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 July 13, 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 Steven Ayers, Mike Couzens, Graham Hall, Jon Van de Riet, and Laurie Wojtowicz.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Matt Dillard, Code Enforcement Officer; Brig Sheehy, GIS Planning Technician; Jessie Williams, Finance Officer; Kevin Parker, Engineering Director; Eunice Donnelly, Parks and Recreation Director; Mac McCarley, Planning Attorney; and Melanie Cox, Town Attorney.

<u>Invocation, Pledge of Allegiance and meeting called to order</u>

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.

<u>Public Comments</u>

Bob Rahilly, 5950 Stevens Mill Road, was present to speak on the RV Occupancy issue. He stated that on Jan. 12, 2025, his house burned down and he was in ICU for three months due to burns with nowhere to live. He felt he was the target of new proposed rules because he lives in RV on his property due to his house burning down. He had an issue with the time frames proposed because it did not allow enough time for him to get out of the hospital, deal with insurance and permits needed in order to rebuild. He said there was no way to rebuild a home in six months based on insurance and permitting requirements.

1. <u>Consent Agenda</u>
    A. Alcohol Sales at Certain 2026 Stallings Fest Kick-Off Concert
    B. Police Department Vehicle Purchase
    C. Lake Drive Bridge Replacement Phase 1 Approval

Staff requested that Consent Agenda Item 1.C., *Lake Drive Bridge Replacement Phase 1 Approval,* be moved to the regular Agenda. Council Member Wojtowicz made the motion to approve the Consent Agenda with the above noted change. The motion passed by a unanimous vote after a second from Council Member Richardson.

2. Reports

A. Report from Mayor

Mayor Scholl reported he went to Raleigh to speak with local state representatives and noted that $150,000 should be added for Stallings from the State for capital needs. He also noted that the Centralina Executive Director had resigned and as the Chair of the Centralina Board, he was now leading the organization.

B. Report from Council Members/Town Committees

Council Members Ayers and Hall had no items.

Council Member Couzens came out to Chalk the Walk in the Stallings Municipal Park and enjoyed that event. He also reported that he was working with Hunley Creek to try to get yards back into shape after utility work in the right-of-way.

Council Member Van de Riet noted that his water line was also damaged during the utility work in the right-of-way. However, he noted that Union County Water and Kinetics were very professional with the repairs.

Council Member Richardson, as the chair of CRTPO (the regional transportation board), explained the I77 South debate:

- The toll lanes project had been planned for 12 years.
- A project company was hired to manage the toll lanes.
- Charlotte directed their CRTPO representative to reverse Charlotte's support in the toil lanes project.
- Due to weighted voting, it was impossible to outvote Charlotte on this matter.
- NC Governor passed the State budget that included repayment of project funds due to pulling support.
- It was noted that Stallings was not on the hook to repay/reimburse the State as it did not vote to resend its support.
- The NC Governor gave 90 days for municipalities to change their vote and not resend their support.

Council Member Wojtowicz stated Fairview neighborhood was also having issues with Kinetic and right-of-way issues as well.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported the following:

- Budget Line Items Transfer List – The *June 2026 Budget Line Item Transfer* is attached to these minutes and therefore incorporated herein.

3. Agenda Approval

Town Manager Sewell requested Consent Agenda Item 1.C., *Lake Drive Bridge Replacement Phase 1 Approval,* be added as Agenda Item 8.A. Council Member Richardson requested that *Charlotte Regional Transportation Planning Organization (CRTPO) MOU Amendment with Stallings* be added as Agenda Item 9.A. Council Member Ayers made the motion to approve the Agenda with the changes above. The motion was seconded by Council Member Richardson and passed unanimously.

Planning Attorney McCarley clarified that the public hearings continued at the last meeting were due to the fact that two of the six members of Council were absent from the meeting, leaving exactly four of the six members of Council present and voting. The items that were being voted on at that meeting required four votes in the affirmative to pass or continue. Therefore, the public hearings for those items were continued to the current meeting as the applicants for those items chose to have the items voted on when the complete Council was present as a matter of due process.

4. CZ26.02.02 *(recessed from 06-22-2026)*

A. Lawyers Road Commercial

Mayor Scholl re-opened the public hearing. GIS/Planning Technician Brig Sheehy explained this Conditional Zoning request was previously heard by the Council on June 22, 2026, and was continued to the July 13, 2026, Council meeting. Due to the absence of a full Council at the June 22 meeting, both Council and the applicant agreed to continue the item to the July 13 meeting so the full Council may hear and vote on the request. Ms. 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.

Kathy Finochi, HOA President of Courtyards at Emerald Lake, reported that the neighborhood was okay with the project, however it would like tall evergreens as the screening in the back.

Mayor Scholl closed the public hearing. Council discussed the item. Council Member Van de Riet made the motion to approve CZ26.02.02 and approve the Statement of Consistency and

Reasonableness for CZ26.02.02. The motion received a second from Council Member Hall and Council's unanimous approval. The *Statement of Consistency and Reasonableness for CZ26.02.02* is attached to these minutes and therefore incorporated herein.

B. Statement of Consistency and Reasonableness

This item was voted on as a part of the previous item.

5. TX26.05.02 *(recessed from 06-22-2026)*

A. RV Occupancy

Mayor Scholl re-opened the public hearing. Code Enforcement Officer Matt Dillard reminded the Council that the item was first introduced at the June 22, 2026, Council Meeting and 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 took Council's feedback from the last meeting and incorporated that feedback into the new version of the text amendment. Staff's report on the item is attached to these minutes and therefore incorporated herein.

It was noted that the person who spoke during public comments was commenting on this item. Mayor Scholl then closed the public hearing.

The motion was made by Council Member Hall to approve TX26.05.02, changing Section 12.10-1 from the initial 90 day period to 365 days for the initial period adding additional extensions up to 180 days if reasonable progress was being made, and approve its Statement of Consistency and Reasonableness as it was consistent and reasonable with the Town's standards and its Comprehensive Land Use Plan. Council Member Wojtowicz seconded the motion which was passed unanimously by Council. The *Statement of Consistency and Reasonableness for TX26.05.02* is attached to these minutes and therefore incorporated herein.

B. Statement of Consistency and Reasonableness

This item was voted on as a part of the previous item

6. <u>Evaluation of Notification Options *(06-22-2026 introduction; second reading)*</u>
   Council Requested

Planning Director Max Hsiang explained at the June 22, 2026, Council Meeting, Council voted 3 to 1 in favor of the Staff recommendation but noted that was not enough votes to pass on the first reading so the item was being brought forward for another consideration. Council 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. The Town's current 500-foot notification radius exceeded the North Carolina statutory requirements and provided an enhanced level of public outreach. Additionally, Stallings' notification practices were consistent with, or exceeded, those of many peer communities.

Staff recommended:

1. Maintain the 500-foot mailing radius while also providing notice to homeowners' associations within a broader area (e.g., adjacent to the 500-foot radius).
2. This approach expanded awareness through existing neighborhood communication networks while requiring the least resources.

Council Member Richardson made the motion to approve item 1 (above) and have Staff return with more information on digital efficiencies over all. The motion was seconded by Council Member Couzens and passed unanimously by Council.

7. <u>Conditional Zoning Process Policy *(recessed from 06-22-2026)*</u>
   Council Requested

Planning Director Hsiang reminded the Council that at the 2026 Council Retreat, Council identified the following priority under the "Enhance the Identity for Our Town" initiative:

> "Ensure greater Town Council member understanding of projects prior to resident meetings with developers by changing the process to move Council Member subcommittee meetings ahead of neighborhood meetings."

At the Council's February 23, 2026, discussion regarding potential revisions to the Conditional Zoning Council Subcommittee Meeting Policy, it did not reach consensus on the purpose and future role of subcommittee meetings or whether moving those meetings earlier in the process would achieve the intended goals of transparency, public engagement, and informed decision-making. In response to that discussion, Staff developed a proposed Conditional Zoning Review and Decision Process Policy. Rather than modifying the existing subcommittee structure, the proposed policy established a formal review process conducted through publicly noticed Council meetings. The approach provided greater clarity, transparency, and consistency while allowing Council additional time to evaluate applications following public input received through the public hearing process.

Council discussed. The motion was made by Council Member Couzens to approve the revised Conditional Zoning Process Policy as presented by Staff to which Council Member Van de Riet seconded. The motion passed by a 4 to 2 vote with Council Members Ayers and Wojtowicz opposing. The Conditional Zoning Process Policy is attached to these minutes and therefore incorporated herein.

8. Indian Trail Sidewalk Partnership Follow Up

Engineering Director Kevin Parker reminded Council that at the June 8, 2026, meeting, Staff presented two potential sidewalk partnership projects with Indian Trail for Council's review and discussion. These projects were identified because they were located along corridors that served both municipal jurisdictions and provided opportunities for improved pedestrian connectivity, joint funding, and potential submission through the Charlotte Regional Transportation Planning Organization (CRTPO) for future federal and state transportation funding consideration.

The two projects under consideration were:

1. Chestnut Lane Sidewalk Improvements
2. Matthews-Indian Trail Road Sidewalk Improvements

Following the June 8 discussion, Council requested that Staff further evaluate potential scope adjustments, particularly related to the Chestnut Lane project. Council's feedback regarding Chestnut Lane generally focused on three items: 1) Potentially bypassing the frontage of 2000 Chestnut Lane; 2) Relying on future redevelopment to complete existing sidewalk gaps.; and 3) Reducing the project scope to east of Courtyards at Chestnut. Staff's memo on this item is attached to these minutes and therefore incorporated herein.

Council held consensus to pursue the Chestnut Lane project with local dollars.

8.A. Lake Drive Bridge Replacement Phase 1 Approval

Engineering Director Parker explained the Town recently received the NCDOT Structure Safety Inspection Report and Priority Maintenance Notice for the bridge on Lake Drive. The existing bridge structure consisted of three 60-inch corrugated metal pipe culverts beneath Lake Drive. The inspection identified several deficiencies, including corrosion with up to 100 percent section loss at multiple culvert inlet and outlet locations, joint separation in one barrel with visible backfill, protective coating deterioration, pipe distortion, headwall cracking, and debris restricting flow. The structure was currently rated in fair condition, with a culvert condition rating of 5, on a scale of 0-9 with 9 representing a bridge in very good condition. The inspection findings supported moving forward with replacement planning.

Staff proposed the repairs in a phased approach, completing Phase 1 and Phase 2 during FY 2027, with construction anticipated in FY 2028, subject to final design, permitting, and easement needs. Staff requested Council approve to authorize McAdams to proceed with Phase 1 (design) of the Lake Drive Bridge Replacement Project in the amount of $94,500 plus contingency.

Council Member Richardson made the motion to authorize McAdams to proceed with Phase 1 (design) of the Lake Drive Bridge Replacement Project in the amount of $100,000 (with added contingency) from the Stormwater Fund. The motion passed unanimously after a second from Council Member Couzens.

9. Pickle Ball Courts Noise *(Richardson)*
Original Consent Agenda Item 1.C.

Council Member Richardson explained that a resident called and asked if there was an ordinance regulating the buffering of pickle ball courts. After a brief discussion, Council held consensus to ask Staff to bring back language regulating the location of pickle ball courts from the noise perspective. Staff noted that there was already draft language regarding this issue going to the Planning Board in July which would slate it for Council in August.

9.A. Charlotte Regional Transportation Planning Organization (CRTPO) MOU with Stallings *(Richardson)*

Council Member Richardson explained CRTPO was requesting the Council endorse one edit on the Memorandum of Understanding (MOU) with the Town. The CRTPO Member Metropolitan Transit Commission (MTC) changed its name to the Metropolitan Public Transportation Authority (MPTA) and that name change needed to be reflected in the MOU.

Council Member Richardson made the motion to approve the revised MOU with CRTPO which was seconded by Council Member Van de Riet. Council passed the motion unanimously.

10. Closed Session Pursuant to NCGS 143-318.11(a)(6)

Council Member Hall made the motion to go into closed session pursuant to NCGS 143-318.11(a)(6) which was seconded by Council Member Couzens. The motion passed unanimously by Council.

Council recessed into closed session at 9:05 p.m. and reconvened into open session at 9:48 p.m.

7. Adjournment

Council Member Richardson moved to adjourn the meeting, seconded by Council Member Couzens, and the motion received unanimous support. The meeting was adjourned at 9:48 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