



April 11, 2023
 Stallings Government Center
 321 Stallings Road
 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.	Consent Agenda A. Minutes from the following meetings: (1) 03-13-2023 (2) 03-27-2023 B. Resolution Opposing Senate Bill 317 C. Grant Policy Amendment D. Resurfacing, Inspection and Material Testing Contract Approval	Wyatt Dunn, Mayor	Approve Consent Agenda
2.	7:17 p.m.	Reports A. Report from Mayor B. Report from Council Members/Town Committees C. Report from Town Manager/Town Departments	Council and Staff	NA
3.	7:45 p.m.	Agenda Approval	Wyatt Dunn, Mayor	Approve Agenda
4.	7:47 p.m.	TX23.02.01 <i>To amend Article 2.10-2 Accessory Structures located in Setback to implement limitations on the size and quantity of accessory structures in the Town of Stallings.</i> (1) Open Public Hearing (2) Information from Staff (3) Public Hearing (4) Close Public Hearing (5) Council Vote	Patrick Blaszyk, Planning Technician	Approve/Deny text amendment
5.	8:00 p.m.	TX23.03.02 <i>To require conditional zoning (CZ) for Single-Family residential uses in the Mixed Use 1 & 2 Zoning Districts.</i> (1) Open Public Hearing (2) Information from Staff (3) Public Hearing (4) Close Public Hearing (5) Council Vote	Max Hsiang, Planning Director	Approve/Deny text amendment
6.	8:10 p.m.	Storm Water Budget Re-Appropriation	Kevin Parker, Engineering Dir.	Approve/Deny re-appropriation
7.	8:20 p.m.	Adjournment	Wyatt Dunn, Mayor	Motion to adjourn

**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 March 13, 2023, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Pro Tempore David Scholl; Council Members Steven Ayers, Taylor-Rae Drake, Heather Grooms, Graham Hall and Brad Richardson.

Those absent were: Mayor Wyatt Dunn.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Kevin Parker, Town Engineer; Jamie Privuznuk, Finance Officer; Eunice McSwain, Parks and Recreation Director; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

No one was present to give public comment.

1. Approval of Consent Agenda Items

- A. Minutes from the following meetings:
 - (1) 02-13-2023
 - (2) 02-13-2023 – closed
 - (3) 02-25-2023 – special
 - (4) 02-27-2023
- B. Schedule 2024 Spring Bulk Pick Up after Union County Public Schools Spring Break Week
- C. Police Department Message Boards Purchase
- D. Amended Budget Ordinance 14

Council Member Richardson made the motion to approve the Consent Agenda Items as presented. The motion was seconded by Council Member Ayers which passed unanimously by Council. Amended Budget Ordinance 14 is attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from the Mayor

Mayor Dunn was not present to give a report.

B. Reports from Council Members/Town Committees

Council Member Hall thanked the staff for the Privette Park Grand Opening Event.

Council Member Drake and Grooms had no reports.

Council Member Ayers and Scholl seconded Council Member Hall's sentiments about the Privette Park Grand Opening Event.

Council Member Scholl also reported he was now on the executive board of the Centralina Regional Council.

Council Member Richardson had no report.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- Thanked all staff and Council for the Privette Park Grand Opening.
- Utility movement still needed to be completed at Potter/Pleasant Plains intersection. The Town is trying to work to NCDOT to get their project underway as soon as possible.
- Mayor Dunn and Town Manager Sewell went to Raleigh to speak to the House about the Occupancy Tax Bill. The bill still had to make it through the Senate but looked favorable.
- Former Stallings Town Manager Brian Matthews had been named the new Union County Manager
- Chief Franks reported:
 - Back to School Bash Mid-Year Refill were about to give 65 bags away with school supplies to make it through the school year.
 - April 20 – partnering with Parks and Recreation for NCDOT Litter Pick-up for Dirty Thursday to pick-up trash around Blair Mill Park.
 - April 22 – partnering with SBI for medication disposal booth at Stallings Park.

3. Agenda Approval

Town Manager Sewell requested the Council add Agenda Item 6.A. as the *Twin Pines Grant Application*.

Council Member Richardson made the motion to approve the Agenda with the above listed addition. The motion was passed unanimously by Council after a second from Council Member Grooms.

4. Monroe Union County Economic Development Commission (MUCEDC)

Chris Platé, Executive Director, Monroe Union County Economic Development Commission

(MUCEDC), explained that approximately two years ago, MUCEDC worked with staff to create an economic development strategy and plan for the Town. The plan was adopted in 2021. However, due to economic factors with COVID and in the area, the plan needed to be tweaked. MUCEDC and Town staff reconvened and developed a new Industrial Outreach Plan with the existing industries. The Industrial Outreach Plan is attached to these minutes and therefore incorporated herein.

Council discussed this plan. A MOU with the MUCEDC would be brought back to Council for adoption which outlined the duties in the Industrial Outreach Plan.

5. 2023 Stallings Committee (Re)Appointments

Council Member Hall made the motion to (re)appoint the following individuals:

- Planning Board/Board of Adjustment
 - Laurie Wojtowicz – Term ending March 31, 2026
- Historical Committee
 - Marie Garris – Term ending March 31, 2025
- Parks and Recreation Committee
 - Benjamin Diaz – Term ending March 31, 2025
 - Randall Miller – Term ending March 31, 2025
 - George Smith – Term ending March 31, 2025
- Public Safety Advisory Committee
 - Susan Connolly – Term ending March 31, 2025
- Stormwater Advisory Committee
 - Erin Shanaberger – Term ending March 31, 2025
- Transportation Advisory Committee
 - Terry Davis – Term ending March 31, 2025

Council Member Grooms seconded the motion. Council unanimously passed the motion.

6. Annual Retreat - Summary, Strategic Priorities, and Action Steps

Town Manager Sewell reviewed the Annual Retreat - Summary, Strategic Priorities, and Action Steps which was a product from the Council's Annual Retreat. Council emphasized the priority regarding sewer capacity, doing actions steps as soon as possible without sacrificing quality.

Council Member Ayers made the motion to adopt the Annual Retreat - Summary, Strategic Priorities, and Action Steps. The motion was seconded by Council Member Grooms and passed unanimously by the Council. The Annual Retreat - Summary, Strategic Priorities, and Action Steps is attached to these minutes and therefore incorporated herein.

6.A. Twin Pines Grant Application

Town Engineer Parker informed the Council that the Town qualified for grant funds from the Golden Leaf Foundation (GLF) and their Flood Mitigation Program (FMP). GLF's Flood Mitigation Program sought to award funds, up to \$250,000, to units of local government for public infrastructure projects associated with flood mitigation. The Twin Pines project was a good candidate for the program. Staff would like permission to apply for the grant.

Council Member Drake made the motion to waive the requirements of the Mini Brooks Act and authorize the Town Manager to execute the hydraulic analysis stream design contract with Kimley-Horn, for an amount up to \$40,000, and authorize Staff to submit an application for The Golden Leaf Foundation's Flood Mitigation Program. Council Member Richardson seconded the motion. The motion was passed unanimously by the Council.

Council Member Richardson made the motion to adopt the Resolution to Exempt the Town of Stallings from the Competitive Proposal Provisions of NCGS §143-64.31 for the Twin Pines project. The motion received a second by Council Member Drake to which Council approved unanimously. The Resolution to Exempt the Town of Stallings from the Competitive Proposal Provisions of NCGS §143-64.31 for the Twin Pines project is attached to these minutes and therefore incorporated herein.

7. Adjournment

Council Member Richardson moved to adjourn the meeting, seconded by Council Member Grooms, and the motion received unanimous support. The meeting was adjourned at 8:28 p.m.

Approved on _____, 2023.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

**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 March 27, 2023, 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, Heather Grooms, Graham Hall and Brad Richardson.

Those absent were: Council Member Taylor-Rae Drake.

Staff present were: Alex Sewell, Town Manager; Mary McCall, Deputy Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Kevin Parker, Town Engineer; Jamie Privuznuk, Finance Officer; Brian Price, Public Works Director; Eunice McSwain, Parks and Recreation Director; and Karen Reid, Human Resources Director.

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

*Boy Scout Dan Mitchell, Troop Number 144
Eagle Scout Candidate
Privette Park Eagle Scout Project*

Mr. Mitchell explained to the Council that he would be completing his Eagle Scout Project by constructing an informational kiosk at Privette Park. He would be working with utilities to make sure the location would not interfere.

Public Comments

There was no one present who wanted to give public comment.

1. Approval of Consent Agenda Items

- A. Amended Budget Ordinance 14 – Repeal
- B. Amended Budget Ordinance 15 – Parks and Recreation Sponsorship Funds

Council Member Hall made the motion to approve the Consent Agenda Items as presented. The motion was seconded by Council Member Grooms which passed unanimously by Council. Amended

Budget Ordinance 14 - Repeal and Amended Budget Ordinance 15 are attached to these minutes and therefore incorporated herein.

2. Agenda Approval

Council Member requested adding Senate Bill 317 as Agenda Item 4.A. Council Member Richardson then made the motion to approve the Agenda with that addition. Council Member Ayers seconded the motion to which the Council approved unanimously.

3. Police Department Items

A. Crime Report (Scholl)

Chief Dennis Franks reviewed the Police Department crime statistics with the Council. The monthly crime report can be found on the Town of Stallings website.

B. Market Adjustment Consideration

Chief Dennis Franks explained the need for a salary increase for police officers to ensure the SPD remains competitive with surrounding police departments. He requested implementation a new pay plan using lapsed salaries which included increasing every officer's salary by \$5000. Chief Franks' memo to Council on this topic is attached to these minutes and therefore incorporated herein.

Council Member Scholl made the motion to implement the new pay plan immediately as outlined by Chief Franks using lapsed salaries by increasing officers pay by \$5000 and increasing the officers pay grade by \$5000. The motion was passed unanimously by Council after a second from Council Member Ayers.

4. Citizen Survey

Town Manager Sewell reminded the Council that the Citizen Survey was one of the Council's 2021-2022 Priorities. Staff requested direction from the Council based on the lack of need for the survey at the present time. Assistant Town Manager Nichols' memo regarding the history and specifics of the Citizen Survey is attached to these minutes and therefore incorporated herein.

Council Member Scholl made the motion to eliminate the Citizen Survey until there was a subject on which citizen feedback was warranted. The motion passed unanimously after a second from Council Member Hall.

4.A. Senate Bill 317

Council Member Scholl explained that Senate Bill 317 addressed the workforce housing crisis and took away local municipalities' ability to zone.

Council Member Scholl made the motion to direct staff to draft a resolution opposing Senate Bill 317 and bring back for adoption at its next meeting and communicate the Council's opposition to Senate Bill 317 to the Union County Staff. The motion received Council's unanimous support after a second from Council Member Richardson.

5. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Grooms, and the motion received unanimous support. The meeting was adjourned at 8:04 p.m.

Approved on _____, 2023.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

DRAFT



Resolution by the Town of Stallings Opposing Senate Bill 317 (S.B. 317)

WHEREAS, although Senate Bill 317, "Addressing the Workforce Housing Crisis," attempts to provide solutions to North Carolina's affordable and workforce housing shortages, S.B. 317 contains numerous problematic provisions;

WHEREAS, zoning regulations are adopted to promote the health, safety, and general welfare of the citizens of the Town of Stallings jurisdiction through development regulations. The bill waives development regulations authorized by G.S. 160D-702 in exchange for workforce housing. It will result in development inconsistent with our community vision established by our comprehensive land use plan, small area plans, greenway master plan, and other adopted plans.

WHEREAS, this bill would supersede and render all Town adopted development standards null, allowing detrimental development to occur regardless of the damage to the environment, municipality, citizens, or adjacent properties. Development regulations include provisions to regulate the use of buildings and land, land development, planned developments, manufactured housing, development of subdivisions, signs, off-street parking and loading, planting yards, dimensional building standards; environmental protections such as landscape buffers, tree planting, and open space requirements; watershed protection, flood damage prevention, and water system management.

NOW THEREFORE, the Town of Stallings, North Carolina, opposes S.B. 317 for the following reasons:

- The bill is an overreach.
- The bill does not address the real issues of workforce housing.
- The bill undermines the local authority on our community's zoning regulations and placemaking.
- The bill is detrimental to our Town's development if allowed to workforce housing is developed under these rules.
- The bill does not adequately address the affordability or the length of home ownership.
- The bill contains an unrealistic time allotment for approvals in Section 160D-802.1(d).

This the 11th day of April, 2023.

Wyatt Dunn, Mayor

Attest:

Erinn Nichols, Town Clerk

Approved as to form:

Melanie Cox, Town Attorney



MEMO



To: Mayor and Council
Via: Alex Sewell, Town Manager
From: Dennis Franks, Chief of Police
Date: April 4, 2023
RE: Amendment to Grant Application Policy

Grants can be difficult to locate and/or have short application periods. These facts, along with current Town policy, can make successfully applying for grants more challenging. Current Town policy on grant applications requires Council approval to apply for grants unless some very specific exceptions apply. Those exceptions are grants used for continuing education with no match; grants under \$1000; and any grant in support of an approved, budgeted, or Town initiative that does not require matching funds or conditions. In an effort to streamline the grant application process, I am recommending several changes to the grant application policy. The grant policy is listed below, and the recommended changes are bolded and highlighted.

Procedure:

1. When a Town department or staff member identifies an opportunity, which can be addressed or a problem that can be solved with grant funds, they should take the following steps:
 - Develop a short business case which includes at a minimum:
 - A description of the opportunity or problem to be addressed by the grant;
 - The amount of the grant;
 - The term or duration of the grant;
 - The name of the granting agency;
 - The amount of matching Town funds or effort, if any, to be used in conjunction with grant funds;
 - Any recurring costs, not considered matching funds, related to acceptance and implementation of the grant that will be the responsibility of the Town during and/or after the term of the grant; and
 - Any condition(s) of the funding agency of the grant that the Town must meet in the event of the grants award to the Town.
2. Present the business case to the Town Manager for approval.
3. The Town Manager, upon approving the business case developed and presented above, shall **approve whether the submittal of a grant application should proceed or if the Town will participate if another entity is initiating the grant. The Town Manager is authorized to approve submitting grant applications and accepting grants, if awarded, on behalf of the Town up to \$50,000. This authority is permitted if the grant meets all the following conditions:**
 - **Matching funds are appropriated, or the grant does not require matching funds.**

- *The Town will not be required to otherwise commit resources or maintain any services after the end of the grant period.*
- *No positions will be added with the grant.*
- *No vehicles will be added to the Town fleet replacement schedule as a result of acceptance of the grant.*
- Any grant application that is to be used for job related or continuing professional education that does not require matching funds from the Town and does not have any conditions that the Town must meet.
- Any grant application in an amount under one thousand (1,000) dollars that does not require matching funds from the Town and does not have any conditions that the Town must meet; and
- Any grant application in support of an approved, budgeted or Town planned initiative that does not require matching funds from the Town, which would exceed the previously approved budgeted amount for the initiative and, which does not have any conditions that the Town must meet.

The Town Manager will notify the Town Council of the grant application at the next Council meeting and, upon receiving approval or disapproval of the grant(s), shall notify Town Council at the next scheduled regular meeting or otherwise through standard reporting processes such as monthly staff reports. The Town Manager and appropriate staff are authorized to execute all required documents associated with grants accepted under this provision. When an application is submitted, the Finance Director will be informed to ensure development of appropriate budget amendments if necessary.

4. Council shall approve or deny the request to apply for grants *that do not meet the criteria noted above. If an application deadline will pass before bringing the item to the Council, then the application, if approved by the Town Manager, should be submitted to avoid missing the deadline and then brought forward for the Council's consideration after the grant has been submitted.*

5. Receipt of grant funds does not exempt Town personnel from conducting grant-funded activities in accordance with Town policies and procedures which govern fiscal processes, hiring of personnel, employee travel, etc. Regulations and reporting requirements of the funding agency are in addition to, not replacement for, Town policies and procedures.



MEMO

To: **Mayor and Town Council**
Via: Alex Sewell, Town Manager
From: Kevin Parker, P.E., Town Engineer
Date: April 11, 2023.
RE: FY 2023 Resurfacing Contract: Contract Approval for Summit to Perform Construction Material Testing Services.

Staff reached out to three construction inspection and materials testing firms for inspection and material testing services for the approved FY 2023 Resurfacing Contract. These services will be necessary to ensure our roadway standards are being met, suitable material is being implemented, and appropriate roadway reconstruction methods are occurring.

SUMMIT Engineering, Laboratory and Testing, Inc was the sole and lowest estimate Staff received at \$24,315.00.

Key Items

- These services are ancillary cost(s) accounted for in the approved and executed FY 2023 Resurfacing Contract.
- SUMMIT Engineering, Laboratory and Testing, Inc. has historically provided satisfactory geotechnical services for the Town and surrounding jurisdictions.

Action Requested:

Requesting council to authorize the Town Manager to execute the inspection and material testing services contract with SUMMIT Engineering, Laboratory and Testing, Inc. for \$24,315.00.



MEMO

To: Planning Board
From: Patrick Blaszyk, Planning Technician
Date: 04/11/2023
Re: TX23.02.01 - Accessory Structure Limitations

❖ **Request:**

To amend Article 2.10-2 Accessory Structures located in Setback to implement limitations on the size and quantity of accessory structures in the Town of Stallings.

❖ **Reason for Request:**

The Town has received permit requests over the past several months for accessory structures that are not in harmony with the area they are built in. Many times, these structures significantly add to the quantity of impervious surface on the lot and are too large. The Town did not have any way to regulate the size and quantity of these structures in the past.

❖ **Amendment:**

The text amendment request reads as follows:

2.10-2 Accessory Structures located in Setback.

- (A.) Except as otherwise provided in this article, accessory structures located within an established setback or required side yard can be no closer than five (5') feet of a side or rear lot line and meet requirements established in Article 9 for Building Type. Accessory structures on corner lots must meet the established side yard setbacks and accessory structures in double frontage lots must meet established rear yard setback. Where permitted, accessory dwellings may be located no closer than four (4') feet to the right-of-way or easement of an abutting mid-block alley, nor closer than five (5') feet to an abutting rear property line. Fences, walls, security gates, paths, walkways, mailboxes, utility poles, lighting fixtures, patios at grade, and similar features may be located in an established setback or required yard, so long as the sight triangle on corner lots is protected according to the provisions of section 2.11 of this Ordinance.
- (B.) There must be a primary structure prior to any accessory structures allowed on the property. Below is the chart on accessory structure sizes and quantities allowed. Fences, pools, and pergolas are not included as accessory structures.

Accessory Structure Maximum Size and Number of Structures Allowed

Lot Size	Maximum Footprint	Maximum No. of Structures
0.00 to 0.499 acre	25% of the square footage of ground floor area of the principle structure as identified by tax parcel records, not to exceed 1,200 sf total.	1
0.50 to 1 acre	50% of the square footage of ground floor area of the principle structure as identified by tax parcel records, not to exceed 1,600 sf total.	2
1.01 to 2 acres	Aggregate size of all accessory structures combined shall not exceed 5% of the square footage of the lot; in no case shall a single accessory structure be more than 50% of the heated square footage of the principle structure.	2
2.01 to 3 acres	Aggregate size of all accessory structures combined shall not exceed 5% of the square footage of the lot; in no case shall a single accessory structure be more than 75% of the heated square footage of the principle structure.	3
3.01 to 5 acres	Aggregate size of all accessory structures combined shall not exceed 5% of the square footage of the lot; in no case shall a single accessory structure be more than 90% of the heated square footage of the principle structure.	3
Over 5 acres	Aggregate size of all accessory structures combined shall not exceed 5% of the square footage of the lot; in no case shall a single accessory structure be more than 125% of the heated square footage of the principle structure.	5

(Amended April 11, 2023)

❖ **Further Information:**

- The average two-car garage is 400 square feet.
- The average one-car garage is 200 square feet.

❖ **Example:**

Home in the Brookfield Neighborhood.
Lot Size: .453 Acres
Home ground floor square footage: 1,540

Maximum Accessory Structure Size: 385 sqft



❖ **Example:**

Home in the Vickery Neighborhood.
Lot Size: .567 Acres
Home ground floor square footage: 2,483

Maximum Accessory Structure Size: 1,241.50 sqft





Text Amendment TX23.02.01
Accessory Structure Size Limitations

04-11-2023

| Town Council

Request



□ TX23.02.01

- To amend Article 2.10-2 Accessory Structures located in Setback to implement limitations on the size and quantity of accessory structures in the Town of Stallings.

History



- ▣ The town has received permit requests for accessory structures that are not in harmony with the area they are built in.
- ▣ Many times, these structures are too large.
- ▣ These are not Accessory Dwelling Units (AUDs).



Text Amendment



2.10-2 Accessory Structures located in Setback.

- (A.) Except as otherwise provided in this article, accessory structures located within an established setback or required side yard can be no closer than five (5') feet of a side or rear lot line and meet requirements established in Article 9 for Building Type. Accessory structures on corner lots must meet the established side yard setbacks and accessory structures in double frontage lots must meet established rear yard setback. Where permitted, accessory dwellings may be located no closer than four (4') feet to the right-of-way or easement of an abutting mid-block alley, nor closer than five (5') feet to an abutting rear property line. Fences, walls, security gates, paths, walkways, mailboxes, utility poles, lighting fixtures, patios at grade, and similar features may be located in an established setback or required yard, so long as the sight triangle on corner lots is protected according to the provisions of section 2.11 of this Ordinance.
- (B.) There must be a primary structure prior to any accessory structures allowed on the property. Below is the chart on accessory structure sizes and quantities allowed. Fences, pools, and pergolas are not included as accessory structures.



Text Amendment

Accessory Structure Maximum Size and Number of Structures Allowed

Lot Size	Maximum Footprint	Maximum No. of Structures
0.00 to 0.499 acre	25% of the square footage of ground floor area of the principle structure as identified by tax parcel records, not to exceed 1,200 sf total.	1
0.50 to 1 acre	50% of the square footage of ground floor area of the principle structure as identified by tax parcel records, not to exceed 1,600 sf total.	2
1.01 to 2 acres	Aggregate size of all accessory structures combined shall not exceed 5% of the square footage of the lot; in no case shall a single accessory structure be more than 50% of the heated square footage of the principle structure.	2
2.01 to 3 acres	Aggregate size of all accessory structures combined shall not exceed 5% of the square footage of the lot; in no case shall a single accessory structure be more than 75% of the heated square footage of the principle structure.	3
3.01 to 5 acres	Aggregate size of all accessory structures combined shall not exceed 5% of the square footage of the lot; in no case shall a single accessory structure be more than 90% of the heated square footage of the principle structure.	3
Over 5 acres	Aggregate size of all accessory structures combined shall not exceed 5% of the square footage of the lot; in no case shall a single accessory structure be more than 125% of the heated square footage of the principle structure.	5

(Amended April 11, 2023)

Disclaimer

- **These houses were chosen at random.**



**PLANNING
& ZONING**
TOWN of STALLINGS



Examples

- **House in the Brookfield Neighborhood.**
- Lot Size: 0.453 Acres
- Home ground floor square footage: 1,540
- Accessory Structures allowed: 1
- Total accessory structure square footage allowed on lot: 385 sqft





Examples

- **House in the Vickery Neighborhood.**
- Lot Size: 0.567 Acres
- Home ground floor square footage: 2,483
- Accessory structures allowed: 2
- Total accessory structure square footage allowed on lot: 1,241.50 sqft





Staff Recommendation

- ▣ Staff recommends approval of TX23.02.01

- 1) This text amendment allows accessory structures to be more in harmony with the zoning districts and areas of town they are built in.
- 2) This allows the Town of Stallings to be better able to restrict the quantity of impervious surface within its limits.
- 3) This text amendment can aid in reducing the number of stormwater runoff issues by managing impervious surface quantities.
- 4) Planning Board recommended approval.

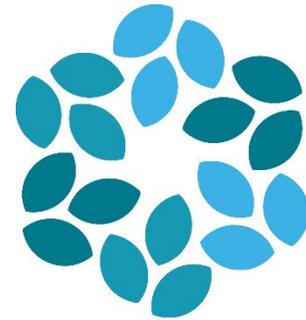
Vote and Statement of Consistency & Reasonableness



- **Step 1.**
 - Motion for [Approval/Denial](#) for TX23.02.01.

- **Step 2.**
 - With a statement of consistency that the proposal is [Consistent/Inconsistent](#) and [Reasonable/Not Reasonable](#) with the Comprehensive Land Use Plan.

- **Step 3.**
 - Staff suggested reasoning:
 - 1) This text amendment allows accessory structures to be more in harmony with the zoning districts and areas of town they are built in.
 - 2) This allows the Town of Stallings to be better able to restrict the quantity of impervious surface within its limits.
 - 3) This text amendment can aid in reducing the number of stormwater runoff issues by managing impervious surface quantities.
 - 4) Planning Board recommended approval.



**PLANNING
& ZONING**
TOWN of STALLINGS

Questions?



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX23.02.01

REQUEST: To amend Article 2.10-2 Accessory Structures located in Setback to implement limitations on the size and quantity of accessory structures in the Town of Stallings.

WHEREAS, The Town of Stallings Town Council, hereafter referred to as the “Town Council”, adopted the Stallings Comprehensive Land Use Plan on November 27, 2017; and

WHEREAS, the Town Council finds it necessary to adopt a new land development ordinance to maintain consistency with the Comprehensive Land Use Plan; and

WHEREAS, the Town Council finds it necessary to revise the Unified Development Ordinance to comply with state law found in NCGS § 160D.

WHEREAS, the Town Council finds it necessary to consider the Planning Board’s recommendations.

THEREFORE, The Town Council hereby votes that the proposed zoning/text amendment is consistent/inconsistent and reasonable/unreasonable with the Comprehensive Land Use Plan adopted on November 27, 2017 based on the goals and objectives set forth in the document of promoting quality development and consistency with all state mandated land use regulations established through NCGS § 160D. The Town Council **APPROVES/DENIES** the proposed amendment and stated that the Town Council finds and determines that the zoning/text amendment is consistent/inconsistent and reasonable/unreasonable with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan for the following reasons:

- 1) This text amendment allows accessory structures to be more in harmony with the zoning districts and areas of town they are built in.
- 2) This allows the Town of Stallings to be better able to restrict the quantity of impervious surface within its limits.
- 3) This text amendment can aid in reducing the number of stormwater runoff issues by managing impervious surface quantities.

Adopted this the ___ day of _____, 2023.

Mayor

Attest:

Town Clerk



MEMO

To: Town Council
 From: Max Hsiang, Planning Director
 Date: 04/11/2023
 Re: TX23.03.02 - Conditional Zoning for Single-Family Residential in Mixed-Use Zoning

Request:

The Mixed-Use zoning category has been used to build higher-density residential zoning categories since the Stallings Development Ordinance (SDO) was adopted in 2018. The council directed staff to research the implementation of Mixed-Use control measures in the Stallings Development Ordinance.

At their February 27, 2023, meeting, the Town Council requested that staff draft a text amendment to require conditional zoning (CZ) for Single-Family residential uses in Mixed-Use 1 & 2.

With this text amendment, all residential uses, including single-family, will require a text amendment or conditional zoning for approval. Higher-density residential uses like townhomes and apartments require conditional zoning approval.

L = listed use S = Use listed with additional standards SUP = Special Use Permit <i>Reference SIC and NAICS code for further data on the listed uses.</i>	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2, SFR-3 & SFR-MH)	Multi-Family Residential Transitional (MFT)	Traditional Neighborhood Development Overlay (TNDO)	Town Center (TC)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)
Religious Institutions (Church, Synagogue, Mosque or Place of Worship)				S (10.1-11)	S (10.1-11)	S (10.1-11)	S (10.1-11)	S (10.1-11)
RESIDENTIAL USES (DWELLINGS)								
Dwelling, Accessory Unit	S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)
Dwelling, Attached House (incl. term "Townhouse")			CZ	L	CZ	CZ	CZ	CZ
Dwelling, Manufactured Home (see Sections 22.5-2 & 10.1-35)		L						
Dwelling Park, Manufactured Home (see Section 22.5-1)								
Dwelling, Multifamily (apartments or condominiums)				CZ (10.1-24)	CZ (10.1-24)		CZ (10.1-24)	CZ (10.1-24)
Dwelling, Single Family Detached, including Modular Construction	L	L	L	L	L	L	CZ	CZ

Staff Recommendation:

Staff recommends approval for the following reasons:

1. This text amendment protects the Stallings community's health, welfare, and safety.
2. The Planning Board recommended approval.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX23.03.02

REQUEST: To amend Article 8, Table 8.1 Table of Uses, to require Conditional Zoning (CZ) for Single-Family Residential Uses in the Mixed-Use 1 & Mixed-Use 2 zoning categories.

WHEREAS, The Town of Stallings Town Council, hereafter referred to as the “Town Council,” adopted the Stallings Comprehensive Land Use Plan on November 27, 2017; and

WHEREAS, the Town Council finds it necessary to adopt a new land development ordinance to maintain consistency with the Comprehensive Land Use Plan; and

WHEREAS, the Town Council finds it necessary to revise the Unified Development Ordinance to comply with state law found in NCGS § 160D.

WHEREAS, the Town Council finds it necessary to consider the Planning Board’s recommendations.

THEREFORE, The Town Council hereby votes that the proposed text amendment is **consistent/inconsistent** and **reasonable/unreasonable** with the Comprehensive Land Use Plan adopted on November 27, 2017, based on the goals and objectives set forth in the document of promoting quality development and consistency with all state-mandated land use regulations established through NCGS § 160D. The Town Council **APPROVES/DENIES** the proposed amendment and stated that the Town Council finds and determines that the zoning/text amendment is **consistent/inconsistent** and **reasonable/unreasonable** with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan for the following reasons:

- 1) This text amendment protects the health, welfare, and safety of the Stallings community.

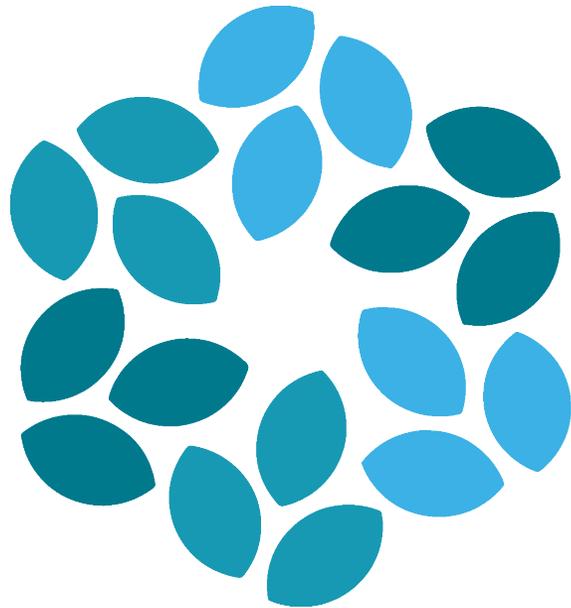
Adopted this the __ day of _____, 2023.

Mayor

Attest:

Town Clerk

Storm Water Update and Budget (Re)appropriation



ENGINEERING

TOWN of STALLINGS

April 11, 2023

Agenda

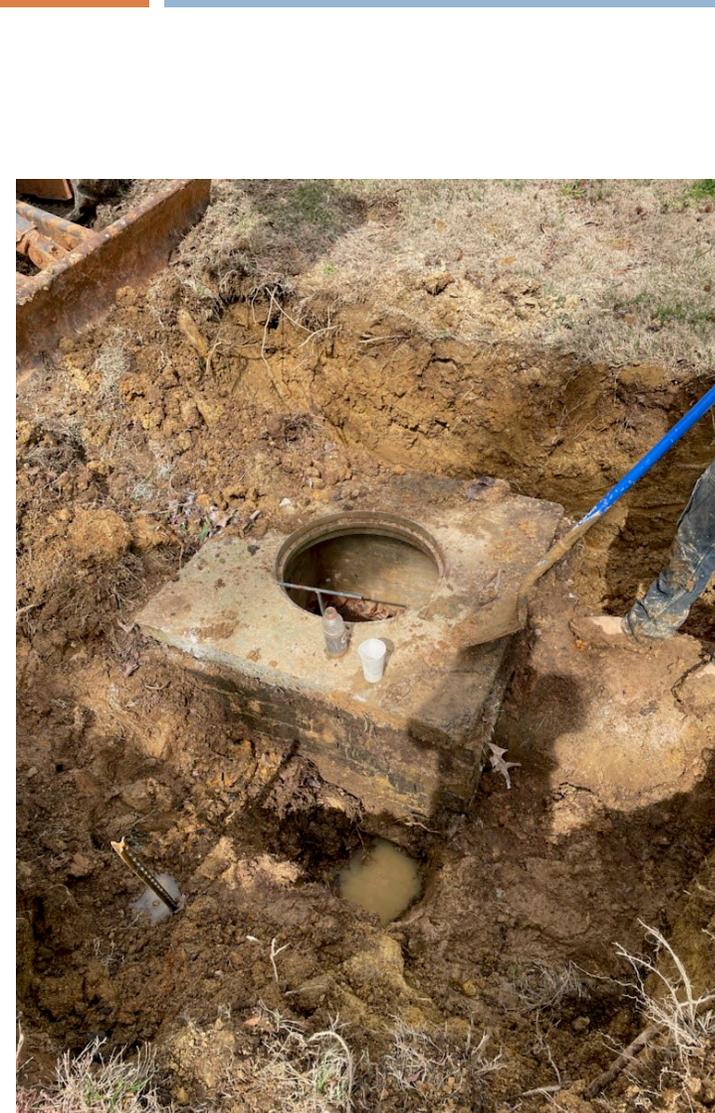
- Project & budget updates since February 13, 2023 storm water presentation
- Next steps & staff recommendations
- Request for Council approval

Purpose

- Provide an update on the storm water program and budget.
- Request Council to approve an \$80,000 (re)appropriation from Twin Pines Phase 2 towards the current high-priority project list.

Project Updates

Brookgreen Terrace (Fairfield Plantation)



Project Updates

Woodland Court (Fairfield Plantation)

HDR



Project Updates: Six New High-Priority Projects



High-Priority Project Classification

- Safety Issues
- Severe threat to property loss/damage



Twin Pines Grant Application

- March 13, 2023 - Council approved up to \$40,000 for Staff to apply for Golden Leaf Foundation's Flood Mitigation Program.
- ▣ Could be awarded up to \$250,000 towards the Twin Pines Stream Restoration and Flood Mitigation Project.

Project and Budget Updates Since 02/13/2023

Storm Water Update

Projects

02/13/2023	Current
14 High-Priority Projects	18 High-Priority Projects
10 Low-Priority Projects	11 Low-Priority Projects

Budget

(\$550,000 for maintenance & repairs)

02/13/2023	Current
\$327,050 Total Expenditures	\$430,000 Total Expenditures
\$94,200 (10/14 estimates) for high-priority projects	\$75,000 (9/18 estimates) for high-priority projects
\$120,000 allocated for Twin Pines Phase 2	\$80,000 allocated for Twin Pines Phase 2 ((\$40,000 towards Golden Leaf Foundation grant application)
\$103,000 remaining for general maintenance and repairs	\$40,000 remaining for general maintenance and repairs.

Questions



Next Steps and Recommendations

- The number of projects, scopes, and cost(s) of maintenance and repairs has increased.
- No additional work on Twin Pines Phase 2 is expected to occur by the end of this Fiscal Year.
- Staff recommends utilizing the \$80,000, currently allocated for Twin Pines Phase 2, to assist in completing the high-priority projects.

Request for Council Approval

Staff Request:

Staff requests that Council allow staff to (re)appropriate \$80,000, currently allocated for Twin Pines Phase 2, towards the general maintenance and repair for high-priority projects.