

**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 August 11, 2025, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Council Members Steven Ayers, Graham Hall, and Brad Richardson.

Those absent were: Mayor Pro Tempore David Scholl; and Council Members Taylor-Rae Drake 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; 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.

Special Presentation

*Police Lifesaving Award*

Chief Franks explained that Lt. Ben Davis and Ofc. Justin McLemore saved a life in March on an overdose call. Lt. Davis and Ofc. McLemore both received the Lifesaving Ribbon.

Public Comments

No one was present who wished to give public comment.

1. Consent Agenda

A. Minutes from the following meetings:

- (1) 06-23-2025
- (2) 06-23-2025 – closed
- (3) 07-14-2025 – special
- (4) 07-14-2025 – closed
- (5) 07-14-2025
- (6) 07-28-2025

B. Mayor/Council Salaries – CPI Policy Update

C. Parks and Recreation

- (1) Amended Budget Ordinance 2 - Stallings Municipal Park cameras
- (2) Stallings Municipal Park Tennis/Pickleball Court Fencing Upgrade

- D. Police – Four (4) new cars per budget
- E. Amended Budget Ordinance 3 - Idlewild Road Condemnation Stinson Farms

Mayor Dunn requested removing Consent Agenda Items 1.B., *Mayor/Council Salaries – CPI Policy Update*, and 1.C.(1), *Parks and Recreation Amended Budget Ordinance 2 - Stallings Municipal Park Cameras*, and adding to the regular Agenda. Council Member Richardson made the motion to amend the Consent Agenda as requested and approve the remaining items. The motion was passed unanimously by Council after a second from Council Member Ayers. (NOTE: This motion was made in conjunction with the motion to approve the Agenda in Agenda Item 3, *Agenda Approval*.) *Amended Budget Ordinance 3 - Idlewild Road Condemnation Stinson Farms* is attached to these minutes and therefore incorporated herein.

## 2. Reports

### A. Report from Mayor

Mayor Dunn had no report.

### B. Report from Council Members/Town Committees

Council Member Hall, Ayers, and Richardson had no reports.

### C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- Budget Line Items Transfer List – The July 2025 *Budget Line Item Transfer List* is attached to these minutes and therefore incorporated herein.
- Parks and Recreation Director Donnelly explained Parks and Recreation Parks with a Purpose Pilot Program. The program was quarterly and surveyed park visitors about what they would like see in the parks in the future.

## 3. Agenda Approval

Mayor Dunn requested the following changes:

- Add:
  - Consent Agenda Item 1.B., *Mayor/Council Salaries – CPI Policy Update* as Agenda Item 9.A.
  - Consent Agenda Item 1.C.(1), *Parks and Recreation Amended Budget Ordinance 2 - Stallings Municipal Park Cameras* as Agenda Item 8.A.
  - *Cresswinds Discussion* as Agenda Item 3.A.
- Move:
  - Agenda Item 4, *CZ25.03.01*, to Agenda Item 3.B.
  - Agenda Item 7, *Family Care Homes*, to Agenda Item 3.C.
- Remove
  - Agenda Item 9, *2725 Old Monroe Road Use (Dunn)*

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

3.A. Cresswinds Discussion

Emily Powell, Cresswinds Development, and Hemby Bridge Mayor Kevin Pressley, Cresswinds, were present to give the Council information about the possible Cresswinds Development in Stallings. The property was located north of Stallings and the developer would be asking the Town to annex the 500 acres for an age restricted, amenity community. The developer was conducting a TIA and would pursue a private sewer system with the state of North Carolina. There would be approximately 1000 homes which would be for sale from 2029-2040.

Council held consensus to place third party sewer analysis on the September Agenda with the intent to give direction to staff.

3.A. CZ25.03.01

*Original Agenda Item 4.*

A. Hendrick Manufacturing Campus

Mayor Dunn opened the public hearing. Planning Director Max Hsiang explained the conditional zoning had been submitted for the Hendrick Parcels site in Stallings to support the future development of an advanced manufacturing campus. The area was located at Matthews Indian Trail Rd. and included five parcels, Parcel ID#'s 07126043B, 07102030C, 07102030A, 07126042, and 07126042A. Although a traditional site plan had not been provided (due to the absence of a confirmed end user or finalized development proposal), the approved rezoning establishes development standards to guide all future, site-specific plans. It was noted the Town of Matthews approved a similar conditional zoning for an adjacent parcel and fit the future land use for the site. The Planning Board and Staff recommended approval of the request as it met the goals of all the Town's plans. Staff's memo on this item is attached to these minutes and therefore incorporated herein.

Gene Cocchi, Hendrick VP Real Estate and Construction, stated the vision for the campus in Stallings/Matthews was similar to what Council saw on its tour in Concord. The end users were not clearly identified at the time and were looking for an end product that they could use currently.

Greg Hartely, Acura Development Services, informed the Council that the Stallings side of the project in regard to site readiness was very similar to the Matthews side. Charlotte Water was willing to work with Union County for sewer with a private lift station. Storm Water plans were approved by the U.S. Army Corps of Engineers, and it was noted that a TIA would be completed once a user was secured.

Mark Star, Vickie Lane, had lived in the area for over 40 years, thought it was a beautiful project; however, he was just concerned about the surrounding sewer being affected.

Mayor Dunn closed the public hearing. Council Member Ayers made the motion to approve CZ25.03.01. The motion was passed unanimously by Council after a second from Council Member Hall.

B. Statement of Consistency and Reasonableness

Council Member Ayers made the motion approve the Statement of Consistency and Reasonableness for CZ25.03.01. The motion was passed unanimously by the Council after a second from Council Member Richardson. The *Statement of Consistency and Reasonableness for CZ25.03.01* is attached to these minutes and therefore incorporated herein.

3.C. Family Care Homes Update

*Original Agenda Item 7.*

Planning Director Max Hsiang reviewed a memo presented to the Council regarding an update and information on Family Care Homes in Stallings. This memo is attached to these minutes and therefore incorporated herein.

**NOTE:** Due to changes to the Agenda during the *Agenda Approval*, there was no Agenda Item 4.

5. CZ25.03.02

A. Stallings Dr. Warehouse & Commercial

Mayor Dunn opened the public hearing. Planning Director Hsiang explained this item was a proposed conditional zoning request submitted by JLN Sports and Games, LLC for the property located at 824 Stallings Road. The applicant sought to rezone the 1.41-acre site (currently zoned Industrial, IND) to Conditional Zoning Industrial (CZ-IND) to allow for a mix of uses not permitted under existing zoning. The site was located across from Berry Plastics and East Coast Trucking. The applicant proposed a 27,640 square foot development that would include:

- A self-storage facility
- A shipping and packaging retail store
- Executive office suites
- Multi-tenant commercial spaces (potential tenants include martial arts, dance, and pottery studios)

Several zoning modifications and variances had been requested to support these mixed uses and to address site constraints. The Planning Board and Staff recommended approval of the request. Staff's report on this request that includes all the proposed conditions is attached to these minutes and therefore incorporated herein.

Applicant Joseph Nathan presented the Staff with more detailed information on the proposed project. This presentation is attached to these minutes and therefore incorporated herein.

Engineering Director Kevin Parker explained there were stormwater concerns that would have to be met and evaluated with the constructed documents.

No one was present to speak on the item. The Mayor then closed the public hearing. Council discussed the item. A motion was made by Council Member Richardson to approve CZ25.03.02 with all conditions as presented. Council Member Ayers seconded the motion to which Council approved unanimously.

#### B. Statement of Consistency and Reasonableness

Council Member Richardson made the motion approve the Statement of Consistency and Reasonableness for CZ25.03.02. The motion was passed unanimously by the Council after a second from Council Member Hall. The *Statement of Consistency and Reasonableness for CZ25.03.02* is attached to these minutes and therefore incorporated herein.

#### 6. NCDOT – Area Project Update (Council Priority)

Lee Ainsworth and Stuart Basham were present with NCDOT to update the Council on area projects. NCDOT's presentation and update is attached to these minutes and therefore incorporated herein.

#### 7. Family Care Homes Update

*This item was moved to Agenda Item 3.C.*

#### 8. Veterans Day Event

Parks and Recreation Director Eunice Donnelly explained after reviewing logistics and consulting with comparable communities, the following outline seemed to be the best fit for Parks and Recreation:

- Stallings Salutes: Veterans Breakfast
- Recommended Date: Tuesday, November 11, 2025 (Veterans Day)  
*While it was a Town holiday, Staff believed the significance of the day, coupled with better availability among residents made November 11 the most meaningful and appropriate choice.*
- Location: Stallings Government Center
- Capacity: Up to 75 Veterans
- Attendees: Stallings residents who are military veterans with no plus ones.
- Required: Yes – free pre-registration
- Methods: By phone or through a simple online form
- Proposed Event Time: 8:00 a.m. – 10:00 a.m. with guests arriving at 7:15 a.m.

Council held consensus to move forward with the plans for the Veterans Day Event with different food options and locations.

8.A. Parks and Recreation Amended Budget Ordinance 2 - Stallings Municipal Park Cameras  
*Original Consent Agenda Item 1.C.(1)*

Parks and Recreation Director Donnelly explained the Council chose to bundle purchasing all the five cameras for Stallings Municipal Park in order to realize a cost savings. The amended budget ordinance proposed was the budget amendment in order to move forward with the five additional cameras in Stallings Municipal Park.

Council Member Ayers made the motion to approve Amended Budget Ordinance 2 - Stallings Municipal Park Cameras and approve the contract for the cameras to which Council Member Hall seconded. The motion received Council's unanimous support. *Amended Budget Ordinance 2 - Stallings Municipal Park Cameras* is attached to these minutes and therefore incorporated herein.

9. 2725 Old Monroe Road Use (Dunn)

*This item was removed from the Agenda during Agenda Approval.*

9.A. Mayor/Council Salaries – CPI Policy Update  
*Original Consent Agenda Item 1.B.*

Council Member Richardson made the motion to approve Mayor/Council Salaries – CPI Policy Update as included in the FY26 budget. Council Member Ayers seconded the motion. Council passed the motion 2 to 1 with Council Member Hall opposing.

10. 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 9:12 p.m.

Approved on September 8, 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