



**Access for the Electronic Meeting**

**Via phone:** 1-646-558-8656

**Via web:**

<https://zoom.us/j/98944449085?pwd=SFFxNm1CL2J6MitDOWRvOXB6WWZvZz09>

**Via Zoom App:**

Meeting ID: 989 4444 9085

Password: 878143

**March 8, 2021**

Stallings Town Hall  
315 Stallings Road  
Stallings, NC 28104  
704-821-8557

[www.stallingsnc.org](http://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. Amended Budget Ordinance 5 B. Livescan Grant C. Water/Sewer Policy Resolution	Wyatt Dunn, Mayor	Approve Consent Agenda <i>(All items on the Consent Agenda are considered routine, to be enacted by one motion. If a member of the governing body requests discussion on of an item, the item will be removed from the Consent Agenda and considered separately.)</i>  <b>Motion:</b> I make the motion to: 1) Approve the Consent Agenda as presented; or 2) Approve the Consent Agenda with the following changes: _____.
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 as written. <i>(ADD, IF APPLICABLE: with changes as described by Mayor Dunn)</i>  <b>Motion:</b> I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: _____.

4.	7:50 p.m.	<b>Real Estate Properties</b> <b>A. 325 Stallings Road</b> 1. Public Hearing 2. Authorize Town Manager to Execute Closing Docs 3. Budget Amendment <b>B. 329 Stallings Road</b> 1. Public Hearing 2. Resolution Changing the Intended Use of Parcel 07126010	Alex Sewell, Town Manager	A. Approve (Deny) purchase and budget amendment. B. Approve (Deny) resolution.
5.	8:05 p.m.	<b>TX21.01.01 – Bob Richards</b> <i>(Tabled from 02-22-2021)</i>	Lynne Hair, Town Planner	Approve (Deny) text amendment
6.	8:20 p.m.	<b>CZ20.01.01 – The Charlotte Mecklenburg Hospital Authority</b> <i>(Tabled from 02-22-2021)</i>	Lynne Hair, Town Planner	Approve (Deny) conditional zoning request.
7.	8:30 p.m.	<b>Economic Development Strategic Plan Draft</b> <i>(Tabled from 02-22-2021)</i>	Alex Sewell, Town Manager	Approve (Deny) plan
8.	8:45 p.m.	<b>Union County Board of Commissioners March 11<sup>th</sup> Infrastructure Workshop</b>	Alex Sewell, Town Manager	Information
9.	8:55 p.m.	<b>Adjournment</b>		Motion to adjourn



# MEMO

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To: Mayor Dunn and Stallings Town Council  
VIA: Alex Sewell, Town Manager  
From: Marsha Gross, Finance Officer  
Date: 2-22-2021  
RE: **FY2021 Budget Amendment #5**

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At the last council meeting on February 8, 2021, Council passed FY2021 Budget Amendment #5 which added \$6,000 into the Capital Project Fund for the New Town Hall and Public Works Buildings. I have attached the original amendment for your reference. Due to the way that fund account works, the transfers must be recorded as an in and out of both funds (General Fund and Capital Project Fund). Only half of the entry that is needed to record the transaction was on the original amendment. Please see the updated Amendment which shows the in and out in both funds which is needed to replace the one adopted.

This can be done via the consent agenda process and the adoption date would be the same as the original just replacing the ordinance with the corrected copy. I am requesting that council replace Amendment #5 with the updated copy at the meeting on March 8th.

Sorry for any confusion this may have caused. Please let me know if you need additional information or have any questions.

Original from 2-8-2021

AMENDED BUDGET ORDINANCE – NO. 5

TOWN OF STALLINGS, NORTH CAROLINA

FISCAL YEAR 2020-2021

BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina, that the estimated expenditures for the fiscal year 2020-2021 are hereby amended as set forth below:

Category	Account Number	Budgeted Amount	Amend to the Following	Net Increase or (Decrease)
<b>Revenue:</b> General Fund Balance Appropriation Capital Project Fund	10-99-3991-600	\$ 2,364,125	\$ 2,370,125	\$ 6,000
<b>Expense:</b> Capital Project Fund - New Town Hall & Public Works Buildings Capital Outlay	42-90-8190-058	\$ -	\$ 6,000	\$ 6,000

*Explanation: amendment is to appropriate funds from the General Fund to the Capital Project Fund for New Town Hall and Public Works Buildings for installation of wiring.*

This Amendment to the Budget Ordinance shall be effective upon adoption.

The said Budget Ordinance, except as amended, shall remain in full force and effect.

ADOPTED this 8th day of February, 2021.

Wyatt Dunn, Mayor

Erinn Nichols, Town Clerk

Approved as to form:

Melanie Cox, Town Attorney, Cox Law Firm, PLLC

Corrected

AMENDED BUDGET ORDINANCE – NO. 5

TOWN OF STALLINGS, NORTH CAROLINA

FISCAL YEAR 2020-2021

BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina, that the estimated expenditures for the fiscal year 2020-2021 are hereby amended as set forth below:

Category	Account Number	Budgeted Amount	Amend to the Following	Net Increase or (Decrease)
<b>Revenue:</b> General Fund Balance Appropriation to Capital Project Fund	10-99-3991-600	\$ 2,364,125	\$ 2,370,125	\$ 6,000
Transfer in Capital Project Fund - New Town Hall & Public Workds Buildings from General Fund	42-00-3990-097	\$ -	\$ 6,000	\$ 6,000
<b>Expense:</b> General Fund - Transfer to Capital Project Fund	10-99-9840-098	\$ -	\$ 6,000	\$ 6,000
Capital Project Fund - New Town Hall & Public Works Buildings Capital Outlay	42-90-8190-058	\$ -	\$ 6,000	\$ 6,000

*Explanation: amendment is to appropriate funds from the General Fund to the Capital Project Fund for New Town Hall and Public Works Buidlings for installation of wiring.*

This Amendment to the Budget Ordinance shall be effective upon adoption.

The said Budget Ordinance, except as amended, shall remain in full force and effect.

ADOPTED this 8th day of February, 2021.

\_\_\_\_\_  
Wyatt Dunn, Mayor

\_\_\_\_\_  
Erinn Nichols, Town Clerk

Approved as to form:

\_\_\_\_\_  
Melanie Cox, Town Attorney, Cox Law Firm, PLLC



# MEMO

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To: Mayor and Council  
From: Alex Sewell, Town Manager  
Date: 3/3/21  
RE: **NC Governor's Crime Commission Grant Opportunity**

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**Purpose:** To share a proposed grant opportunity, the related business case, the Town Manager's recommendation as required by policy, and seek Council direction.

**Background:** Stallings Police Department would like to pursue a grant through the North Carolina Crime Commission aimed at securing a "Livescan" piece of technology equipment. A complete business case from Chief Franks is enclosed below.

**Town Manager Recommendation:** As required by Town policy, I recommend and endorse SPD's requested pursuit of this grant because the Livescan technology would help enhance police service to the community in a cost-efficient manner if awarded. Specifically, this grant would cover 100% of the acquisition cost of the equipment and would provide approximately 300 additional police staff hours to be available for calls or otherwise be visible per year. As discussed in Chief Franks' business case, the estimated value of this increased police service would be approximately 2.4X more than the estimated annual computer maintenance costs.

**Requested Action:** To approve SPD pursuit of the Livescan grant through the North Carolina Crime Commission.



# MEMO



To: Alex Sewell, Town Manager  
From: Dennis Franks, Chief of Police  
Date: February 26, 2021  
RE: North Carolina Governor's Crime Commission grant opportunity

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The Stallings Police Department has submitted information to give us the option of pursuing grant funding through the North Carolina Governor's Crime Commission pending Town Council approval. This grant opportunity is via the DOJ Justice Assistance Grant (JAG) Program. This grant is open to local law enforcement and grant funding includes law enforcement technology equipment. This grant has no matching requirement.

This grant opportunity would be for \$17,000. If Town Council approves and SPD were ultimately awarded this grant SPD would purchase a Livescan machine for \$16,687. This piece of technology would allow the SPD to fingerprint and photograph our own prisoners and submit fingerprint submissions digitally to both the State and Union County Sheriff's office. This piece of equipment will assist in keeping police officers in town for longer periods of time while processing an arrest.

In 2020, Stallings officers made 230 arrests. Normally, an officer makes arrests and then must go to the magistrate's office to have a warrant signed. If the subject is being arrested on a current warrant, then the officer must go to the Union County Jail and still process the warrant through the magistrate. Then the prisoner must be taken to the booking area and wait to be booked into the jail. At that point, the officer can return to Stallings. SPD officers spend approximately two hours from in custody time to being finished at the jail. On a DWI arrest that time increases to around three hours. Stallings Police has recently been able to have an intoxilyzer installed at the police department. This will allow officer to process impaired driver locally versus driving to the jail to process the arrestee. Along with this effort, Stallings PD and Waxhaw PD are working with the Union County DA, Court Officials and Administrative Office of the Courts to become a test site for a virtual magistrate system. This system would allow officers to process arrests and get offenders in front of a magistrate within minutes versus hours. Our officers would also be able to obtain court papers through this system (arrest warrants, criminal summons, and search warrants) without the need to go to the Sheriff's Office. The virtual magistrate system will work in conjunction with the Livescan machine.

In essence, this piece of equipment can keep our officers in our jurisdiction for longer periods of time, allowing better coverage for calls for service. Officers currently spend more than 500 hours a year transporting and processing prisoners out of town. The purchase of a Livescan is an important piece that could potentially cut over 500 hours down to under 200 hours. That time savings is close to \$6000, which does not include fuel cost savings and wear and tear on vehicles. This means officers would also be in Town and available for calls or visible for an additional 300 hours a year.

I am submitting this memo to hold our place in line with the Commission. I would also anticipate a budget request increase for computer maintenance of approximately \$2500 in the FY23 budget.

**NEXT STEPS: I respectfully request the Town Council to allow the SPD to move forward with our application. Once approved and funds become available, SPD would attempt to purchase said equipment immediately.**



## **Resolution Affirming the Stallings Town Council's Support Regarding Requiring a Water Sewer Accessibility Letter from UCPW prior to Construction/Preliminary Plan Approval and Permitting**

A RESOLUTION WHEREAS, Prior to Staff signing off on the approval of construction/preliminary plans for new development projects as established by Stalling Development Ordinance Article 7, the Developer will be required to provide to the Town a Water/Sewer Accessibility letter from Union County Public Works. This is a prerequisite prior to approvals that would allow for construction of infrastructure.

WHEREAS the site development and the construction plan review process are required for development projects located within the Town of Stallings in order to prepare for expected impacts upon services and facilities. This review process is established to assure that adequate services and facilities can be provided for these developments and to assure that they do not negatively impact the area in which they are proposed to be located or the Town as a whole; and

WHEREAS the availability of water and sewer is an important component of any development. By requiring the Developer to provide the Water/Sewer Accessibility Letter from Union County Public Works, the Town will be assured.

- That adequate capacity to service the project is available and that infrastructure will not be installed for a project that is limited in this regard.
- That transportation and storm drainage facilities will not be installed for projects that cannot acquire permits for vertical construction.
- Liability protection of the Town from permitting projects that are not feasible due to the lack of water and sewer capacity.
- That the potential of negative impacts to the Town as a whole because of incomplete development will be mitigated by preventing a project to begin without proof of water and sewer availability, and

NOW, THEREFORE, the Town Council of the Town of Stallings resolves to affirm its support of Requiring a Water Sewer Accessibility Letter from UCPW prior to Construction/Preliminary Plan Approval and Permitting.

This the 8<sup>th</sup> day of March 2021.

\_\_\_\_\_  
Wyatt Dunn, Mayor

Attest:

\_\_\_\_\_  
Erinn Nichols, Town Clerk

Approved as to form:

\_\_\_\_\_  
Melanie Cox, Town Attorney



**AMENDED BUDGET ORDINANCE – NO. 7**

**TOWN OF STALLINGS, NORTH CAROLINA**

**FISCAL YEAR 2020-2021**

BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina, that the estimated expenditures for the fiscal year 2020-2021 are hereby amended as set forth below:

<b>Category</b>	<b>Account Number</b>	<b>Budgeted Amount</b>	<b>Amend to the Following</b>	<b>Net Increase or (Decrease)</b>
<b>Revenue:</b>				
<b>General Fund Balance Appropriation</b>	10-99-3991-600	\$ 2,414,125	\$ 2,766,725	\$ 352,600
<b>Expense:</b>				
General Government Department Capital Outlay	10-00-4120-099	\$ 1,368,900	\$ 1,721,500	\$ 352,600

*Explanation: amendment is to appropriate funds from the General Fund Contingency to the General Government Department for the purchase of 325 Stallings Road, Stallings, NC.*

This Amendment to the Budget Ordinance shall be effective upon adoption.

The said Budget Ordinance, except as amended, shall remain in full force and effect.

ADOPTED this the 8th day of March, 2021.

\_\_\_\_\_  
Wyatt Dunn, Mayor

\_\_\_\_\_  
Erinn Nichols, Town Clerk

Approved as to form:

\_\_\_\_\_  
Melanie Cox, Town Attorney, Cox Law Firm, PLLC



## RESOLUTION CHANGING THE INTENDED USE OF PARCEL 07126010

WHEREAS, pursuant to North Carolina General Statute §160A-240.1, a city may acquire, by gift, grant, devise, bequest, exchange, purchase, lease, or any other lawful method, the fee or any lesser interest in real or personal property for use by the city or any department, board, commission or agency of the city; and

WHEREAS, on February 25, 2019 the Town of Stallings approved the sale of a negotiated offer for the purchase of parcel 07126010 located at 329 Stallings Road and closed on said property on April 29, 2019; and

WHEREAS, on March 8, 2021, the Town Council of the Town of Stallings held a public hearing after publication of notice of said hearing, regarding the Town's intent to purchase parcel numbers 07126008A and 07126012A, a house and adjoining lot totaling 1.05 acres located at 325 Stallings Road for the price of \$350,000, as well as a public hearing after publication and notice of said hearing regarding the Town's desire to change the intended use of parcel 07126010; and

WHEREAS, pursuant to North Carolina General Statute §160A-265, a city may change the intended use for real property without regard to the method or purpose of its acquisition or its intended or actual governmental or other prior use; and

WHEREAS, the parcels located at 329 Stallings Road and 329 Stallings Road are contiguous; and

WHEREAS, pursuant to NCGS §160A-265 and NCGS §158-7.1, the Town Council desires to amend the intended use of parcel 07126010 located at 329 Stallings Road from governmental to include economic development through a downtown development project or public private partnership for commercial or mixed uses.

NOW, THEREFORE, the Town Council of the Town of Stallings finds and determines the intended use for parcel 07126010 located at 329 Stallings Road includes economic development through a downtown development project or public private partnership for commercial or mixed uses.

This the 8<sup>th</sup> day of March, 2021.

\_\_\_\_\_  
Wyatt Dunn, Mayor

Attest:

\_\_\_\_\_  
Erinn Nichols, Town Clerk

Approved as to form:

\_\_\_\_\_  
Melanie Cox, Town Attorney



# MEMO

To: Town Council  
From: Lynne Hair, Planning Director  
Date: March 2, 2021  
RE: TX21.01.01 – Bob Richards. Request to amend Development Ordinance Article 8, Table 8.1 Table of Uses to allow Sports Academy, Dance School/Academy, Gymnastics/Cheerleading Academy, Personal Training Facility as permitted uses in the IND District.

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## **Background:**

The public hearing for this request was held on February 22, 2021. Council expressed concerns with allowing the requested uses in the IND district and requested Staff provide a list of the businesses located in Union West Business Park, and to seek direction from legal counsel on other options for allowing these types of uses on a case-by-case basis.

### 1. Businesses in Union West Business Park:

A survey conducted by Code Enforcement indicated that there are twenty-one (21) businesses currently located in the park, with 30% vacancy rate (approximately). Of the twenty-one (21) businesses two (2) are sports related (Mission Baseball Academy, Gymnastics Center) and one (1) is retail (Proven Parts warehouse). A complete list of businesses by address is attached.

### 2. Legal Counsel Direction

Staff sought the direction of Town Land Use Attorney Mac McCarley on what the options were for allowing the requested uses. Several options were discussed including making the requested uses Special Uses in the IND district and creating a new zoning district to be applied to Union West Business Park. Pros and cons were weighed, and Mr. McCarley believed handling the request as a text amendment would be the best alternative for the Town.

## **Application Request:**

ADD the following uses as “L” Listed to the IND District on Table 8.1 Table of Uses in the Stallings Development Ordinance:

Sports Academy  
Dance School/Academy  
Gymnastics/Cheerleading Academy  
Personal Training Facility

**Suggested Amendment:**

Article 8 Table 8.1 Table of Uses

The following uses will be added to Table 8 and shown as “L” Listed:

Sports Academy  
Dance School/Academy  
Gymnastics/Cheerleading Academy  
Personal Training Facility

**Justification of Request:**

1. The requested uses are less intense than the current permitted uses in the IND district.
2. Current uses (karate studio, baseball academy) located in Union West, will be brought into conformity with the requested amendment.
3. These type of uses seek out smaller warehouse/flex spaces. The inclusion of these uses will give the property owners more options and flexibility when renting their spaces.

**Opposition to Request:**

Steve McKee, property, and business owner expressed concern with the proposed amendment, and the “potential for liability increases and a real risk to the businesses in the park if these types of businesses operate within the park”.

It appears that notice of the proposed change was sent to the property owners association, Mr. McKee was the only response received to date. Mail notices will be sent by the Town to all property owners within 500’ prior to the public hearing.

**Planning Board Recommendation:**

Approve



## Statement of Consistency and Reasonableness

(As per NC General Statute 160-383)

*Prior to adopting or rejecting any zoning amendment, the governing body shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action taken to be reasonable and in the public interest. The planning board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing body that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing body.*

TEXT AMENDMENT: **TX21.01.01**

REQUEST: **Amend 8.1 Table of Uses and make the following uses "L" in the IND district:**

Sports Academy  
Dance School/Academy  
Gymnastics/Cheerleading Academy  
Personal Training Facility

### STATEMENT OF CONSISTENCY AND REASONABLENESS:

The **Stallings Town Council** hereby finds that the proposed text amendments are consistent with the 2017 Stallings Comprehensive Land Use Plan adopted November 27, 2017 based on consistency with goals and objectives set forth in the document establishing the inclusion of commercial uses in the Town and to ensure opportunities for business to locate within the Town limits. At their **February 22, 2021** meeting the **Stallings Town Council** voted to recommend **APPROVAL** of the proposed amendment and stated that the **Town Council** finds and determines that the text amendments are consistent with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan and hereby recommends its approval.

The statement and motion was seconded and passed \_\_\_\_\_.

\_\_\_\_\_  
Wyatt Dunn, Mayor

\_\_\_\_\_  
Erinn Nichols, Town Clerk



**PLANNING  
& ZONING**  
TOWN of STALLINGS

# APPLICATION

*CZ20.12.01*

Charlotte-Mecklenburg  
Hospital Authority

Parking and storage of vehicles

Pre-Public Hearing Staff Analysis + January 2021

# Project Summary

## Location

12027 Guion Ln

## Required Setbacks

Front: N/A

Side: N/A

Rear: N/A

## Ownership

LYNDELL THOMPSON

BUILDERS LLC

## Site/Project Size

0.63 Acres

## Zoning

MU-2

## Traffic Generation

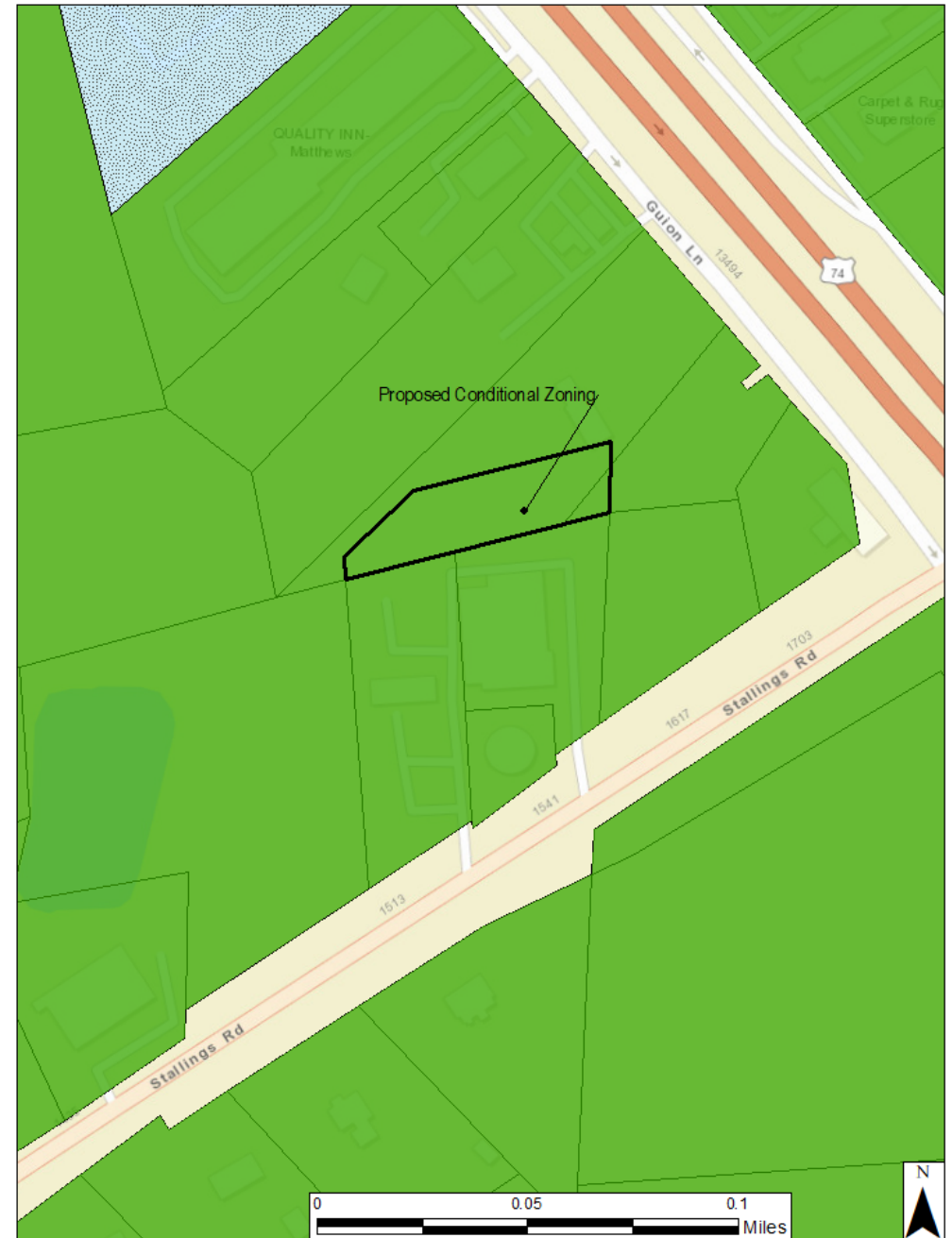
No TIA Required

## Existing Use

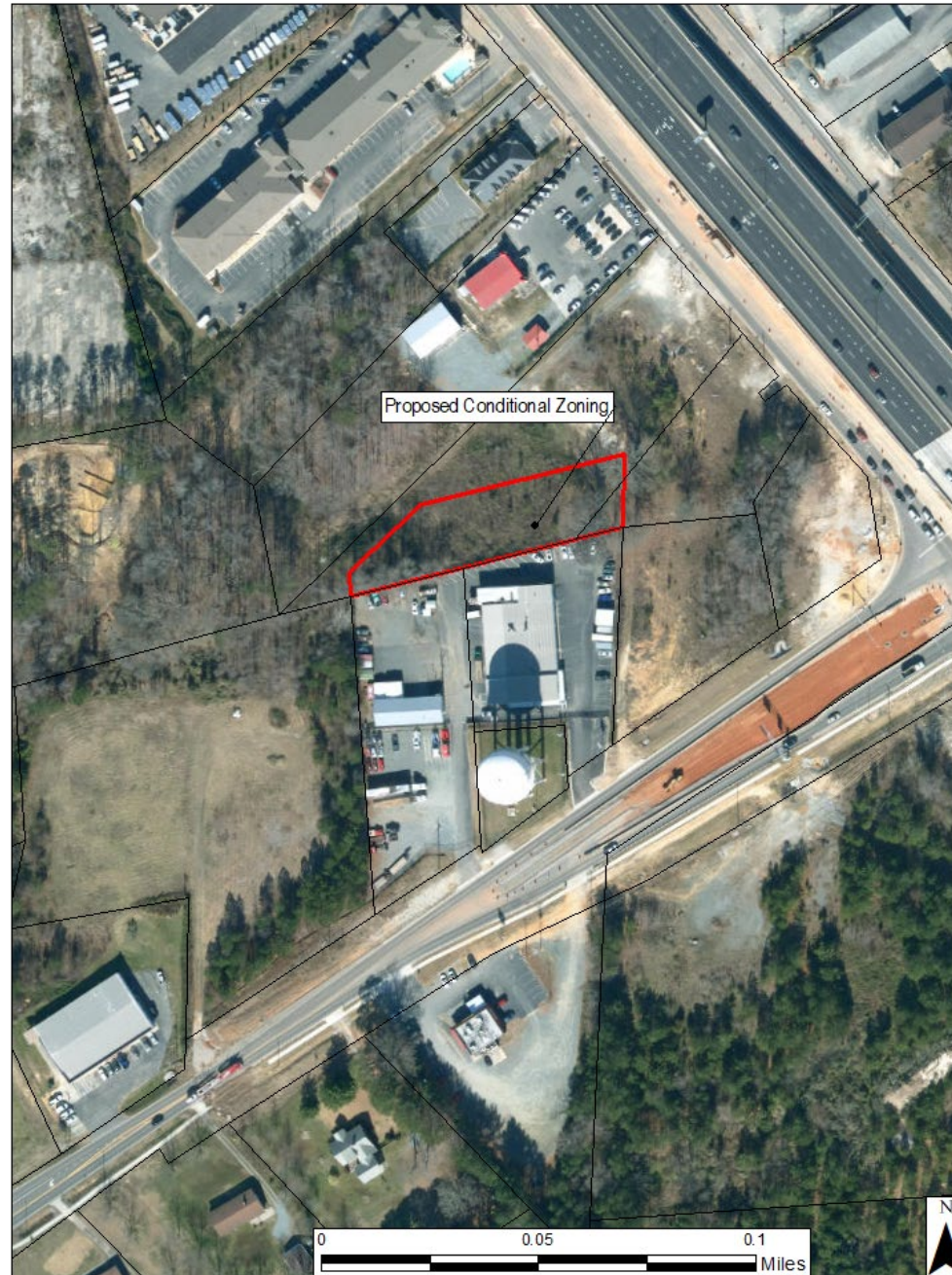
Vacant

## Community Meeting

12/17/2020



# PROJECT AREA





# Request

## Conditional Zoning:

1. Replacing loss of acreage on front of property due to round-a-bout construction for Atrium Hospital.
2. Outdoor Vehicle Storage
3. Permission for parking lot to be compacted gravel with a fence
4. No new structures other than the fence

Drawing name: K:\GML\_PRA\0195031 Carolina Healthcare System\080 Union West\02 - DWG\Exhibit\Office\Roadway\2020-1130 - EZ Exhibit\EZ Trucking - Turning Movements - Option 2.dwg Layout1 Dec 01, 2020 6:28am by: Nathan Tidd



SITE DATA TABLE				
PARCEL:	CURRENT ZONING:	PROPOSED ZONING:	TOTAL ACRES:	REZONING AREA:
071-021-82	MU-2	CZ*	0.71	0.57 AC
071-020-26B	MU-2	CZ*	1.96	0.06 AC

**PROPOSED USE:** \*A TOWING SERVICE AND THE ASSOCIATED PARKING AND STORAGE OF VEHICLES. APPLICANT IS REQUESTING THE APPROVAL OF A COMPACTED GRAVEL PARKING LOT WITH A FENCE. NO STRUCTURES OTHER THAN THE ABOVE MENTIONED GRAVEL PARKING LOT WITH A FENCE WILL BE PLACED ON THE REZONING SITE.

## REZONING SITE PLAN - 12027 GUION LN, STALLINGS, NC 28104

DATE: NOVEMBER 2020

SHEET 1 of 1

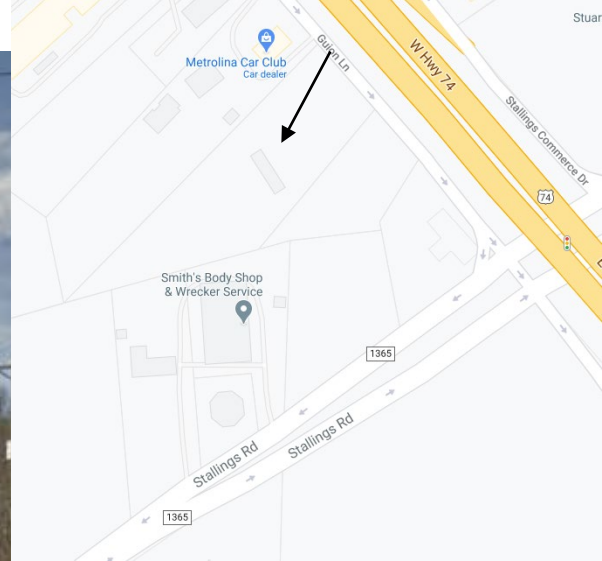
**Kimley»Horn**  
INC LICENSE #19102  
 200 SOUTH TRYON STREET, SUITE 200  
 CHARLOTTE, NORTH CAROLINA 28202  
 PHONE 704-333-9191

THIS DOCUMENT, TOGETHER WITH THE CONCEPTS AND DESIGNS PRESENTED HEREIN, AS AN INSTRUMENT OF SERVICE, IS INTENDED ONLY FOR THE SPECIFIC PURPOSE AND CLIENT FOR WHICH IT WAS PREPARED. REUSE OF AND IMPROPER RELIANCE ON THIS DOCUMENT WITHOUT WRITTEN AUTHORIZATION AND ADAPTATION BY KIMLEY-HORN AND ASSOCIATES, INC. SHALL BE WITHOUT LIABILITY TO KIMLEY-HORN AND ASSOCIATES, INC.

MAR 2019



MAR 2019



# TREES, VEGETATION AND STORMWATER

## Tree Save (Article 11.8-2)

Rezoned area = 27,398 sq ft

Tree Save Area Required = 1% = 274 sq ft

## Buffers (Article 11.1)

N/A

Table 11.1 - indicates no buffers required between MU-2 and MU-2 zones

Article 11.6-4 - Parking lots with 6 or more spaces must have Type D Buffer (5' avg width)

Article 11.6-2 - outdoor storage space must be fenced with opaque fencing.

## Stormwater Management and PCO

Compacted gravel is impervious

Development is less than 1 acre, so stormwater management provisions do not apply.

## Open Space %

Required: N/A

# LAND USE PLAN AND ADOPTED POLICIES

## Land Use Plan

The Land Use Plan shows the property as ***Walkable Activity Center.***

**Primary Land Uses:** Sit Down Restaurant, Community-serving Retail, Professional Office, Live/work/shop units, Townhome, Condominium, Apartment, Public Plaza, Movie Theater

**Secondary Land Uses:** Farmer's Market, Church

## Small Area Plan

Monroe Bypass Corridor

## Consistency

The proposed request is inconsistent with the Stallings Comprehensive Land Use Plan

## Form & Parameters (Land Use Plan)

General Development Pattern	Mix of Uses
Typical Lot Coverage	50-75%
Residential Density	10-30 DUA
Non-Residential Intensity	0.5-2 FAR
Prevailing Building Height	1-5 Stories
Average Dwelling Unit Size	800-1,500 SF
Avg. Non-Resid. Building	10,000-50,000 SF
Transportation Choices	Walking/Bicycle/Auto/ Transit (Bus, Light Rail)
Typical Block Length	400-1,000 LF
Open Space Elements	Neighborhood Parks/ Plazas/ Pocket Parks
Street Pattern	Modified Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Parking Deck
Typical Street Cross Section	Urban

# COMMUNITY MEETING

Meeting: 12/17/2020

No one from the public attended the meeting or submitted comments in writing concerning the proposed project.

# Planning Board

- Meeting: 01/19/2021
- Recommendation: Approval with Conditions



# RECOMMENDED CONDITIONS

1. Gravel parking be allowed for the 0.6 acres of conditionally zoned property.
2. Opaque fencing be required to meet requirements of Article 11.6-2.
3. Approval is limited to the requested Vehicle Parking/Storage and Maintenance Building Use.
4. Any necessary permits will need to be acquired from the State, County, and Town as applicable.
5. Any change in use will need to receive conditional zoning approval from the Town.
6. A landscape plan showing compliance with any required buffers will be submitted and reviewed during the permitting process.



## Statement of Consistency and Reasonableness

(As per NC General Statute 160-383)

*Prior to adopting or rejecting any zoning amendment, the governing body shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action taken to be reasonable and in the public interest. The planning board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing body that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing body.*

ZONING AMENDMENT: CZ20.12.01

REQUEST: Conditionally zone .6295 acres of land located in PIDs 07102132C and 07102082 to be used for parking and storage as part of an existing adjacent towing service.

### STATEMENT OF CONSISTENCY AND REASONABLENESS:

The **Stallings Town Council** hereby finds that the proposed **conditional zoning** is consistent with the 2017 Stallings Comprehensive Land Use Plan adopted November 27, 2017 based on consistency with goals and objectives set forth in the document of promoting consistent development patterns. At their **February 22, 2021** meeting the **Stallings Town Council** voted to recommend **APPROVAL** of the proposed amendment and stated that the **Town Council** finds and determines that the **conditional zoning** is consistent with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan and hereby recommends its approval.

The statement and motion was seconded and passed \_\_\_\_\_.

\_\_\_\_\_  
Wyatt Dunn, Mayor

\_\_\_\_\_  
Erinn Nichols, Town Clerk

# 2030 Economic Development Plan

## Town of Stallings, North Carolina



## Purpose of the Economic Development Plan

The purpose of this economic development plan is to improve the balance within the tax base of the municipality to improve its overall financial strength. In doing so, the town can continue to provide a cost-effective selection of services for residents and businesses as infrastructure ages and the population grows. This stronger economic balance will generate increased sales & use revenue for the town. At the same time, it will provide greater career opportunities for the residents and create a better sense of “place” so that the community remains an attractive place to live and locate a business.

## Economic Facts about Stallings

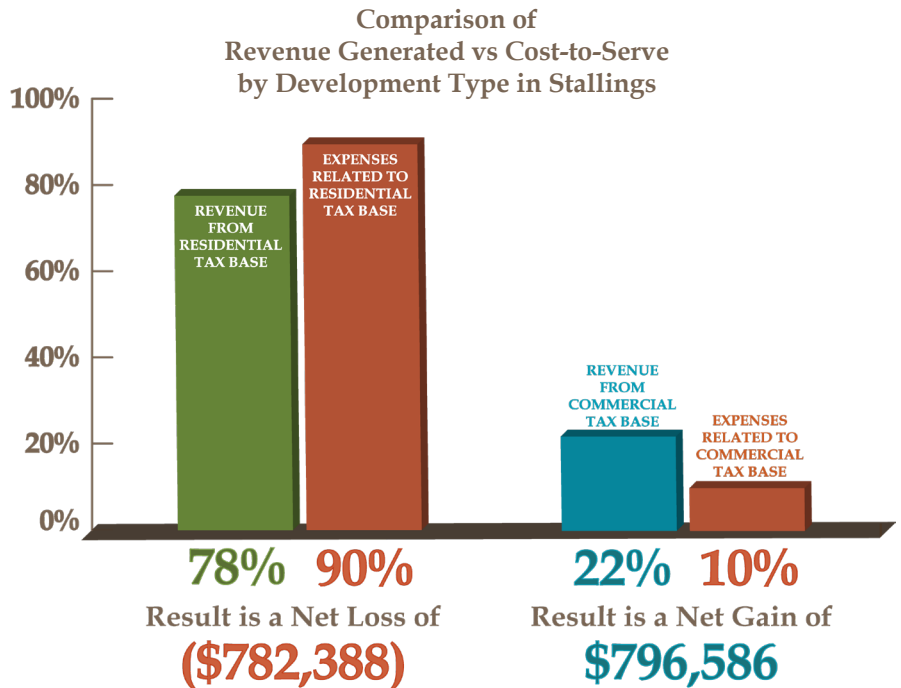
### Breakdown of Tax Base by Development Type



### Fiscal Impact

It costs more to serve our residential population. Currently, the town realizes a net loss from its residential tax base (compared to its cost-to-serve) of -\$782,388. Conversely, the commercial tax base provides a net benefit of \$796,586 after its cost-to-serve.

Currently, 84% of the total tax base value for Stallings derives from residential development. Where only 16% of the tax base value comes from commercial, industrial and distribution companies. Most economic development studies show 60% residential to 40% commercial is the ideal ratio for a community’s long-term health. The present condition for the town lacks “balance” in its development; therefore, Stallings has opportunities to improve its future fiscal stability.



## Goals of the Economic Development Plan

By 2030, achieve an 80% / 20% (residential to commercial) tax base by:

- Creating awareness and recognition of Stallings as a multifaceted community from its commercial/industrial centers, to its good neighborhoods and greenways;
- Making Stallings more of a destination than a pass-through community; and
- Developing a traditional downtown that attracts niche retail, local restaurants, breweries and other small scale amenities in a unique walkable town center.

## Initiatives and Activities

- 1. Improve the business environment in Stallings to create local business retention and expansion opportunities** (coordinating directly with Monroe-Union County Economic Development - MUCED)
  - Create a database of the existing industrial companies and key contacts within the Town's corporate limits
  - Annually meet face-to-face with local CEO's, plant managers, business owners to learn about their business, products, suppliers, markets, and general outlook
  - Catalog common or unique issues/problems cited by companies to seek resolution, and develop a process to encourage business growth through enhanced business customer service
- 2. Attract new jobs and investment to Stallings in alignment with the Town's vision**
  - Fine-tune the list of targeted business sectors that bring high-value manufacturing, design and distribution, while retaining the character of the community
  - Identify sites for targeted business sectors that match the Town's Land Use Plan, existing assets and transportation infrastructure (such as healthcare-related investment in the new Hospital district)
  - Consider and implement appropriate tools to attract new investment, including special assessment districts, infrastructure improvements, matching grants, incentives, and fee waivers.
- 3. Proactively identify, reserve and market land for commercial development**
  - Map vacant parcels and partner with MUCED to market these sites
  - Meet face-to-face with large landholders and commercial real estate professionals that represent large areas of Town to best work toward common development goals
  - Seek the development of Virtual Speculative buildings that are pre-permitted to shorten the time-to-market for prospective companies
  - Where appropriate, seek control of sites via Options or Rights of First Refusal
- 4. Create a traditional downtown that attracts niche retail, local restaurants, breweries and other small scale amenities in a unique walkable town center**
  - Identify the core downtown area to focus limited resources
  - Encourage development that does not conflict with the Town's downtown vision
    - Adopt a pedestrian-oriented overlay district with an expectation that a streetscape be built: including public amenities such as wide sidewalks, street benches, planters, decorative light poles, and buildings with footprints, setbacks and architectural forms that meet specific Town standards
    - Implement appropriate tools to enhance retail development, including infrastructure improvements, and matching grants for façade improvements, sidewalk improvement grants, increased on-street dining, etc.
  - Proactively invest time and resources in catalytic partnerships for downtown development
    - Building out initial streetscape design in front of town owned parcels
    - Pursue and facilitate multi-parcel development through public-private partnership and/or best practices

## Implementation of the Plan

Implementation of this economic development plan requires the steadfast commitment of the current and future Town Councils, the activation and dedication of the Economic Development Committee, and the evaluation and funding of the necessary resources required to perform these action items. This implementation should generate positive short-term and long-term outcomes for the Town and ultimately begin to correct the "balance" needed in the tax base to ensure a robust local economy for the next decade and beyond.



Town of Stallings  
Economic Development Committee  
315 Stallings Road  
Stallings, North Carolina 28104  
stallingsnc.org

Plan developed  
in partnership with



**monroe**  
**union county**  
economic development

**Town Mayor**  
Mayor Wyatt Dunn

**Town Council**  
Mayor Pro-Tempore Lynda Paxton  
Councilman John Martin  
\* Councilman David Scholl  
Councilwoman Heather Grooms  
Councilman Steven Ayers  
\* Councilman Brad Richardson

**Town Staff**  
\* Town Manager, Alex Sewell  
\* Asst. Town Manager, Erinn Nichols  
\* Town Planner, Lynne Hair  
Finance Officer, Marsha Gross

\* Stallings Economic Development Committee Work Team



# MEMO

To: Mayor and Council  
From: Alex Sewell, Town Manager  
Date: 3/3/21  
RE: **County 3/11/21 Workshop to Discuss Growth and Development Pressures**

**Purpose:** To confirm the Town approach to the 3/11/21 County Commissioners' Workshop on growth and development pressures on infrastructure.

**Background:**

- Union County operates a water/sewer utility and is the service provider for the majority of Stallings.
- In October 2020, County and Town staff met regarding water/sewer services. Here are some key highlights:
  - The stated purpose of this meeting was to share information, build trust, and identify opportunities to work together.
  - At this meeting, the County expressed interest in entering into an interlocal agreement regarding water/sewer service with all the municipalities.
  - The County indicated that it would provide a draft interlocal agreement for feedback soon, but the substance of the agreement was not clear at that time.
- Subsequently but also in October, Chairman Richard Helms of the Union County Commissioners came before the Council to discuss water/sewer issues.
- In late December, the County provided a draft interlocal agreement. Staff have evaluated this proposed agreement, posed several questions to the County, have shared with Council, and are staying in close contact with the Town of Indian Trail who received a substantially identical draft.
- In January, the Town Council finalized its response to the County's proposed agreement:

- The agreement is not equitable on all sides.
- Since the Town is not a utility provider, the Town should not be involved in managing package plants.
- The Town is happy to work with the County to project our needs as part of the County's Capital Improvement Plan (CIP).
- The Town is committed to keeping dialogue open and working cooperatively with Union County, the Town of Indian Trail, and other area municipalities.

- On 2/23/21, the Town received an invitation to attend a workshop to discuss growth and development pressures on infrastructure hosted by the Board of County Commissioners on 3/11/21. The location will be at the Salons at SPCC Monroe Campus (4209 Old Charlotte Highway, Monroe, NC).
  - The workshop will include updates on the County's 2050 Comprehensive Plan, the draft interlocal agreement for water and sewer service, the Yadkin water

supply project, the shortline water extension project, sewer capacity for County wastewater facilities, and a kick-off presentation for a new water and sewer master plan.

- The workshop will also include an opportunity for each municipality to present information about growth and infrastructure needs (15 minutes).
- On 2/22/21, the Town Council discussed the above invitation and determined:
  - Possible attendees in addition to staff include:
    - Mayor Dunn
    - Mayor Protem Paxton
    - Council Member Martin
    - Council Member Richardson
    - Council Member Scholl
  - Ideas expressed that could be covered in the Town's presentation include:
    - General overview of approved projects in the pipeline.
    - Discuss need for water/sewer to support economic development initiatives identified in the (draft) economic development strategic plan including downtown creation and achieving a more ideal commercial/residential tax base balance.
    - Show the need for water/sewer given the hospital development (Dunn).
    - As municipal tools to support proper planning/funding for schools are limited/ineffective, encourage the Commissioners to support adequate funding and planning for schools (Martin).

**Presentation Framework:** Based on the feedback received, below is the suggested framework for the Town's PowerPoint presentation (scheduled for 12:45 PM) to the County Commissioners on 3/11/21.

- Title: "Working Together"
- (Mayor Dunn) – Welcome and thank you.
- (Staff Presenter) – Explaining growth pressure on Stallings due to proximity to Mecklenburg County and efforts to focus development in certain limited areas.
- (Staff Presenter) – General/broad overview of approved projects in the pipeline.
- (Staff Presenter) - Sharing that the Town Council was concerned about residential densities and changed higher density uses (multifamily and townhomes) so they are no longer by-right.
- (Staff Presenter) - Sharing that the Council is in the process of finalizing an economic development strategic plan with the goal of creating a downtown area and increasing commercial development to achieve a more ideal commercial/residential tax base balance.
- (Mayor Dunn Presenter) Sharing the need to have adequate water/sewer to support economic development initiatives including increasing commercial development. One example is the need to support the area around the hospital.
- (Council Member Martin) As municipal tools to support proper planning/funding for schools are limited/ineffective, encourage the Commissioners to support adequate funding and planning for schools.
- (Staff Presenter) – Wrap-up, thank you.



**Next Steps:** Next steps would be for Council to authorize staff to craft a presentation as outlined above or to otherwise make changes.