

**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 May 11, 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 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; Chief Dennis Franks; Max Hsiang, Planning Director; 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 Van de Riet delivered the invocation. Mayor Scholl then led the Pledge of Allegiance and called the meeting to order.

Special Presentation

Eagle Scout Candidate Sam Smith, Troop 174

Project: Blair Mill Bridge

Eagle Scout Candidate Sam Smith from Troop 174 presented Council visuals of his approved foot bridge construction at Blair Mill Park. He indicated that the project should take approximately two days and would begin on May 30.

Public Comments

Kelly Rusk, 1028 St. John's Ave., urged the Council to apply the most strict security measures possible if it could not disallow the hotel/motel construction on Whetstone as he was concerned about child/adult human trafficking. Mr. Rusk thanked the Council for their time and leadership.

1. Consent Agenda

A. Minutes from the following meetings:

(1) 03-09-2026

(2) 03-23-3026 – special

(3) 03-23-3026

- (4) 03-30-2026 – special
- (5) 04-13-2026 – special
- (6) 04-13-2026
- (7) 04-13-2026 – closed
- (8) 04-27-2026

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 Wojtowicz.

2. Reports

A. Report from Mayor

Mayor Scholl reported that he attended City Vision and it was a great opportunity to learn and network. He recommended all member of Council attend next year.

B. Report from Council Members/Town Committees

Council Member Wojtowicz reported that the Historical Committee was exploring putting a historical marker at Stallings Methodist Church. She also commended the Parks and Recreation Department for its recent community events.

Council Members Richardson and Van de Riet had no reports.

Council Member Couzens reported the following:

- He would like to include introductions of each Council member and Staff at the beginning of each Council Meeting.
- He would also be sending out biweekly Town updates to the HOA contacts in his district.
- He visited the street parallel to Whetstone to see the existing flooding.
- He met with YMCA of Charlotte representative who was trying to grow the program Youth in Government. Mr. Sewell would be bringing that to Council at its quarterly priorities discussion.

Council Member Hall had no report.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported the following:

- Budget Line Items Transfer List – The *April 2026 Budget Line Item Transfer List* is attached to these minutes and therefore incorporated here.
- Parks and Recreation Director Eunice Donnelly reported on the middle school madness event and the elementary school STEAM event that the parks hosted over the last few weeks.

3. Agenda Approval

Mayor Scholl requested adding the NCGS 143-318.11(a)(3) to the closed session in Agenda Item 9.

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

4. CZ25.04.01

A. 3732 Pleasant Plains Town Center (2)

Mayor opened the public hearing. Planning Director Hsiang explained this was rezoning 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 continued discussions with members of Town Council and indicated a willingness to consider modifications based on future Council direction.

The Planning Board recommended approval of the request as did Staff. Staff Report on CZ25.04.01 is attached to these minutes and therefore incorporated herein.

Josh Jolly, Developer, presented the Council with the project information. Steve Singleton, representative of the developer, also spoke to Council about the project. This presentation 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 discussed the item.

Council Member Richardson made the motion to approve CZ25.04.01 and the Statement of Consistency and Reasonableness as it was consistent with walkable activity center destination. The motion was seconded by Council Member Van de Riet. The motion failed with Council Members Richardson and Van de Riet voting in favor of the motion and Council Members Couzens, Hall and Wojtowicz voting against the motion.

B. Statement of Consistency and Reasonableness

Council Member Hall made the motion to deny the Statement of Consistency and Reasonableness for CZ25.04.01 stating the project was inconsistent and unreasonable with Comprehensive Land Use Plan to which Council Member Couzens seconded. The motion passed by a 3 to 2 vote with Council Members Richardson and Van de Riet opposing.

5. Sewer Area Prioritization for Charlotte Water Consideration

Engineering Director Kevin Parker updated the Council on the Town's ongoing sanitary sewer efforts and requested the Council direction on prioritizing four geographic areas for further evaluation by Charlotte Water which would determine the feasibility of potential service partnerships and inform future infrastructure. Staff's memo outlining the regions is attached to these minutes and therefore incorporated herein.

Council held consensus to rank the regions as (see attached memo):

- Magenta – 2
- Blue – 1
- Green – 3
- Purple – 4

6. Greenway Bench Program (Couzens)

Council Member Couzens explained he would like to a bench program where people could place a bench on the greenway in honor/memory of someone. Staff would research the idea and bring back options to Council.

7. Indian Trail Community Center (Couzens and Ayers)

Council Member Couzens explained that Indian Trail was in discussions about constructing a community center near Carolina courts. Town Manager Sewell further explained that conceptual plans for the center were located near Indian Trail's Town Hall and Park and was approximately 85,000 sq. ft. (\$45M) with multiple gyms and auditorium, etc. The Council needed to discuss whether Stallings wanted to provide funding for the project in order to make it a regional center.

Consensus to continue discussions and request a formal proposal from Indian Trail including branding, feasibility of auditorium, and meeting spaces information.

8. Joint Indian Trail/Stallings Day at a Charlotte Knights game (Scholl)

Mayor Scholl explained that the Indian Trail was having a day at the Charlotte Knights game and had inquired if Stallings wanted to join in. It would only require the Town to share a few social media posts regarding the event in June.

Council held consensus to move forward with the joint Indian Trail/Stallings Day at a Charlotte Knights Game.

9. Closed Session Pursuant to North Carolina General Statute 143-318(11)(a)(3) and (6)
Council Member Hall made the motion to go into closed session pursuant to North Carolina General Statute 143-318(11)(a)(3) and (6) which was seconded by Council Member Van de Riet. The motion passed unanimously by Council.

Council recessed into closed session at 8:54 p.m. and reconvened in open session at 9:11 p.m.

10. Adjournment

Council Member Couzens moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at 9:12 p.m.

Approved on June 8, 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