

**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 9, 2025, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Mayor Pro Tempore David Scholl; Council Members Steven Ayers, Graham Hall, Brad Richardson and Laurie Wojtowicz.

Those absent were: Council Member Taylor-Rae Drake.

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; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and delivered the invocation. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

Carol Hall, 226 Smith Circle, stated that Stallings Park was comprised of senior citizens and was just informed that there were three or more homes in the subdivision that were Sober Living Homes. She and the neighbors were concerned about those homes. They are concerned about the oversaturation that many of those homes in one neighborhood. They were concerned about the elements those types of homes would bring into the neighborhood. The citizens were telling the Council that they did not want those types of homes in their neighborhood.

Mike Foster, 124 Smith Circle, lived close to one of the Sober Living Homes in Stallings Park. He feels uncomfortable and having cameras installed on his home for his safety. He stated he would call the police if there were issues.

Andrew Johnson, 125 Smith Circle, stated that his truck got broken into two weeks after the homes came in the neighborhood. He stated he wanted the homes out.

Linda Berglof, 125 Smith Circle, lived in Stallings Park for 42 years. She felt she might be forced to sell, and the property values would go down.

1. Consent Agenda

A. Minutes from the following meetings:

(1) 04-28-2025

(2) 04-28-2025 – closed

- (3) 05-12-2025 – special
- (4) 05-12-2025
- (5) 05-19-2025 – special – 1 of 2
- (6) 05-19-2025 – special – 2 of 2
- B. ABO 20 – Stinson Farms Condemnation
- C. ABO 21 – PD Donations
- D. Annexation 58 – Mill Creek – Resolution to (re)Set the Public Hearing Date
- E. Speed Limit Reduction from 45 mph to 35 mph on Matthews-Weddington from Antioch Church to Mecklenburg County Limits
- F. Police Department COPS Staffing Grant Application

Mayor Dunn requested the Council pull *Consent Agenda Item 1.F., Police Department COPS Staffing Grant Application*, off the Consent Agenda and make it regular Agenda Item 9.A. Council Member Richardson made the motion to approve the Consent Agenda with the removal of *Consent Agenda Item 1.F., Police Department COPS Staffing Grant Application*. The motion received Council's unanimous support after a second from Council Member Hall. *Amended Budget Ordinance 20 – Stinson Farms Condemnation*, *Amended Budget Ordinance 21 – PD Donations*, and *Annexation 58 – Mill Creek – Resolution to (re)Set the Public Hearing Date* are attached to these minutes and therefore incorporated herein.

## 2. Reports

Mayor Dunn had no report.

Council Member Hall and Council Member Wojtowicz had no reports.

Council Member Ayers reported that Rep. Willis and Arp attended the WUMA meeting.

Council Members Scholl and Richardson had no reports.

Town Manager Sewell has no report.

Parks and Recreation Director Donnelly reminded all about the Golden Reception on June 23, 2025, prior to the Council Meeting.

## 3. Agenda Approval

Council Member Richardson requested moving Agenda Item 8, *Stallings Request - Speed Limit & Pedestrian Crossing by Chestnut/Matthews-Weddington Roundabout*, to Agenda Item 5, swapping Agenda Item 8 for 5. Council Member Richardson made the motion to approve the Agenda with the change above in addition to adding Agenda Item 9.A., *Police Department COPS Staffing Grant Application*, and removing

Agenda Item 7.3., *Letitia McClain Haigler and Billy Todd Haigler*. The motion was seconded by Council Member Hall and passed unanimously by Council.

4. CZ25.02.02 - Cottage Green Mixed-Use Residential

A. Conditional Rezoning CZ-MU-2 for 222 units + commercial space

Planning Director Max Hsiang explained The Cottage Green at Stallings and The Shoppes at The Cottage Green ("The Development") was a horizontal multi-family and commercial multi-use community that aimed to add value to the Town of Stallings, and provide new housing, dining and shopping options for area residents. This type of development met several of the goals and objectives stated in Stallings' Comprehensive Plan. The complete Staff Report on CZ25.02.02 is attached to these minutes and therefore incorporated herein.

Mayor Dunn open the public hearing. John Carmichael, Attorney; Frank Warren, Developer; and Randy Goddard, Traffic Consultant, presented to the Council about the project. This presentation is attached to these minutes and therefore incorporated herein.

The following individuals spoke at the public hearing:

Christy Brookerd, 2002 Viscount Drive, Indian Trail, stated she backed up to Chestnut Road and that was six years there has been a ton of growth with many new developments in two miles. She stated that her peace was gone with all the traffic noise. She wanted Council

Bronson Brookerd, 2002 Viscount Drive, Indian Trail, said change did not bother him but did not feel that no one was thinking collectively about the area because it was in several different municipalities. He suggested getting the items out of the developer prior to building the apartments.

Timothy Smith, Courtyard at Weddington Road, lived there for 10 years. The traffic would not improve with the development and was concerned that the water was coming from Union County due to existing low water pressure. He stated he did like the roundabout. He gave credit to Council Member Richardson for his work in this area.

Laura McElroy, 3001 Fairforest Drive, was disappointed with traffic study not accounting for all factors. She also stated the southern exit was on a blind curve. She wanted clarification on resident demographics in TX and did not think it compared to Union County. She was clarification on commercial properties.

Sandy Fairley, 3200 Fairforest Drive, was concerned about the demographics mentioned and used from Texas. She was concerned about increased traffic at Chestnut roundabout and did not think a pedestrian crossing was safe. She did not feel that this new development was a positive for existing residents.

Shannon Wellton, 2137 Rose Lane, researched the developer and read from their website concerning their business model. She stated that at the end of the construction they would leave and have no long-term accountability. Cottage Green was listed as a proto type on their website. She wanted safeguards in place to protect Stallings.

Brian McCammet, 2141 Climbing Rose Lane, main concern was traffic. He wanted the Council to say no to apartments and just build single family homes.

Francis Harpel had been in area in 2015. He noticed that no Council Members were present at the community meeting. He wanted to know why the Council was not present at the Rose Gate Holding meeting. (This was a different development than the one at the public hearing.)

Melissa Swanful was the wife of the gentlemen above. She was speaking about another development and was concerned about the traffic.

Vanessa Chance, Butterbur Drive, was concerned like the other residents about the traffic and water pressure.

The developer clarified some of the residents questions. Mayor Dunn closed the public hearing. Council Member Richardson made the motion to table this item until the June 23 or July 14 meeting until the approval of the TIA was received by the state and the staff. The motion was passed unanimously by the Council after a second from Council Member Wojtowicz.

B. Statement of Consistency and Reasonableness

*This item was not discussed or decided upon due to tabling the prior item.*

5. Stallings Request - Speed Limit & Pedestrian Crossing by Chestnut/Matthews-Weddington Roundabout

*Original Agenda Item 8.*

Council Member Richardson explained this was an update to inform that staff would start the process with the state to implement a beacon crossing at the Chestnut/Matthews-Weddington Roundabout.

6. Charter Change Public Hearing

Town Attorney Cox explained that in order to change the Charter, the Town must hold a public hearing. The public hearing was advertised in the newspaper. Mayor Dunn opened the Charter Change Public Hearing. No one was present to give public comment on the proposed Charter change. Mayor Dunn then closed the public hearing.

7. Resolution(s) Authorizing Condemnation to Acquire Certain Property or Interest in Property for Idlewild Road Improvements

Properties:

1. 9 Ventures LLC
2. Larry Clinton Arant Revocable Trust; Northeast Tool and MFG. Company; American Tower Asset Sub, LLC; US Bank & Trust Company, NA; First Carolina Bank; Spectrasite Communications, LLC; Alltel Communications of NC, LP; SprintCom LLC
3. Letitia McClain Haigler and Billy Todd Haigler  
*This property was removed during the Agenda Approval.*
4. Francile T. McClain
5. PTTA Holdings, LLC; Toorack Capital Partners, LLC

Town Attorney Cox explained as a part of the Development Agreements with JLA3, LLC (Stinson Farms), the developer was responsible for installing transportation improvements in accordance with NCDOT specifications in addition to having the Town legally acquiring the necessary off-site right-of-way and/or easement to help facilitate the transportation improvements. The resolutions for the above properties were required to complete the transportation improvements.

The *Resolution(s) Authorizing Condemnation to Acquire Certain Property or Interest in Property for Idlewild Road Improvements* for the following properties are attached to these minutes and therefore incorporated herein:

- 9 Ventures LLC

Council Member Richardson made the motion to approve the Resolution Authorizing Condemnation to Acquire Certain Property or Interest in Property for Idlewild Road Improvements for the property listed above. Council Member Ayers seconded the motion to which Council approved unanimously.

- Larry Clinton Arant Revocable Trust; Northeast Tool and MFG. Company; American Tower Asset Sub, LLC; US Bank & Trust Company, NA; First Carolina Bank; Spectrasite Communications, LLC; Alltel Communications of NC, LP; SprintCom LLC

Council Member Wojtowicz made the motion to approve the Resolution Authorizing Condemnation to Acquire Certain Property or Interest in Property for Idlewild Road Improvements for the property listed above. Council Member Hall seconded the motion to which Council approved unanimously.

- Francile T. McClain

Council Member Scholl made the motion to approve the Resolution Authorizing Condemnation to Acquire Certain Property or Interest in Property for Idlewild Road Improvements for the property listed above. Council Member Hall seconded the motion to which Council approved unanimously.

- PTTA Holdings, LLC; Toorack Capital Partners, LLC

Council Member Wojtowicz made the motion to approve the Resolution Authorizing Condemnation to Acquire Certain Property or Interest in Property for Idlewild Road Improvements for the property listed above. Council Member Hall seconded the motion to which Council approved unanimously.

8. 2025-2026 Fiscal Year Budget  
*Original Agenda Item 5.*

A. Public Hearing

Mayor Dunn opened the public hearing for the 2025-2026 Fiscal Year Budget. Town Manager Sewell reviewed the budget and explained the Union County tax revaluation as it pertained to the tax rate at Stallings and other municipalities. No one was present to give public comment on the 2025-2026 Fiscal Year Budget. Mayor Dunn closed the public hearing.

B. Budget Ordinance and Fee Schedule Adoption

Council Member Richardson made the motion to approve the *2025-2026 Fiscal Year Budget Ordinance and Fee Schedule*. Council unanimously approved the motion after a second from Council Member Ayers. The *2025-2026 Fiscal Year Budget Ordinance and Fee Schedule* is attached to these minutes and therefore incorporated herein.

9. Closed Session Pursuant to NCGS 143-318.11(a)(3)  
*Council took a five minute recess at 9:40 p.m. and reconvened at 9:45 p.m.*

Council Member Richardson made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3) inviting Chief Franks and Town Engineering Parker into the session to which Council Member Scholl seconded. Council approved the motion unanimously.

*Council recessed into closed session at approximately 9:45 p.m. and reconvened back into open session at approximately 10:00 p.m.*

9.A. Police Department COPS Staffing Grant Application

*Original Consent Agenda Item 1.F.*

Police Chief Franks explained that the US DOJ COPS Hiring Program had recently opened its grant window for FY25. The program provided funds directly to law enforcement agencies to hire new or rehire additional career law enforcement officers with the intentions to increase a department's community policing capacity and crime-prevention efforts.

Based on the SPD staffing analysis, it was recommended to hire four (4) additional officers, if the two that have been appropriated in the FY26 budget were approved. If awarded funding for the four additional officers, the department would have five years to hire these officers and use the grant funds. Additionally, the funding was provided to pay officers' salaries and benefits for three years. The grant had a minimum 25 percent local cash match (cost share) requirement. The maximum federal share per officer position was \$125,000 over the three-year period. An officer hired under this grant must be retained for at least 12 months after the grant funding had expired. If awarded the grant and awarded the maximum share per officer, it would cover 50% of the officer's salary and benefits for the three-year duration. Staff requested the grant funds be applied during FY27 and FY28.

Council Member Wojtowicz made the motion to allow the Police Department to apply for the COPS hiring grant. The motion was passed unanimously by Council after a second from Council Member Richardson.

10. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at 10:05 p.m.

Approved on July 14, 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