

**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 22, 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, Graham Hall, Brad Richardson and Laurie Wojtowicz.

Those absent were: Mayor Wyatt Dunn; and Council Member Taylor-Rae Drake.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Eunice Donnelly, Park and Recreation Director; Max Hsiang, Planning Director; Brig Sheehy, GIS/Planning Technician; Kevin Parker, Engineering Director; Jessie Williams, Finance Officer; 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 Richardson delivered the invocation. Mayor Pro Tempore Scholl then led the Pledge of Allegiance and called the meeting to order.

Public Comments

Dottie Bedell, Mill Grove Road in Union County, stated the Mill Grove Community was in strong opposition of Kolter Homes annexation and development. Country Woods East was having major private sewer issues. Private sewer would create a big mess. She stated that higher density could be concentrated in the Town Center and that Stallings was out of compliance with stormwater. Ms. Bedell stated that the Town was unwilling to fix the sewage system in Country Woods East. She restated that density belongs in Town Center.

Melanie Miller, 615 Anne Ave., Waxhaw, Union County Community Arts Council, was present to make awareness for national arts and humanities month for October. Arts were not extra but essential to economy. The Art Industry contributed \$22 billion in NC. Young people who were engaged in arts were more likely to graduate high school. Ms. Miller encourage the Council to understand that the arts were not a luxury but vital and important.

Report from Parks and Recreation

Parks and Recreation Director Eunice Donnelly updated the Council on the Veteran's Day Breakfast plans. The breakfast would need a minimum of ten veterans (20 people total due to plus one for veterans)

to register for the event to move forward. It would be held in the Government Center on Veteran's Day, Nov. 11, 2025.

1. Consent Agenda

A. U-4714AC – Old Monroe Road Widening, Pole Betterments, and Sidewalk Cost Share
(Additional amount requested)

This item was tabled until a future meeting.

2. Agenda Approval

Mayor Pro Tem Scholl requested pulling Consent Agenda Item 1.A., *U-4714AC – Old Monroe Road Widening, Pole Betterments, and Sidewalk Cost Share*, off the Consent Agenda and table until another member for more information. Council Member Ayers requested that Agenda Item 6., *2725 Old Monroe Road Use (Dunn)*, be moved to another meeting with the Mayor Council present. Council Member Richardson made the motion to approve the Agenda with the changes above. The motion was seconded by Council Member Ayers and passed unanimously.

3. RZ25.06.01

A. Stallings Church General Rezoning

Mayor Pro Tempore Scholl opened the public hearing. GIS/Planning Technician Brig Sheehy explained this was a general rezoning request from Stallings Church for 1125 Stallings Road and 0 Stallings Road. The request seeks to rezone the two parcels totaling 2.94 acres from Industrial (IND) and Single Family Residential 3 (SFR-3), respectively, to Civic (CIV). The proposed rezoning did not align with the Town's future land use and small area but was consistent with its current use and to the parcels owned by Stallings Church, Inc.

No one was present to speak on the item. Mayor Pro Tem Scholl then closed the public hearing. A Stallings Church, LLC, representative confirmed that there were no immediate plans for the property.

Council Member Richardson made the motion to approve RZ25.06.01. The motion was unanimously supported by the Council after a second from Council Member Wojtowicz.

B. Statement of Consistency and Reasonableness

Council Member Richarson made the motion to approve the Statement of Consistency and Reasonableness for RZ25.06.01 to which Council Member Ayers seconded. Council unanimously

supported the motion. The *Statement of Consistency and Reasonableness for RZ25.06.01* is attached to these minutes and therefore incorporated herein.

4. CZ25.02.02

(Recessed from 06-09-2025)

A. Cottage Green

Planning Director Max Hsiang explained the request was from applicant, HMF Americana, requests conditional rezoning to CZ-MU-2 for the following parcels: 06087002, 06087002C, 06087003 (3612 Matthews Weddington Road), and 07150009G - 36.81ac total. The proposed development included: 222-unit mixed-residential gated community - Commercial component along Matthews-Weddington Rd of up to 30,000sqf. Mr. Hsiang reviewed the revisions of the application which are attached to these minutes and therefore incorporated herein.

Staff recommends approval of CZ25.02.02 with the staff recommended revisions to the development standards as the request aligns with the Comprehensive Land Use Plan; supports the Walkable Activity Center Future Land Use designation; the combination of commercial and residential uses was consistent with the adopted Small Area Plan; and the inclusion of a greenway connection aligns with the Parks & Recreation Greenway Master Plan.

Council Member Richardson motion to approve CZ25.02.02 as it was consistent and reasonable with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan for the following reasons:

1. The request aligns with the Comprehensive Land Use Plan.
2. The proposed use supports the Walkable Activity Center Future Land Use designation.
3. The combination of commercial and residential uses is consistent with the adopted Small Area Plan.
4. The inclusion of a greenway connection aligns with the Parks & Recreation Greenway Master Plan

Council Member Ayers seconded the motion to which Council approved unanimously. The *Statement of Consistency and Reasonableness for CZ25.02.02* is attached to these minutes and therefore incorporated herein.

B. Statement of Consistency and Reasonableness

This item was included in the motion for Agenda Item 4, CZ25.02.02.

5. Annual Balanced Scorecard Report

Town Manager Alex Sewell reviewed the Annual Balanced Scorecard for the last fiscal year. The

Annual Balanced Scorecard for FY2024-2025 is available on the Town's website for inspection.

6. 2725 Old Monroe Road Use (Dunn)

Recessed from 09-08-2025 Agenda

This item was removed from the Agenda during Agenda Approval and moved to a future meeting.

7. Adjournment

Council Member Richardson moved to adjourn the meeting, seconded by Council Member

Ayers, and the motion received unanimous support. The meeting was adjourned at 7:55 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