



April 25, 2022
 Stallings Town Hall
 321 Stallings Government Center
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

Town Council Agenda

	Time	Item	Presenter	Action Requested/Next Step
	7:00 p.m.	Invocation Pledge of Allegiance Call the Meeting to Order	Wyatt Dunn, Mayor	NA
	7:05 p.m.	Public Comment	Wyatt Dunn, Mayor	NA
1.	7:15 p.m.	Agenda Approval	Wyatt Dunn, Mayor	Approve agenda as written. <i>(ADD, IF APPLICABLE: with changes as described by Mayor Dunn)</i> Motion: I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: _____
2.	7:17 p.m.	Stallings Park Christmas Tree	Ashley Platts, Director of Parks and Recreation	Direct staff on type of Christmas Tree to purchase
3.	7:30 p.m.	Stallings Streetscape Design Presentation	Max Hsiang, Planning Dir.	Information and possible action
4.	8:00 p.m.	Electrical Vehicles Charging Stations <i>Requesting Staff Research</i>	Steven Ayers, Council Member	Discussion and possible action
5.	8:15 p.m.	FY2023 Budget Discussions <i>Continuance from Special Meeting as necessary</i>	Alex Sewell, Town Manager	Discussion and possible action
6.	9:15 p.m.	Adjournment	Wyatt Dunn, Mayor	Motion to adjourn



MEMO

To: Town Council
From: Ashley Platts, Parks & Recreation Director
Via: Alex Sewell, Town Manager
Date: April 19, 2022
RE: **Christmas Tree Replacement - Tabled from 4-11-22**

Background

In 2021, the Town's Christmas tree in Stallings Park suffered extensive damages that ended its usable lifespan a year earlier than anticipated. Town staff have worked with our holiday lighting vendor to bring two options for Council review.

Tree Options

- 1) Traditional sequoia tree replacement 24' (previous tree was 26')
 - \$26,539 – single time purchase
 - \$2,500 – single time installation of ornaments & existing topper
 - \$4352.49 – ornamentation package (bi-annual cost)
 - \$5,374 – recurring annual installation and storage cost
 - \$9500 – Steel stand structure for tree – single time purchase
 - \$48,265.29
- 2) Mosaic tree 30'
 - \$29,900 – single time purchase
 - \$4,775 - recurring annual installation and storage cost
 - \$34,675.00

Staff Recommendation

Staff recommend the Mosaic tree design to eliminate the potential for vandalism, damages, and ongoing maintenance costs related to individual branches of the Christmas tree in Stallings Park. Repairs to the tree in 2021 cost the Town over \$2,000 and then further damages led to the tree's usable lifespan ending earlier than it should have. The Mosaic tree eliminates the individual branches, does not allow for interior access of children, and reduces the annual recurring costs of décor for the department.

Requested Action:

- 1) Staff seeks Council's guidance on selecting a new Christmas tree for Stallings Park.
 - Option 1 or Option 2





Happy Holiday's
2019
Rock Hill
South Carolina

Main St

DAN





Stallings Streetscape Design Standards

DESTINATION
 BY DESIGN

PLANNING | ENGINEERING | COMMUNICATIONS



TODAY'S AGENDA

1. Streetscape types
2. Renderings
3. Hardscape material + site furnishings preliminary concepts
4. Street trees

Streetscape Plan Types:

Plan Type 1 - “Greenway” + “Greenway Against Building”

- Downtown Stallings Primary Corridor with Pedestrian and Greenway “Spine” Facilities

Plan Type 2 - “Typical”

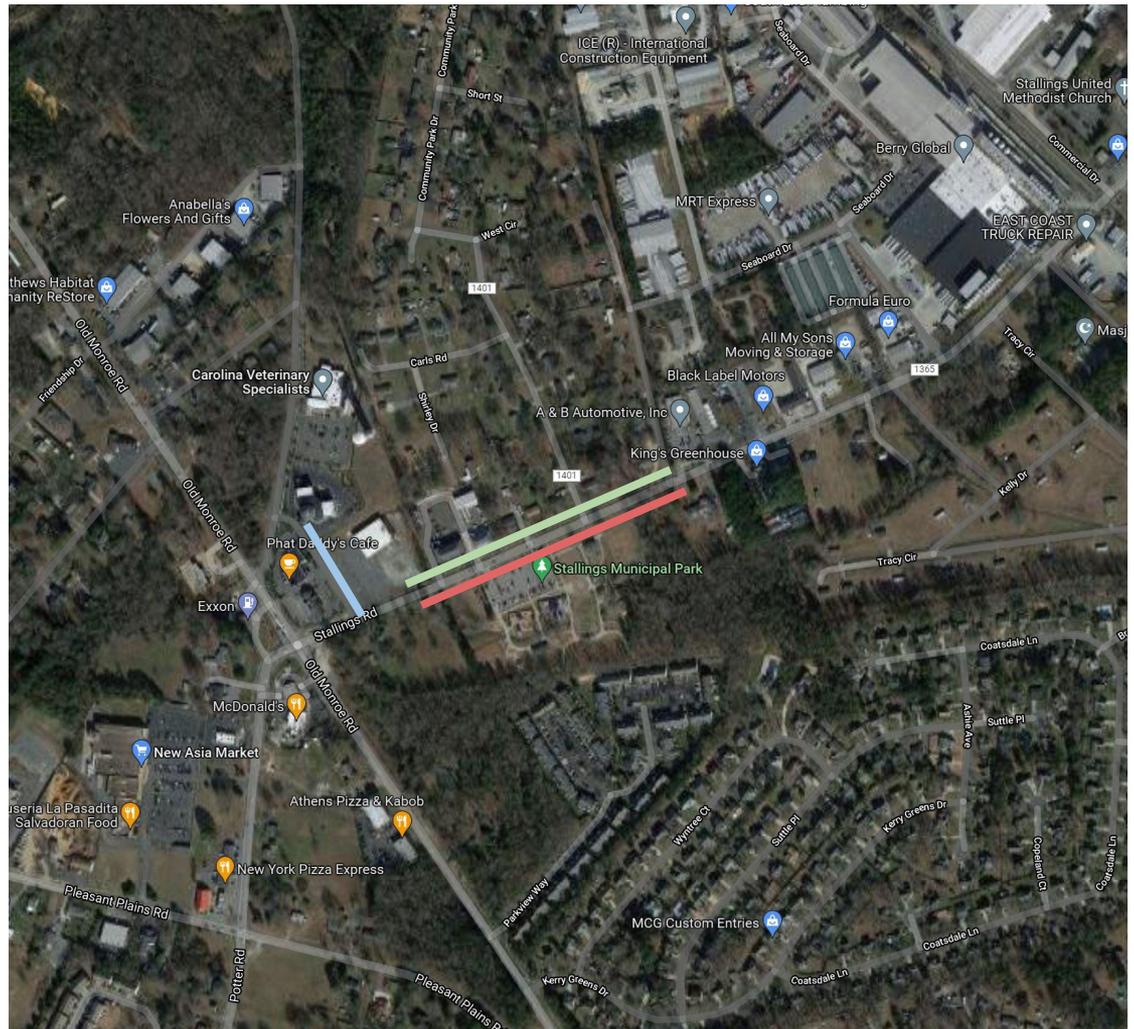
- Downtown Stallings Primary Corridor with Pedestrian-only Facilities

Plan Type 3 - “Narrow Side Street”

- Secondary Road with Pedestrian-only Facilities

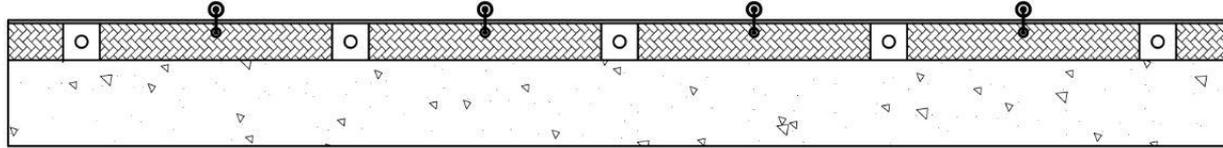
CONTEXT

- Plan Type 1 - "greenway"
- Plan Type 2 - "typical"
- Plan Type 3 - "narrow side street"

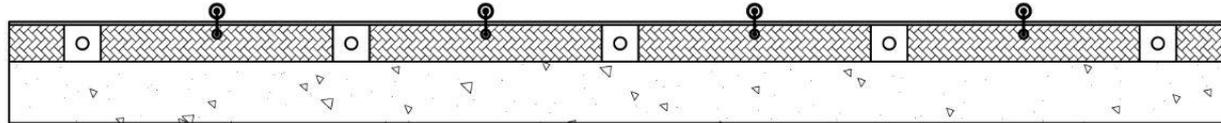


PLAN TYPE OVERVIEW Section Bases

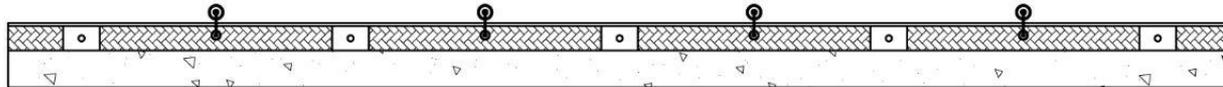
Plan Type 1 - "Greenway"



Plan Type 2 - "Typical"



Plan Type 3 - "Narrow Side Street"



Road Setback NCDOT Planting Guidelines

Minimum Small Trees and Shrub Setbacks – All Routes:

Posted Speed	Section	Description	Distance Clear Zone (setback)
≤ 35 mph	Curb & Gutter	to foliage line of shrub	1'
		to center of small tree	5'
	Shoulder	to foliage line of shrub	2'
		to center of small tree	8'
>35 - 45	Curb & Gutter	to foliage line of shrub	6'
		to center of small tree	8'
	Shoulder	to foliage line of shrub	8'
		to center of small tree	10'
Greater than 45 mph	Curb & Gutter	to foliage line of shrub	10'
		to center of small tree	20'
	Shoulder	to foliage line of shrub	15'
		to center of small tree	20'

- Setback distances are measured from the edge of travel way - if no lane marking then 11' lane
- Bike lanes and on street parking may be included in buffer setback measurements
- Vertical clearance is 16' above streets and 7' above sidewalks
- 4" Diameter or larger is considered a large tree
- 40' recommended spacing between large trees
- Plants in setback zone cannot exceed 2' in height

Minimum Large Tree Setbacks – Municipal and Local Roads:

URBAN / SUBURBAN			RURAL		
Posted Speed	Urban Street Type	Clear Zone (setback)	Posted Speed	Rural Street Type	Clear Zone (setback)
< 25 mph	Main Street, Avenue, Boulevard	8'	< 25 mph	Village Main Street	8'
>25 - 35 mph	Avenue, Boulevard	10'	>25 - 35 mph	Avenue, Boulevard, Rural Road	14'
>35 - 45 mph	Boulevard, Parkway	12'	>35 - 45 mph	Boulevard Parkway, Rural Road	20'
> 45 mph	Parkway	30'	> 45 mph	Parkway, Rural Road	30'

Distances measured to the center line of the tree.

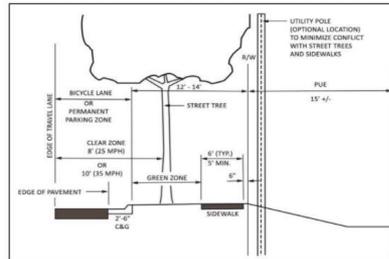
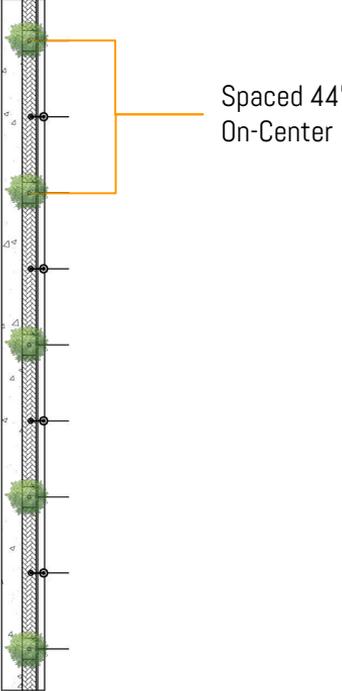
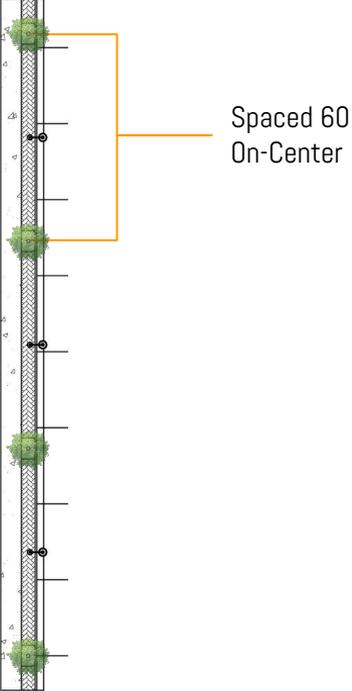
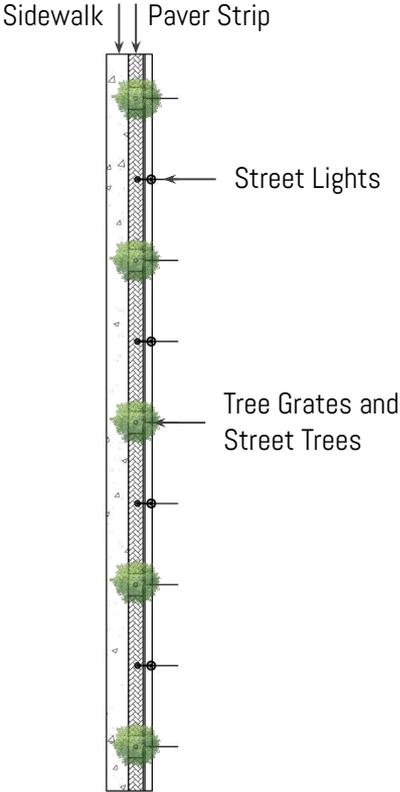


Figure 1 Recommended Green Zone and Sidewalk Zone (Complete Streets Planning and Design Guide)

On-Street Parking

Spacing Comparison

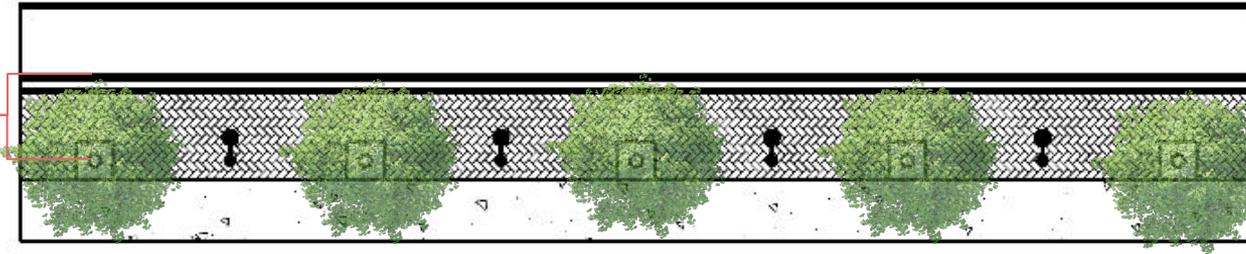


DOWNTOWN CORE FORM

Road Offset Solution

Urban - Large Tree

10' MIN. + Offset
(Distance determined by
NCDOT Planting Charts)



← Travel Lane

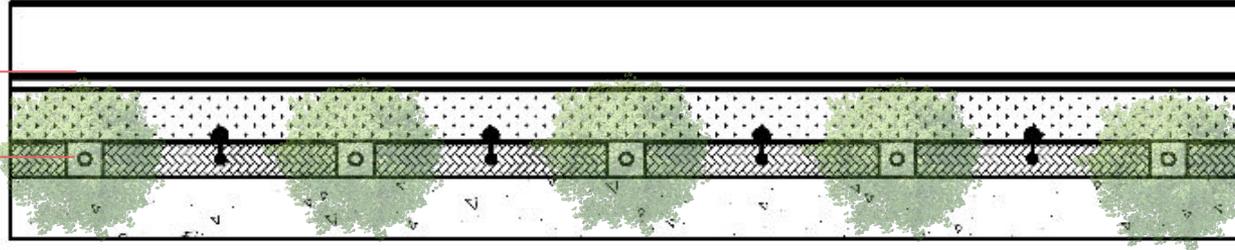
← Paver Strip

← Sidewalk

LANDSCAPE FORM

Road Offset Solutions

10'MIN. + Offset
(Distance determined by
NCDOT Planting Charts)



Travel Lane

Landscape Strip

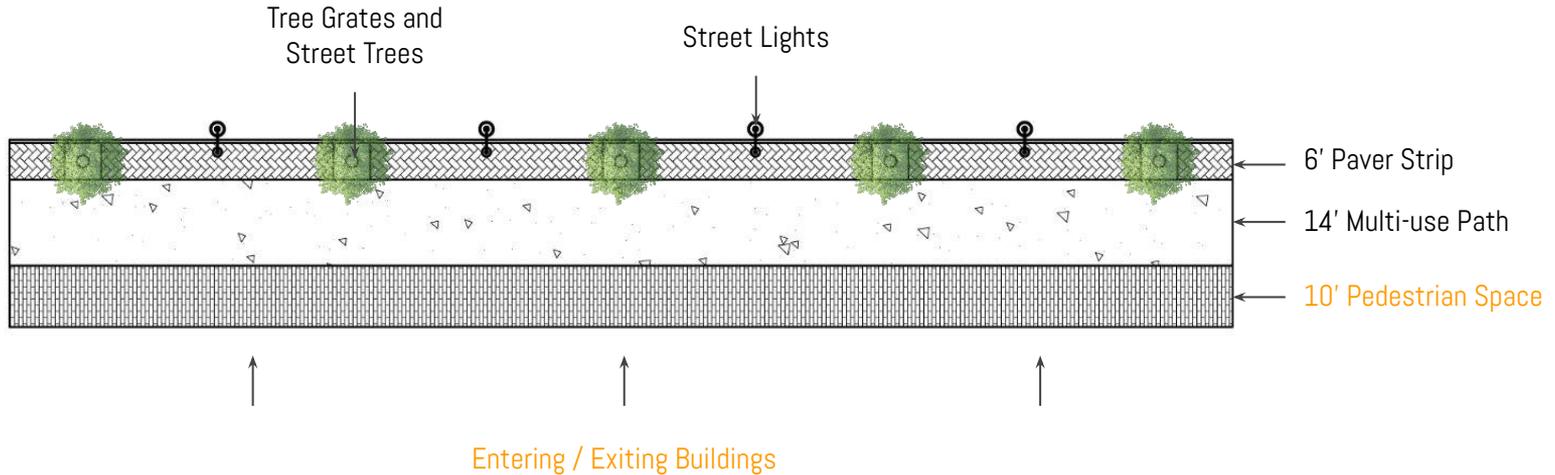
Sidewalk

PLAN TYPE 1A

Downtown Stallings Primary Corridor with Pedestrian and Greenway “Spine” Facilities

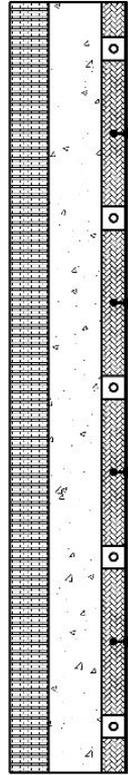
“Greenway Against Building”

- Bike and Pedestrian
- 14’ wide multi-use path
- 6’ wide paver strip
- 10’ wide pedestrian space adjacent to commercial space

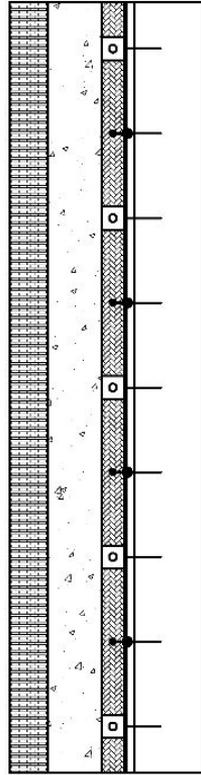


PLAN TYPE 1A

Edge Condition Comparison

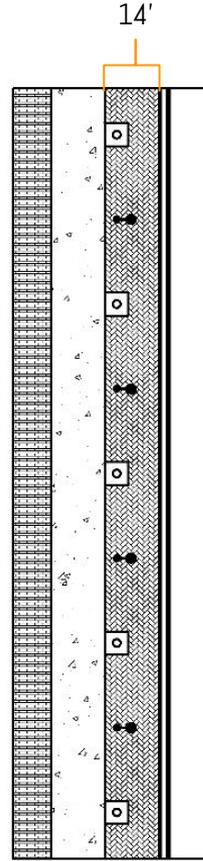


Base



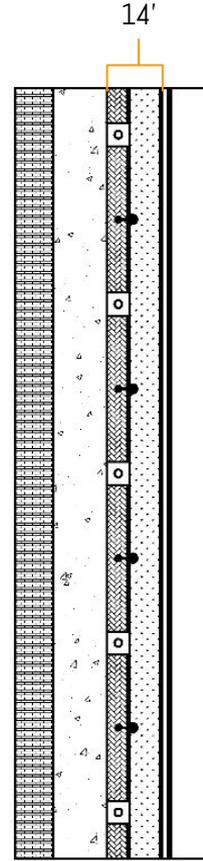
Total width Building face to curb - 30'

On-Street Parking



Total width Building face to curb - 38'

Downtown Core



Landscape

“Greenway Against Building”



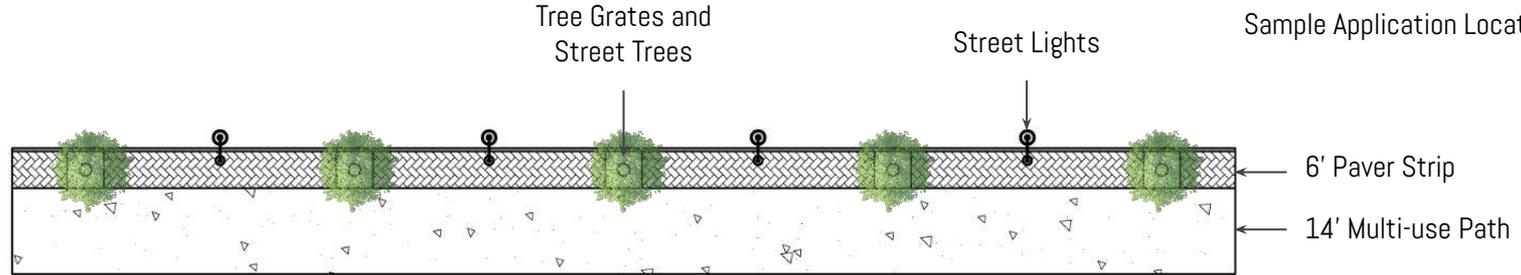
PLAN TYPE 1B

Downtown Stallings Primary Corridor with Pedestrian and Greenway "Spine" Facilities

- Bike and Pedestrian
- 14' wide multi-use path
- 6' wide paver strip

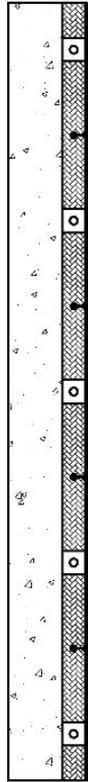


Sample Application Location

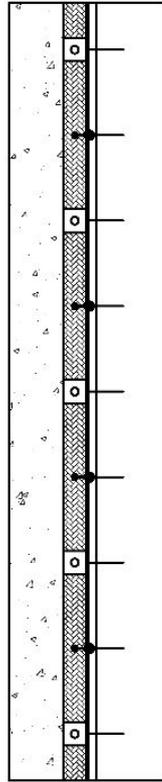


PLAN TYPE 1B

Edge Condition Comparison

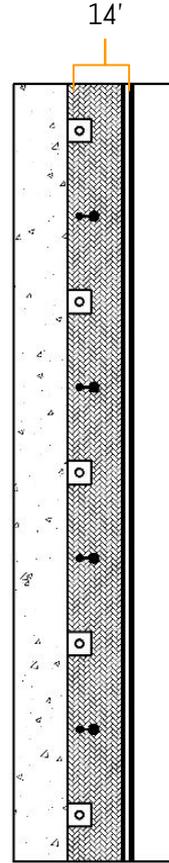


Base



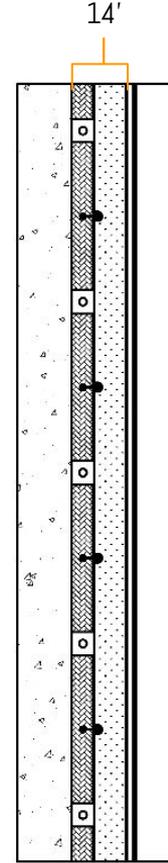
Total width edge of sidewalk
to curb - 20'

On-Street Parking



Total width edge of sidewalk to curb - 28'

Downtown Core



Landscape

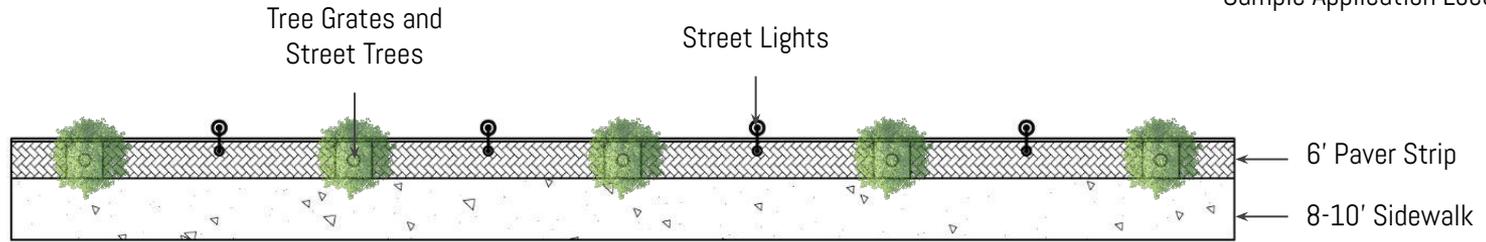
PLAN TYPE 2

Downtown Stallings Primary Corridor with Pedestrian-only Facilities

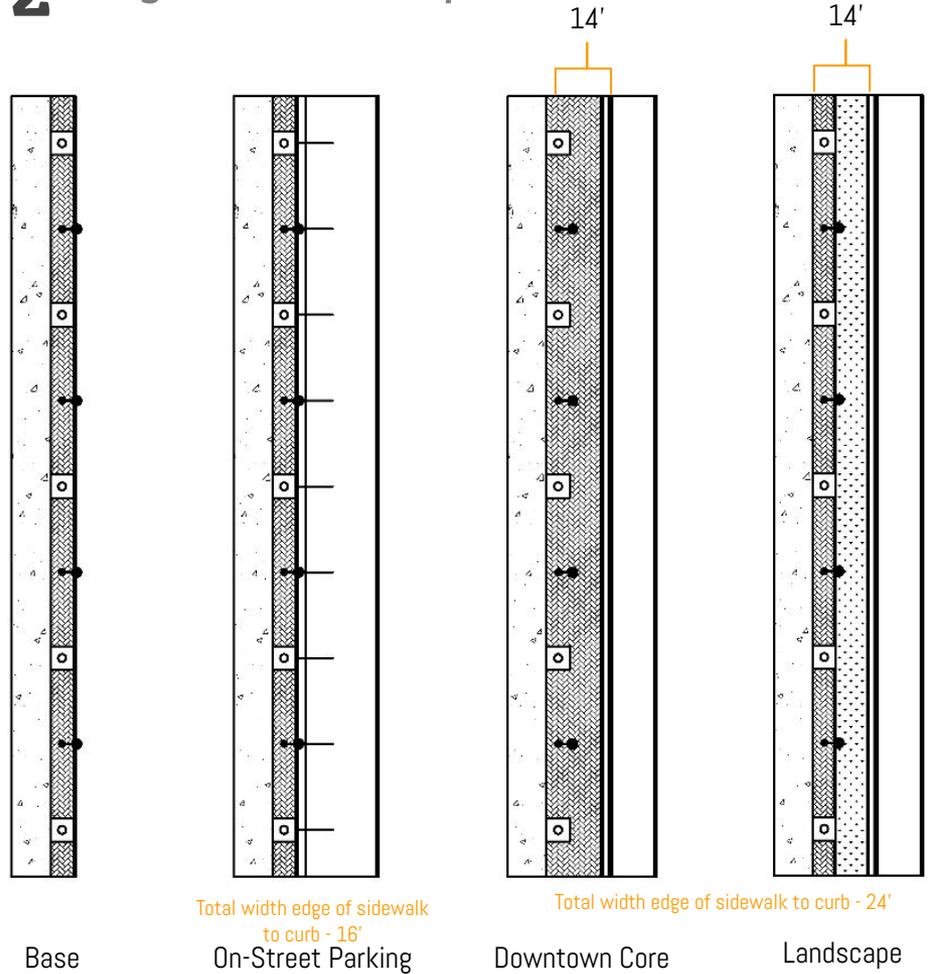
- Pedestrian-only
- 8-10' wide sidewalk
- 6' wide paver strip



Sample Application Location



PLAN TYPE 2 Edge Condition Comparison



PLAN TYPE 3

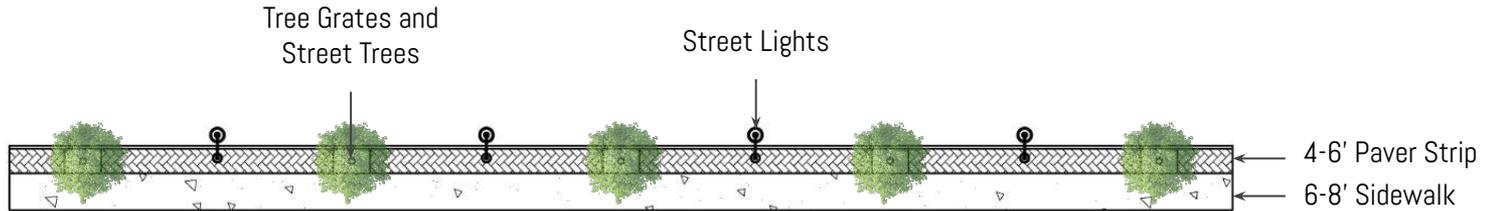
Secondary Road with Pedestrian-only Facilities

- Pedestrian-only
- 6-8' wide sidewalk
- 4-6' wide paver strip

"Narrow Side Street"

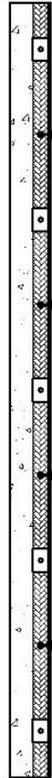


Sample Application Location

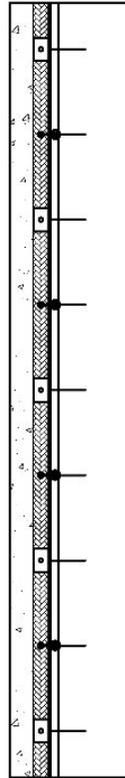


PLAN TYPE 3

Edge Condition Comparison

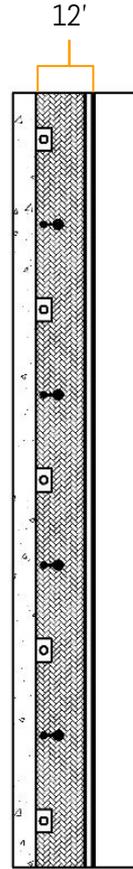


Base

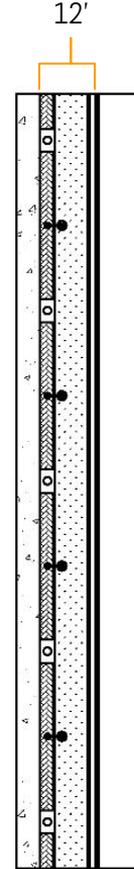


Total width edge of sidewalk
to curb - 16'

On-Street Parking



Downtown Core



Landscape

TYPE

1A: Greenway Against Building	1B: Greenway	2: Typical	3: Narrow side street
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Is this section of streetscape part of the greenway? If yes, use Type 1. If not, use Type 2 or 3.

If it is a greenway section, does the greenway run in front of commercial space? If yes, use Type 1A. If no, then use Type 1B.

If not a greenway section, how much space from edge of curb to edge of construction buffer? If 14' or greater use Type 2. If less than 14', use Type 3.

SUBTYPE

Downtown Core	Landscape	On-Street Parking
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Is on-street parking feasible? If yes, use On-street Parking Form. If not, see next question.

Is this section of streetscape located in the "Downtown Core"? If yes, use Downtown Core Form. If not, use Landscape Form. (Exact amount of offset determined by road speed and location.)

STREET TREES

Utility Lines	No Overhead Obstructions
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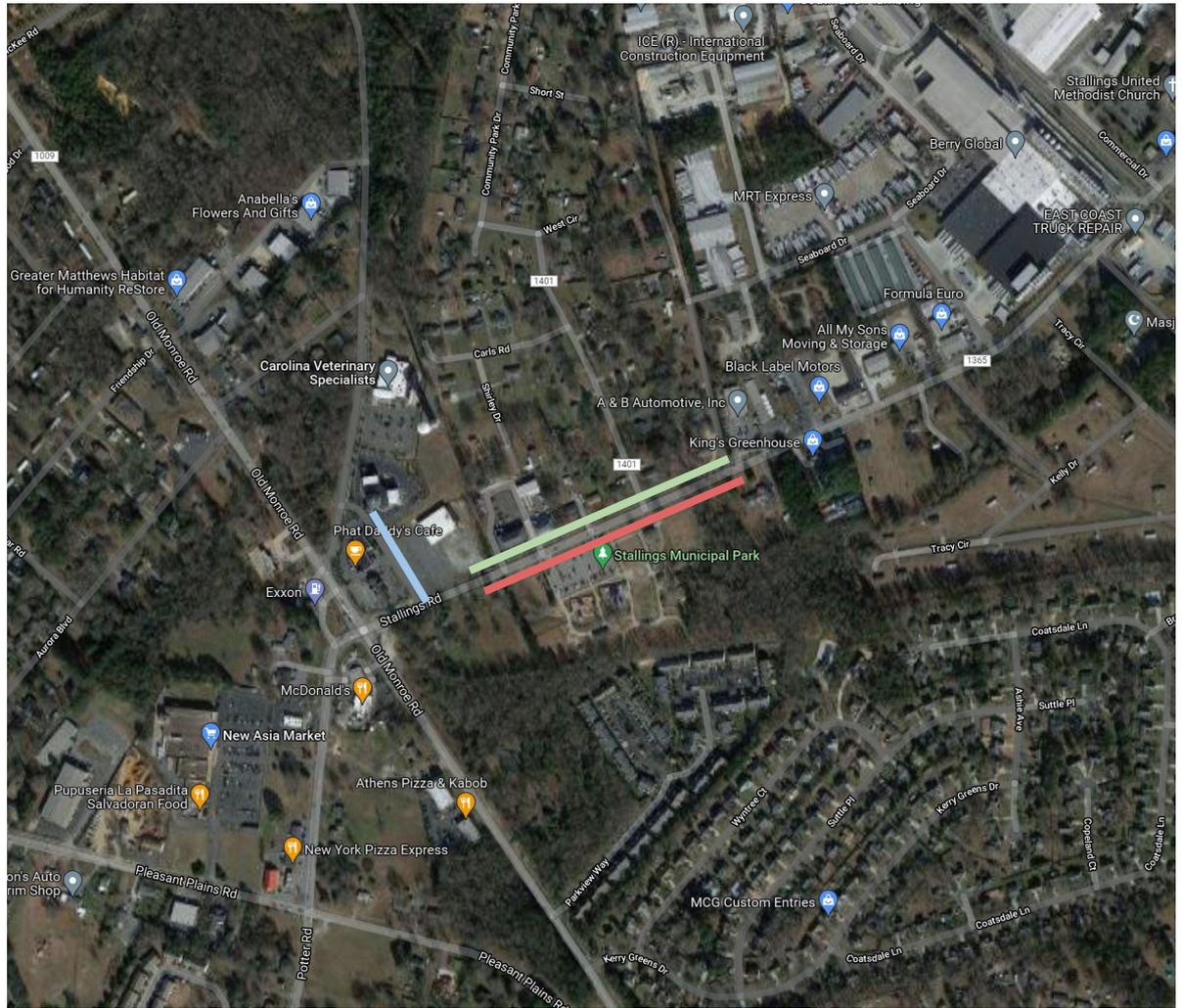
Are there power/utility lines in the streetscape section? If yes, only use trees approved for under power lines. (See Tree Type Section.)

RENDERINGS

● Rendering 1

● Rendering 1

● Rendering 2



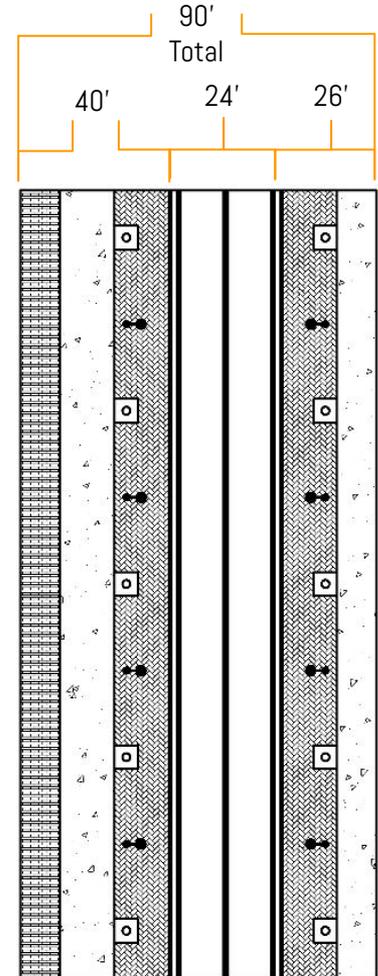
RENDERING 1

Stallings Road Existing Conditions



RENDERING 1

Downtown Core Along Stallings Rd



RENDERING 2

Extension Road Existing Conditions



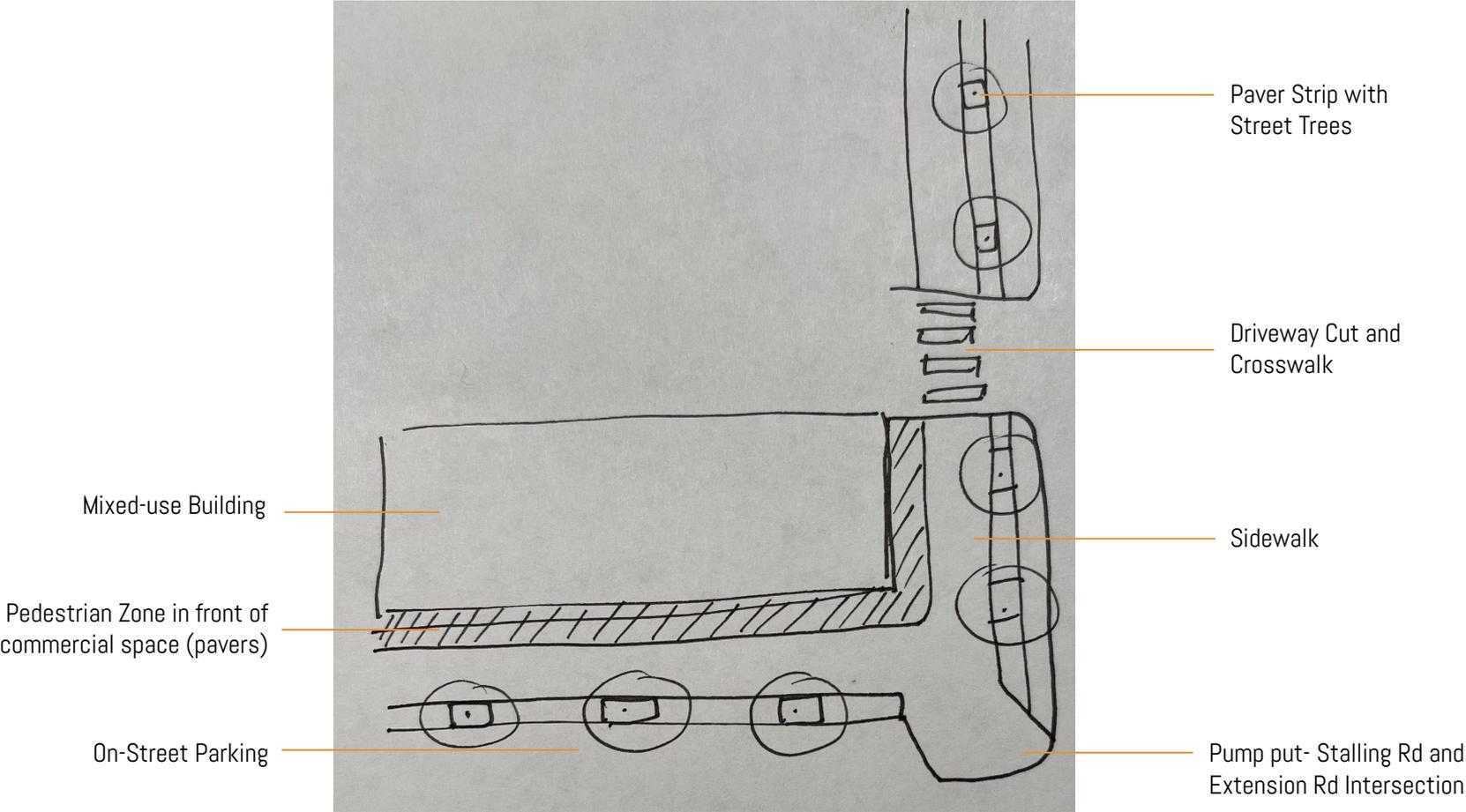
RENDERING 2

Extension Road with Streetscape



Corner Connection

*For reference not construction detail





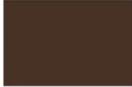
PAVING MATERIALS



	Belgard Moduline
Pattern	Running Bond Field + Opposite Running Bond Band
Colors	Linen
Sizes	3"x12", 6"x12", 4"x18"
Cost Estimate	\$3.65 from manufacturer

BENCH



	Keystone Ridge Designs Breakwater	Landscape Forms Palisade
Material	Powder-coated steel. Full range of colors selection or the option for customization. plaques	Wood - 3 finish colors
Cost Estimate	6' bench = \$1,455	6' = \$2810 8' = \$3270
Color	Chocolate  <small>CHOCOLATE • RAL 8028</small>	Thermally Modified Ash  <small>Domestically Sourced Thermally Modified Ash</small>

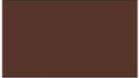
BIKE RACK



	Victor Stanley Freesia
Material	Bronze 
Cost Estimate	\$347 (\$427 with cross bar)

TRASH RECEPTACLE



	Landscape Forms Chase Park Litter
Color/Finish	Full range of colors and finishes
Cost Estimate	\$1820
Color	Nutmeg  Nutmeg

TREE GRATE



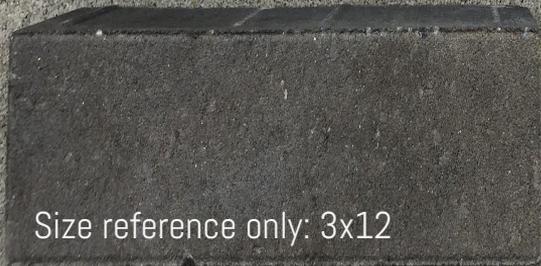
	Iron Age Designs Rain
Material/Finish	Cast Iron with Baked-on-Oil
Sizes	4'x4', 4'x6', and in production 6'x6'
Cost Estimate	\$1000-2000 + \$300-400 for frames



Color: Linen
Size: 4x18



Size reference only: 3x12





thermally
modified ash



chocolate



nutmeg



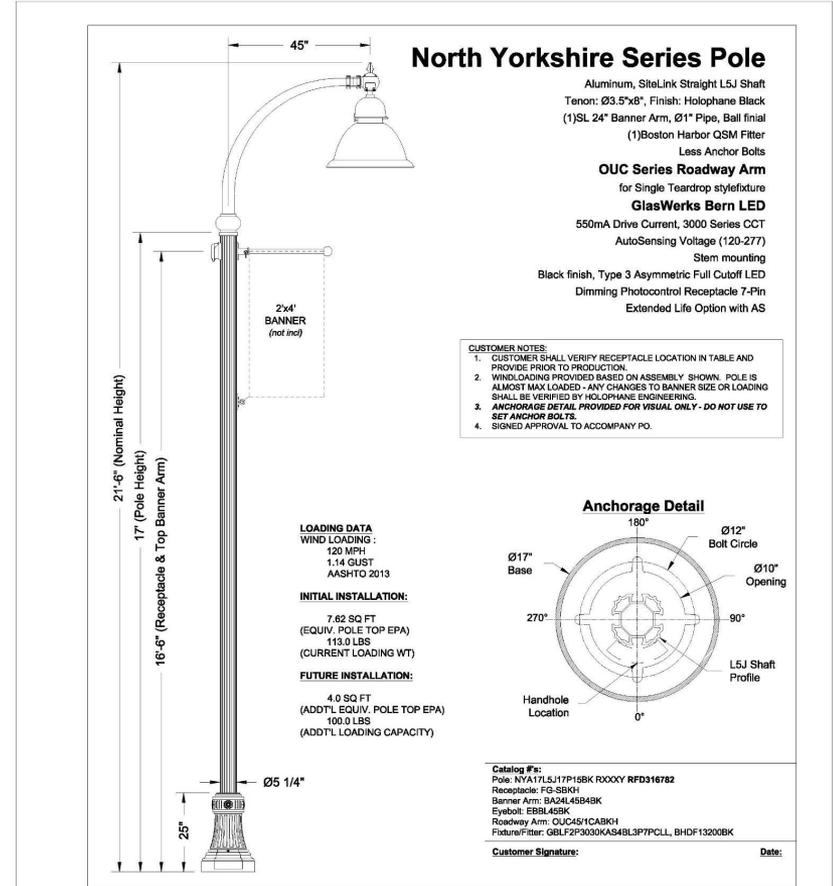
bronze

LIGHTING

Duke Energy Sanibel Fixture LED



- Attachment options for banners or hanging baskets
- Streetlights are to be placed base on center in-line with the street trees and with the light pointing out towards the road

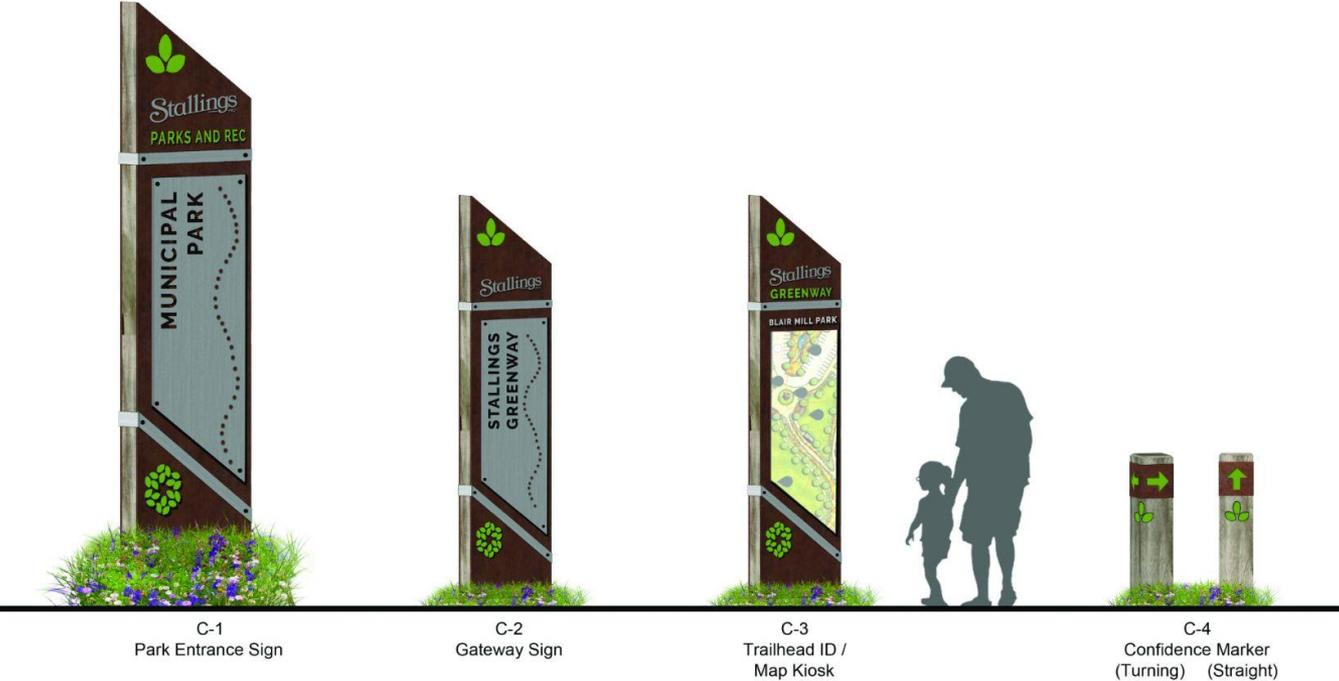


Bollards



	MaxiForce Bollards
Color/Finish	Roman Bronze Matte
Cost Estimate	\$860-925 (base mount dependent)

Signage: Greenway Sign

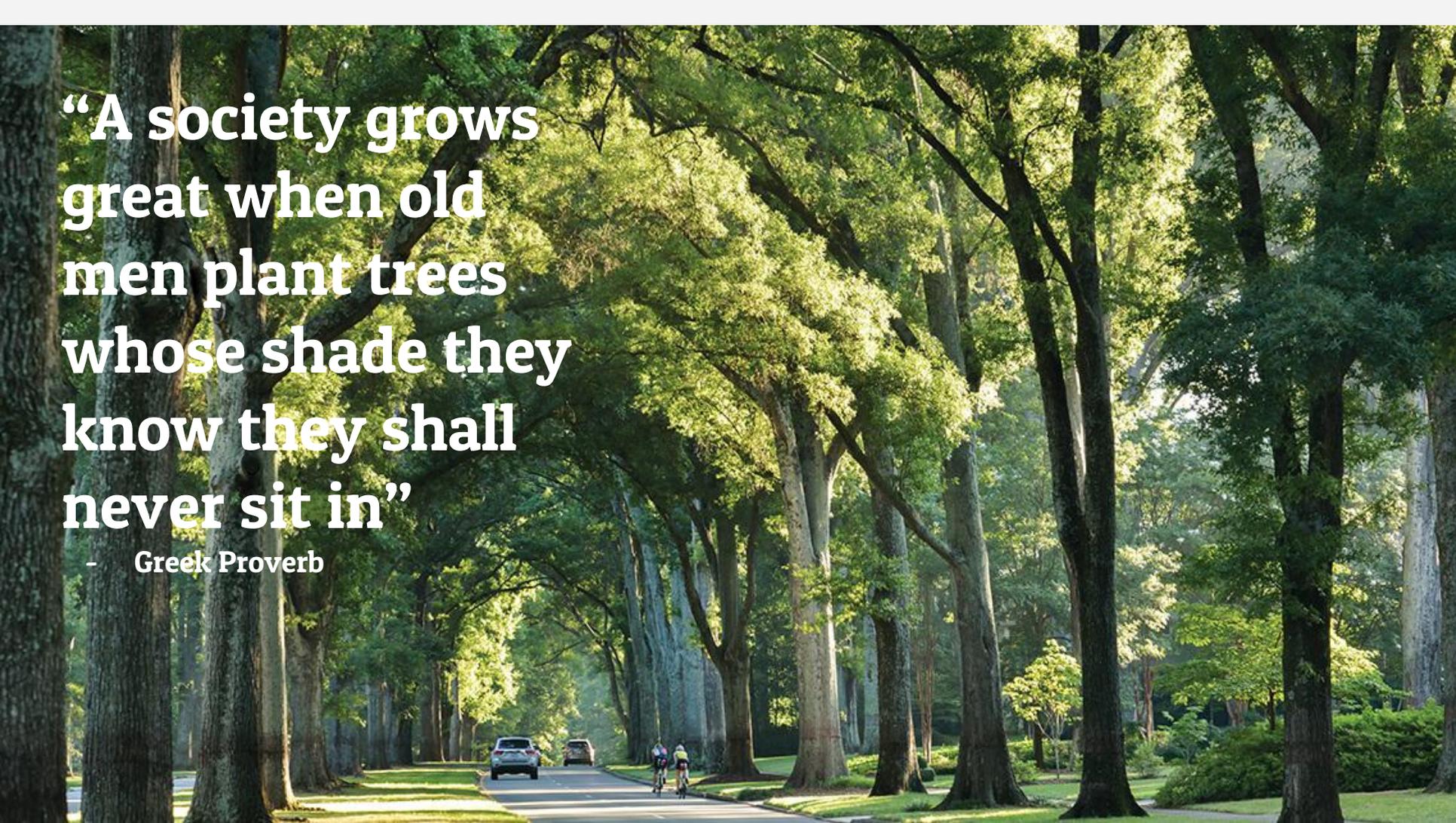


Signage: Future Gateway Sign



1 GATEWAY RENDERED ELEVATION

SCALE : NTS

A long, straight road lined with tall, mature trees, creating a canopy effect. A car and two cyclists are visible in the distance.

**“A society grows
great when old
men plant trees
whose shade they
know they shall
never sit in”**

- Greek Proverb

SETTING STREET TREES UP FOR SUCCESS

Proactive investment to reduce future sidewalk repair and tree loss costs

- **Soil Cell Pavement Support System**
protect soil volumes from compaction
- **Tree pit size / soil volume**
300 - 1,000 cubic feet depending on tree size
- **Investment per tree**
\$6,000 - \$8,000 including soil pavement support system, tree grate, and tree



HOW STREET TREE LONGEVITY BENEFITS STALLINGS

air pollution mitigation

reducing particulate matter concentration by 15-20%.

carbon reduction

for every 10% increase in urban tree canopy, carbon is reduced by 3-7%.

heat island reduction

reduces pavement temperature by 10 degrees

energy cost reduction

Trees can save up to 10% of energy consumption through their moderation of local climate

60' Spacing Trees

- All are considered a "Large Tree" by NCDOT because trunk caliper exceeds 4" diameter
- Not suitable for planting beneath power lines due to height



Common Name	Black Oak	Southern Red Oak	White Oak	Tulip Poplar	American Hackberry	Sugarberry
Scientific Name	<i>Quercus coccinea</i>	<i>Quercus falcata</i>	<i>Quercus alba</i>	<i>Liriodendron tulipifera</i>	<i>Celtis occidentalis</i>	<i>Celtis laevigata</i>
Height	50 - 80 ft.	70 - 80 ft.	50 - 135 ft.	65 - 90 ft.	40 - 100 ft.	50 - 70 ft.
Width	45 - 78 ft.	60 - 70 ft.	50 - 80 ft.	45 - 60 ft.	40 - 60 ft.	30 - 60 ft.
Why This Tree	Yellow fall color Drought tolerant High wildlife value Native	Red fall color Drought tolerant High wildlife value Native	Burgundy fall color Drought tolerant High wildlife value Native	Yellow fall color Suited for moist conditions High wildlife value Native	Performs well under adverse conditions Native Flowers > small fruit	Wide soil tolerance, Native Tolerant of soil compaction + urban conditions Flowers > small fruit

44' Spacing Trees

- All are considered a “Large Tree” by NCDOT because trunk caliper exceeds 4” diameter
- Not suitable for planting beneath power lines due to height



Common Name	Zelkova	Yellowwood	European Hornbeam	Kentucky Coffee Tree	Willow Oak	Red Maple	Shumard Oak
Scientific Name	Zelkova serrata 'Green Vase'	Cladrastis kentukea	Carpinus betulus	Gymnocladus dioicus	Quercus phellos	Acer rubrum	Quercus shumardii
Height	60 - 80 ft.	30 - 50 ft.	40 - 60 ft.	60 - 75 ft.	50 - 80 ft.	40 - 120 ft.	50 - 70 ft.
Width	40 - 50 ft.	30 - 50 ft.	30 - 40 ft.	40 - 50 ft.	30 - 40 ft.	30 - 50 ft.	30 - 40 ft.
Why This Tree	Resistance to Dutch elm disease Drought tolerant Easy leaf cleanup in fall	White flowers > Dry seed pods High wildlife value Native	Suited for narrow planting strips	Wide soil tolerance, Drought tolerant White flower > dry seed pods Native	The “Myers Park tree” Yellow fall color High wildlife value Native	Red fall color Wide soil tolerance Native	Red fall color Drought tolerant High wildlife value Native

Trees for use under power lines 25'-44' Spacing

- All are considered a "Large Tree" by NCDOT because trunk caliper can exceed 4" diameter



Common Name	Eastern Redbud	Japanese Flowering Cherry	American Hornbeam	Fringe Tree	Green Hawthorne
Scientific Name	<i>Cercis canadensis</i>	<i>Prunus x yedoensis</i>	<i>Carpinus caroliniana</i>	<i>Chionanthus retusus</i>	<i>Crataegus viridis</i> 'Winter King'
Height	20 - 30 ft.	25 - 30 ft.	20 - 30 ft.	15 - 25 ft.	20 - 35 ft.
Width	25 - 35 ft.	20 - 35 ft.	20 - 35 ft.	10 - 20 ft.	20 - 35 ft.
Why This Tree	Pink flowers > dry seed pods Native, high wildlife value Suited to moist soils	Pink flowers > small fruit	Native, tolerates flooding and shade White flowers > dry seed pods	Wide soil tolerance White flowers > small fruit	"Ballantyne Tree", largely spineless, Wide soil tolerance, White flowers > small, attractive fruit

