

**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 April 28, 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, Taylor-Rae Drake, Graham Hall, Brad Richardson 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; Eunice Donnelly, Parks and Recreation Director; Karen Reid, Human Resources Director; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

Tony Paren, Planning Board Member and Callonwood Resident, was concerned about the lighting in Callonwood. He had spoken to NCDOT, Duke Energy, Union County and Stallings staff about the issue. Duke made recommendations for streetlighting and asked Council to consider. He would like a site development plan for the neighborhood so Duke Energy could do photometric.

After background from Council Member Richardson, Council held consensus to have staff look at the issue on a few streets to find the right solution.

Will Griggs, 1124 Sarandon in Callonwood, stated he was blessed to be able to live in Stallings under the Council's direction and wanted the Council to make Stallings great again.

1. Consent Agenda

A. Sidewalk Connection from Shirley Drive to Town Hall

B. Resolution for Cabarrus Stanly Union Regional Hazard Mitigation Plan

Council Member Richardson made the motion to approve the Consent Agenda as presented which was seconded by Council Member Scholl. The motion was passed unanimously by Council. *Resolution for Cabarrus Stanly Union Regional Hazard Mitigation Plan* is attached to these minutes and therefore incorporated herein.

2. Agenda Approval

Mayor Dunn requested adding *Administration Updates* as Agenda Item 6.A. and *House Bill 765* as Agenda Item 6.B. Council Member Scholl made the motion to approve the Agenda with the changes above. The motion was seconded by Council Member Richardson and passed unanimously.

3. Destination Stallings Silverline

A. Comprehensive Land Use Plan (CLUP)

B. Small Area Plan (SAP)

Planning Director Hsiang reminded the Council that the Destination Stallings planning initiative originally included a new Transit-Oriented Development (TOD) Overlay, however recent state law changes had required that portion to be put on hold. The remainder of the work, including the Comprehensive Land Use Plan (CLUP) amendment and Small Area Plan (SAP) update, was now complete and ready for adoption. The Comprehensive Land Use Plan (CLUP) amendment and Small Area Plan (SAP) update are available for inspection in the Planning and Zoning Office.

Council Member Scholl made the motion to adopt the Destination Stallings Silverline Comprehensive Land Use Plan (CLUP) and Small Area Plan (SAP). Council Member Hall seconded the motion to which the Council approved unanimously.

Statement of Reasonable and Consistency for plans was read into the record by Town Planner Hsiang. Council Member Wojtowicz made the motion to approve with a second from Council Member Ayers. The motion was passed unanimously. The Statement of Reasonable and Consistency for the plans is attached to these minutes and therefore incorporated herein.

4. Chestnut/Matthews-Weddington Road Speed Limit (Richardson)

*Correspondence with NCDOT regarding the speed limit at the Chestnut/Matthews-Weddington Road*

Council Member Richardson showed a presentation to the Council that highlighted the need to reduce the speed on Matthews-Weddington Road at Chestnut.

Council Member Richardson made the motion to have Staff research the best strategy for the reducing the speed in that area and submit it to NCDOT for consideration. The motion received Council's unanimous approval after a second from Council Member Scholl.

#### 5. Charter Amendment Requirements and Timeline

Town Attorney Cox explained the requirements and timeline needed to amend the Stallings Town Charter if the Council wished to change a seat term length in order to have election cycles more equally balanced concerning the number of seats up for election.

Council discussed and Council Member Richardson made the motion to begin the process for a Charter Amendment to change District 1's term length for the next election cycle. Council approved of the motion unanimously after a second from Council Member Hall.

Council Member Scholl made the motion to adjust Agenda so that Agenda Items 6.A. and 6.B. could be discussed prior to Agenda Item 6. Council Member Hall seconded the motion to which the Council unanimously approved.

#### 6. Closed Sessions Pursuant to NCGS 143-318.11(a)(6)

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

*Council went into closed session at 8:16 p.m. and reconvened into open session at 8:30 p.m.*

*NOTE: Agenda Items 6.A. and 6.B. were discussed prior to the closed session in Agenda Item 6.*

#### 6.A. Administration Updates

Town Manager Sewell updated the Council on the following:

- HVAC repairs would be done in Town Hall April 30 - May 23, 2025
- Stallings Municipal Tot Lot repairs were completed. Council held consensus to have the Ribbon Cutting for the lot on Monday, May 19 at 6:15 p.m.
- The Stallings Elementary Art Contest Winners' pieces were displayed in the Government Center Lobby

#### 6.B. House Bill 765

Planning Director Hsiang explained that House Bill 765 proposed several changes to local planning land use authorities. He reviewed the North Carolina League of Municipalities overview of the bill. This overview is attached to these minutes and therefore incorporated herein.

Council discussed the bill and the effect it could have on Stallings. Council Member Scholl made the motion to adopt the *Resolution Opposing Changes to the Local Planning and Zoning in House Bill 765 and Related Bills by the North Carolina General Assembly* and send to elected state representatives as soon as possible in addition to putting it on social media. The motion was seconded by Council Member Hall and passed unanimously. The *Resolution Opposing Changes to the Local Planning and Zoning in House Bill 765 and Related Bills by the North Carolina General Assembly* is attached to these minutes and therefore incorporated herein.

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 8:31 p.m.

Approved on June 9, 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