Occupancy

Mayor Scholl opened the public hearing. Code Enforcement Officer Matt Dillard explained the item was a Staff proposed update to RV occupancy regulations in the Stallings Development Ordinance to address enforcement concerns. The overall goal of the changes was to provide greater consistency and clarity in RV occupancy enforcement. Additionally, the proposed changes were intended to support the general appearance, health, and safety of residential properties throughout the Town. Staff’s report on the item is attached to these minutes and therefore incorporated herein. Planning Board recommended approval of the text amendment.

Council Member Van de Riet made the motion to table and have Staff add additional wording for exception, bringing back to Council continuing the public hearing at the July 13, 2026, Council Meeting. The motion was passed unanimously by Council after a second from Council Member Ayers.

B. Statement of Consistency and Reasonableness

This item was not discussed as the previous item was tabled.

5. Opening Burning

Ordinance Amendment

Code Enforcement Officer Matt Dillard explained the purpose of the proposed amendment was to improve clarity, consistency, and enforceability of the Town's open burning regulations. The revisions established clearer standards regarding prohibited burning activities, define permissible exceptions where applicable, and clarify enforcement provisions to support public safety, air quality, and the general welfare of the community. Staff's report on the item is attached to these minutes and therefore incorporated herein. Staff recommended approval of the amendment.

The motion was made by Council Member Wojtowicz to adopt the Ordinance Update to the Town of Stallings CHAPTER 95: OPEN BURNING OF YARD WASTE of the Code of Ordinances. Council Member Ayers seconded the motion which was passed unanimously by Council. The *Ordinance Update to the Town of Stallings CHAPTER 95: OPEN BURNING OF YARD WASTE of the Code of Ordinances* is attached to these minutes and therefore incorporated herein.

6. Evaluation of Notification Options

Council Requested

Planning Director Max Hsiang reminded Council it had expressed interest in expanding the mailed notification radius from 500 feet to 1,000 feet. While the goal of increasing public awareness aligned with broader communication objectives, such a change would significantly increase both staff workload and associated costs. Mr. Hsiang gave the Council the background of the state requirement and the standards of the surrounding municipalities regarding notification options. The Staff Report on this item is attached to these minutes and therefore incorporated herein.

Council discussed the item. Council Member Van de Riet made the motion to maintain the current 500 ft. notification standards for mailers but also pursue notification of HOAs or ETJ also within that 500 ft. Council Member Hall seconded the motion. The motion failed by a three to one vote with

Council Member Wojtowicz opposing. The motion failed and would come back to Council at the following meeting.

7. Conditional Zoning Process Policy
Council Requested

Planning Director Hsiang explained Staff had developed a proposed Conditional Zoning Review and Decision Process Policy in response to Council's February 23, 2026 discussion regarding potential revisions to the Conditional Zoning Council Subcommittee Meeting Policy. Rather than modifying the existing subcommittee structure, the proposed policy established a formal review process conducted through publicly noticed Town Council meetings. Staff believes this approach provides greater clarity, transparency, and consistency while allowing Council additional time to evaluate applications following public input received through the public hearing process.

The proposed policy was intended to:

- Ensure fair and transparent public hearings
- Provide adequate time for Council consideration of Conditional Zoning applications
- Promote consistency in scheduling, deliberation, and decision-making
- Conduct Council discussion and decision-making within the public meeting process
- Eliminate the need for pre-hearing advisory meetings while maintaining flexibility when unique circumstances arise

Council Member Ayers made the motion to table the item until the July 13, 2026 Council Meeting. The motion was passed unanimously by Council after a second from Council Member Wojtowicz.

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 9:05 p.m.

Approved on August 10, 2026.

s/David Scholl
David Scholl, Mayor

s/Erinn Nichols
Erinn E. Nichols, Town Clerk

Approved as to form:

s/Cox Law Firm, PLLC
Cox Law Firm, PLLC