



Access for the Electronic Meeting
Via phone: 1-646-558-8656
Via web:
<https://zoom.us/j/815601263?pwd=Snk1dmFkN2NIRDlwRkw2eStTdEdidz09>
Via Zoom App:
 Meeting ID: 815 601 263
 Password: 017559

April 14, 2020
 Stallings Town Hall
 315 Stallings Road
 Stallings, NC 28104
 704-821-8557

	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 Approval A. Minutes from the following meetings: (1) 02-10-2020 (2) 02-22-2020 (3) 02-24-2020	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> Motion: 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.	7:40 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: _____.
4.	7:45 p.m.	Town Gateway Signage – Conceptual Designs	Lynne Hair, Town Planner	Discussion and Possible Action
5.	8:00 p.m.	Pat Stevens Officer Retirement – Service Weapon	Dennis Franks, Police Chief	Authorize sell of service weapon
6.	8:05 p.m.	Council Member Martin’s Items (1) Expanding Web Broadcasts (2) Legal Counsel Scope of Work	John Martin, Council Member	Discussion and Possible Action
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 February 10, 2020, at 7:00 p.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Mayor Pro Tempore Lynda Paxton; Council Members Steven Ayers, Heather Grooms, Brad Richardson, and David Scholl.

Those absent were: Council Member John Martin.

Staff present were: Alex Sewell, Town Manager; Mary McCall, Assistant Town Clerk; and Melanie Cox, Town Attorney; Lynne Hair, Town Planner; Chris Easterly, Town Engineer; Chief Dennis Franks; and Marsha Gross, Finance Officer.

Invocation, Pledge of Allegiance and meeting called to order

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

Presentation

Chief Franks presented the Police Lifesaving Awards to Corporal Ted Matthews and Officers Lauren Hood, John Lefor, and Josh Smith for two separate incidences. Chief Franks also noted that through a grant with CVS, a medicine disposal box would now be placed in the lobby of the Town Hall for public use.

Public Comments

Peggy Henderson, Anglesey Court, was concerned about the tress and debris as a result of the tornado. She wanted to know the cost of clean up and how the Town would pay for that especially if the Town allowed continued building increasing the impermeable surfaces. Ms. Henderson asked Council to get some numbers on the clean up cost and think proactively as the Town would bear issues based on climate changes.

Jeanna Lindsay, 5639 Anglesey Court, did not feel high density housing was forward thinking for Stallings and affordable housing could be found in lower density. She wanted Council to halt high density proposals and have Council take a more cautious approach at development. Ms. Lindsay felt there were there was enough high density in surrounding areas and it did not have to come to Stallings.

1. Consent Agenda Approval

A. Minutes from the following meetings:

(1) 12-09-19

(2) 12-09-19 – closed

- (3) 12-19-19 – special
- B. Ordinance Adopting Code Book Supplement 10
- C. Attorney Cox Email Release dated 09-11-2019

Mayor Dunn added Consent Agenda Item, 1.C., *Attorney Cox Email Release dated 09-11-2019*.

Council Member Paxton noted a few minor changes to the minutes of 12-09-19 and 12-19-19 – special. Council Member Richardson made the motion to approve the Consent Agenda with the above noted changes. The motion was seconded by Council Member Paxton and passed unanimously. The Ordinance Adopting Code Book Supplement 10 is attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from Mayor

Mayor Dunn reported that President Trump was in the area for a summit. He attended that summit regarding economic development with Council Member Ayers.

B. Report from Council Members/Town Committees

Council Member Ayers reported that he also attended the summit with Mayor Dunn and noted new drugs available to stop overdoses.

Council Member Grooms had no report.

Council Member Scholl reported he would be attending CCOG meeting that week as well as the Union County Chamber Elected Officials Reception.

Council Member Paxton reported that the Transportation Advisory Committee made the decision to begin working on a more comprehensive transportation plan for the Town. Bjorn Hanson with Union County would be helping the TAC with that project.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported the following:

- New Town Hall was close to completion with Certificate of Occupancy being granted. A few punch list items remained.
- Reminder for Council to send Mr. Sewell their individual three to five priorities and goals.
- Mr. Sewell noted that during a recent meeting, it was suggested that staff were dishonest regarding the Chestnut Small Area Plan rezoning and that no corrective procedures had been put in place regarding notification for rezoning. Mr. Sewell noted

those comments were incorrect. Mr. Sewell's full explanation and comments on the subject is attached to these minutes and therefore incorporated herein.

3. Agenda Approval

Mayor Dunn requested Agenda Item 4, *DA19.04.02 – Willows at Stallings*, be tabled, and moving Agenda Item 7, *Fire Funding Model (Recessed from 01-27-2020)*, to Agenda Item 3.A. It was also requested that Agenda Items 8, *Acceptance of Harris Teeter Access Road into Town Maintenance System (Dunn) (Recessed from 01-27-2020)*, and 10, *Unified Development Ordinance (UDO) Items (Martin)*, be removed from the Agenda. Council Member Richardson made the motion to approve the Agenda as noted above. The motion was seconded by Council Member Grooms and passed unanimously.

3.A. Fire Funding Model (Recessed from 01-27-2020)

Original Agenda Item 7

Patrick Nilan, Asst. Manager for Union County, explained that since the Council's last meeting, the *Resolution Consenting to Inclusion in the Providence and Hemby Bridge Fire and Rescue Service Districts* had been amended to include the provision that Union County would work with Bakers, Hemby Bridge, and Stallings Volunteer Fire Departments to explore a regional funding method.

Council Member Paxton made the motion to approve the *Resolution Consenting to Inclusion in the Providence and Hemby Bridge Fire and Rescue Service Districts* which was seconded by Council Member Scholl. The motion passed unanimously. The *Resolution Consenting to Inclusion in the Providence and Hemby Bridge Fire and Rescue Service Districts* is attached to these minutes and therefore incorporated herein.

4. DA19.04.02 – Willows at Stallings

This item was tabled until February 24, 2020.

Mayor Dunn opened the public hearing and then recessed it until February 24, 2020.

5. TX19.12.01 – Todd Akers

Mayor Dunn opened the public hearing. Town Planner Hair explained this was a request to amend the Stallings Development Ordinance Article 9.4-3 (A) (4) to increase the permitted height of multifamily buildings from 41' to 45.5' to allow development of 4-story buildings as approved by the Development Agreement for the project. The applicant was Idlewild Village and Todd Akers. The Planning Board recommended approval of the request 6 to 1. Town Planner Hair's memo on this item is

attached to these minutes and therefore incorporated herein. Applicant Todd Akers and Attorney John CarMicheal were present to field questions from the Council.

Ron McMorris, 1109 Vickery Drive, stated that by approving the apartments and the condos, it would be too much for Vickery to handle.

Archie Wright, 1005 Kara Court, requested clarification on amending an ordinance and retroactively applying.

Billy Birt, Jr., stated he voted twice on the high-density development. He stated the item was denied once and wondered why it was back. Mr. Birt also stated that he had asked Mr. Akers what he would do after the application was denied the first time to which he said Mr. Akers replied he wouldn't build.

Justin Karkow, 1215 Vickery Drive, stated he was concerned about the higher density and more people.

Tim Russell, 2009 Donovan Drive, stated his home was just down from the proposed apartments. He stated that he was not pleased with seeing high buildings from his home. Mr. Russell asked the audience to raise their hands if they were from Vickery and if they were opposed to the development.

Courtney Bayer, 1423 Vickery Drive, would have an extra story looking at her home and asked the Council not to approve the text amendment.

Robert Ragon, Cinnamon Drive, thought that average height concept was new information to him. He was present to talk about the applicant knowing he had to come back to get a text amendment. Mr. Ragon felt the elevation on the buildings shows four story building with towers on the end that were 10' tall. He also stated the 3-4 building was not on a city street and so it was non-conforming. Mr. Ragon also asked if this building could be applied to anyone else. He also noticed the wording in the DA did not require the Zoning Administrator to come back to Council for approval for MU items. Mr. Ragon stated that Jeff Smith with Solis knew the height would not work with four stories.

Glenn Milliet, 2027 Donovan Drive, understood the development was approved. He was opposed to the Council approving the current request. Mr. Akers stopped by his home today when he learned that the developer originally wanted to place these apartments on 485 but the Town of Matthews would not approve it. The apartments set a precedent that other developers could come along. Charlotte's requirements were stricter than Stallings when it came to height. If the apartments had been there, he would not have bought the property. Mr. Milliet read the Stallings vision from the website "protect existing neighborhoods." The project would not improve property or property value.

Angela Styers, 1210 Vickery Drive, was a new resident of six months. She asked the oasis of the neighborhood be protected for future families.

Council discussed the request among itself and with the applicant. Mayor Dunn closed the public hearing.

Council Member Paxton made the motion to deny TX19.12.01 – Todd Akers. Council Member Grooms seconded the motion. The motion passed by a 3 to 2 vote with Council Members Richardson and Scholl opposing.

Mayor Dunn read the Statement of Reasonableness and Consistency for TX19.12.01 – Todd Akers aloud into the record finding that the project was inconsistent. Council Member Paxton made the motion to approve the Statement of Reasonableness and Consistency for TX19.12.01 – Todd Akers. The motion received a second from Council Member Ayers and passed unanimously by the Council.

6. TX20.01.01 – Town of Stallings

Mayor Dunn opened the public hearing. The Council then received information from Town Planner Hair explaining that the request was to amend Article 5 of the Stallings Development Ordinance by adding Article 5.5 Small Area Plan Amendment Procedures. This article created language that would allow for a process for developers to come before the Council to request changes to the Small Area Plans. The process was similar to a conditional zoning process. The Town Planner Hair's memo on this item is attached to these minutes and therefore incorporated herein. The Planning Board recommended approval.

Robert Ragon, Cinnamon Drive, was glad to hear the Small Area Plans (SAP) had some weight. He suggested the Council go back to listen to one of the SAP meetings and recalled how important it was for the Town to create the SAPs and not the developers.

Mayor Dunn closed the public hearing. Council Member Paxton made the motion to defer a decision on the item until the Council held its work sessions to revise the Small Area Plans. The motion was seconded by Council Member Ayers which passed unanimously.

7. Fire Funding Model (Recessed from 01-27-2020)

This item was moved to Agenda Item 3.A.

8. Acceptance of Harris Teeter Access Road into Town Maintenance System (Dunn) (Recessed from 01-27-2020)

This item was removed from the Agenda.

9. Committee Applications Consideration

Town Manager Sewell explained there were two applications for consideration for committee openings.

(1) Shawna Steele, Planning Board

Ms. Shawna Steele was present and explained she had been a part of the Council for eight years and served on the Board of Adjustment prior to that. She stated she was very familiar with transportation and stormwater issues. She also stated she was familiar with Council and its processes. Mrs. Steele felt she could bring a lot of experience to the Planning Board.

Council Member Scholl made the motion to appoint Shawna Steele to the 1st Alternate position on the Planning Board with the term ending 03-31-2022. Council Member Ayers seconded the motion which was passed unanimously.

(2) Graham Hall, Public Safety Committee

Council Member Paxton made the motion to appoint Graham Hall to a full position on the Public Safety Advisory Committee with the term ending 03-31-2022. Council Member Grooms seconded the motion which was passed unanimously by the Council.

10. Unified Development Ordinance (UDO) Items (Martin)

- (1) Density Calculations – flood plain
- (2) Fence Regulations
- (3) Open Space

This item was tabled due to the absence of Council Member Martin.

11. Town Hall Second Floor Renovations

Town Engineer Chris Easterly explained that on 01-02-2020 the project manual and plans for the Town Hall Second Floor Renovations were advertised in accordance with the informal bidding procedures. On 01-30-2020, the deadline for bids, four bids had been received. The formal bid tabulation for the project is attached to these minutes and therefore incorporated herein.

The lowest, responsible bidder was Hoss Contracting at \$372,040 with Alternatives 3 (additional conference rooms) and 4 (re-staining existing doors to match new doors in the space). Staff recommended entering into contract with Hoss Contracting with these alternatives as Alternatives 1 (laminated on tile on 2nd floor) and 2 (lobby lighting replacing) were not integral in the functionality of the space.

Council Member Scholl made the motion to have Hoss Contracting approved for \$372,040 for the Town Hall Second Floor Renovations. The motion was seconded by Council Member Richardson.

The motion passed 4 to 1 with Council Member Grooms opposing.

Council Member Scholl made the motion authorizing the Town Manager to enter into a contract with Hoss Contracting for the Town Hall Second Floor Renovations. The motion was seconded by Council Member Ayers and passed unanimously.

12. 2019-2020 Amended Budget Ordinances

Finance Office Gross reviewed the six-month finances with the Council. This report, ending 12-31-2019 is attached to these minutes and therefore incorporated herein. Ms. Gross then reviewed the following Amended Budget Ordinances (ABO) with the Council.

(1) ABO2 - Town Street Signs

Council Member Richardson made the motion to approve ABO2 - Town Street Signs to which Council Member Scholl seconded. The motion received Council's unanimous support.

(2) ABO3 - TIA Revenue and Related Fees

The motion was made by Council Member Richardson to approve ABO3 - TIA Revenue and Related Fees. Council Member Grooms seconded the motion which passed unanimously by Council.

(3) ABO4 - Chestnut Roundabout Financing

Council Member Richardson made the motion to approve ABO4 - Chestnut Roundabout Financing. The motion was passed unanimously after a second from Council Member Paxton.

(4) ABO5 – Economic and Physical Development – Legal and Litigation

Council Member Richardson made the motion to approve ABO5 – Economic and Physical Development – Legal and Litigation. Council Member Scholl seconded. The motion received Council's unanimous support.

(5) ABO6 – General Government – Legal and Litigation

The motion was made by Council Member Richardson to approve ABO6 – General Government – Legal and Litigation. Council Member Scholl seconded the motion which passed unanimously by Council.

(6) ABO7 – General Government – 2nd Floor Renovations

Council Member Richardson made the motion to approve ABO7 – General Government – 2nd Floor Renovations. The motion was passed unanimously after a second from Council Member Scholl.

Amended Budget Ordinances 2 through 7 are attached to these minutes and therefore incorporated herein.

Finance Officer Gross reviewed the draft budget meeting schedule and Council discussed possible dates.

13. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Grooms, and the motion received unanimous support. The meeting was adjourned at approximately 10:07 p.m.

Approved on _____, 2020.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

**MINUTES OF A SPECIAL TOWN COUNCIL MEETING
OF THE
TOWN OF STALLINGS, NORTH CAROLINA**

The Town Council of the Town of Stallings met for a special planning conference meeting on February 22, 2020, at 9:00 a.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Mayor Pro Tempore Lynda Paxton; Council Members Steven Ayers, Heather Grooms, John Martin, Brad Richardson, and David Scholl.

Staff present were: Alex Sewell, Town Manager; and Erinn Nichols, Assistant Town Manager/Town Clerk.

1. Call the meeting to Order

Mayor Dunn called the meeting to order.

2. 2020 Planning Conference

Town Manager Sewell introduced Leamon Brice, N-Focus, as the facilitator of the meeting. Mr. Brice encouraged the Council to have some ground rules for the meeting: assume no malice; be curious; and share all relevant information.

Council then gave self-introductions and shared expectations of each other and staff. Elected officials then clarified goals for the coming fiscal year and voted on its top priorities. Town Manger Sewell's summary memo to the Council outlining its finalized list of goals and priorities is attached to these minutes and therefore incorporated herein.

3. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at 2:02 p.m.

Approved on _____, 2020.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

DRAFT

**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 February 24, 2020, at 7:00 p.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Pro Tempore Lynda Paxton; Council Members Steven Ayers, Heather Grooms, John Martin, Brad Richardson, and David Scholl.

Those absent were: Mayor Wyatt Dunn.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Lynne Hair, Town Planner; Chris Easterly, Town Engineer; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

No one was present to give comment during this item.

1. Agenda Approval

Council Member Scholl made the motion to approve the Agenda as presented. The motion was seconded by Council Member Grooms and passed unanimously.

2. DA19.04.02 – Willows at Stallings (recessed from 02-10-2020)

Mayor Pro Tem Paxton reopened the public hearing. Town Planner Hair then explained this item was a development agreement for 22.79 acres located off Stevens Mill Road, property numbers P07099010 and P07099010B. Gateway Communities wanted to develop the property for a 315 unit apartment complex, The Willows at Stallings. The property was located within the Monroe Bypass Small Area Plan and was zoned MU-2, requiring the approval of a development agreement.

Applicant Dave Ransenburg explained the buildings would be three storied, all with elevators. The development would have a public outdoor classroom, parks and open space, public parking for the public areas as well as surrounding transportation improvements. The Development Agreement Subcommittee and the Planning Board recommended approval of the Development Agreement.

John CarMichael, 101 N Tryon Street, Charlotte, presented the Council with the project including the pocket parks and outdoor classroom with public access easements and elevators in every building.

Tom Jackson, 200 Falcons Ridge, Eaglecrest, questioned the public areas and how the public would gain access to them and if there would be enough access for public parking. He also stated that on the Pedestrian Plan, Stevens Mill Road Phase Two stated there would be a sidewalk on the opposite side of what was proposed.

Robert Ragon, Chestnut, Cinnamon Drive, was impressed with presentation. He then played audio from a previous meeting where Rick Flowe said the Town did not want to have a 300 unit apartment building. He just wanted the applicant to know that's why the community was giving him push back against the project. He did not have anything against the project except that the one building did not front the road.

Kim Starnes, 2801 Stevens Mill Road, lived across the road from the proposed community and wanted to be a part of the town. Both of these properties had been on the market for over 20 years and the ability to consistently to maintain the land was not possible. Mr. Starnes spoke in favor of the plan and requested the Council approve the project.

Laura Reed with Kimley Horn was present to explain to the Council the Transportation Impact Analysis for the project. There would be an additional signal at Stevens Mill and Stallings Road and the frontage of the site would have a sidewalk. There would be left turn lanes into the site along Stevens Mill Road and a north board right turn lane at Stevens Mill Road and Oak Springs. The Town's ordinances required the improvements based on service levels.

Mike Helms, Stevens Mill Road, was concerned about water run off as his property already had flooding and backup in the sewer system because of the flooding. Mr. Helms was worried about the runoff from the new development and that it would make his property flood more as there would more asphalt.

Thomas Helms, 3016 Stevens Mill, did not want high density living.

Paul Penal, Urban Design Partners, stated the project would collect the stormwater on the site and slowly release the water and release it into the creek over time for a 10-year storm event.

Council discussed the project and asked questions of the developer. The developer confirmed the traffic signal would be installed as soon as NCDOT would allow.

The Council and the Developer agreed on the following DA changes/clarifications:

- Elevators would be placed in all buildings.
- The building would not exceed 41' max and three stories.

- Deed restriction on easements for use outdoor classroom, greenway and parking.
- Timeline for bonds and/or cost sharing with adjacent developments for traffic improvements.
- Add minimum electrical car charging stations of 2 per building with plans for more in the future.
- External improvements would have to be made by the 40% of units CO; internal improvements prior to the last CO being issued.

Council Member Paxton closed the public hearing. Council Member Richardson made the motion to approve DA19.04.02 – Willows at Stallings with the changes above as discussed and agreed upon by the developer. Council Member Scholl seconded the motion. A rollcall vote was taken on the vote.

Council Member Martin – yes
 Council Member Scholl – yes
 Council Member Paxton – no
 Council Member Grooms – no
 Council Member Ayers – yes
 Council Member Richardson – yes

The motion passed by a 4 to 2 vote with Council Members Paxton and Grooms opposing.

Council took a recess at 8:40 p.m. and reconvened in open session at 8:48 p.m.

3. Unified Development Ordinance (UDO) Items (Martin) (Tabled from 02-10-2020)

Town Planner Hair explained the following items as requested by Council Member Martin.

Additional language for the UDO was suggested by staff for 3.A. Density Calculation and 3.B. Fence Regulations. The memo outlining the additional language changes by Town Planner Hair is attached to these minutes and therefore incorporated herein.

A. Density calculations

Town Planner Hair recommended adding language to Article 2.2-1 of the Development Ordinance as outlined in the attached memo. Council Member Richardson made the motion to approve the language as suggested. The motion was approved unanimously after a seconded by Council Member Martin. The new language would be presented to the Planning Board for approval and then brought back to Council for final approval in the form of an ordinance.

B. Fence Regulations

Council held consensus to add the language as presented in the attached memo which addressed Fence Regulation in the UDO. The new language would be presented to the Planning Board for approval and then brought back to Council for final approval in the form of an ordinance.

C. Open Space

Council discussed the open space language in the UDO specifically in the older Stallings version of the UDO versus a conservation subdivision. Council held consensus to have staff investigate the item further, allow Council to think about the issue, and bring it back to Council on March 9.

4. DeWitt "Mac" McCarley Contract (Dunn)

Council Member Richardson the motion to approve contract with DeWitt "Mac" McCarley for all Planning and Zoning related items, particularly Development Agreements. The motion was passed unanimously by the Council after a second from Council Member Ayers.

5. Land Use Follow-up (Tabled from 01-27-2020)

Town Manager Sewell reminded the Council he had proposed doing a land use visioning process. The Council choose to jump into reviewing the Small Area Plans in small groups. Staff would get undeveloped acre/parcel breakdown to Council.

6. Town of Stallings v. Christopher Loukos 18 CVS 769

Town Attorney Cox reminded the Council that it had offered Christopher Loukos a maximum of \$20,000 for his property to be used as a right-of-way for the Potters/Pleasant Plains Intersection Improvement. Mr. Loukos had accepted that amount. The motion was made by Council Member Scholl to approve \$20,000 and authorize the Town Manager to sign the Consent Judgement. Council approved this motion unanimously after a second from Council Member Grooms.

7. Adjournment

Council Member Martin moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at 9:24 p.m.

Approved on _____, 2020.

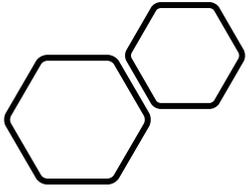
Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

DRAFT



Proposal

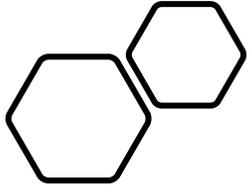
GATEWAY SIGNAGE



WHAT?

- *A Gateway sign is signage used to communicate that you are in an area, that you have moved from one area to another. Often a welcome sign or road sign at the border of a region that introduces or welcomes visitors.*





WHY?

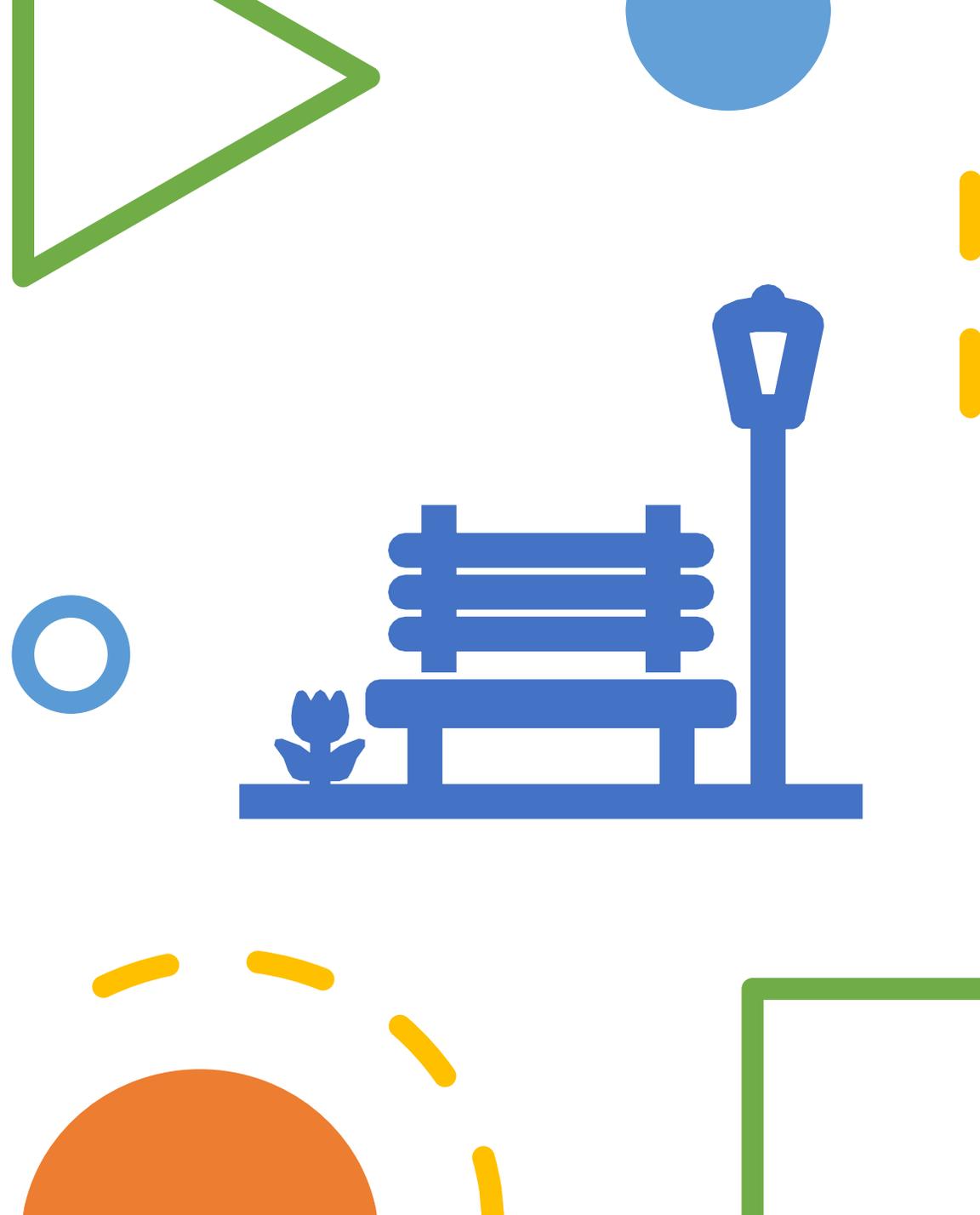
In the 2019-2020 Budget funding was approved for the design for Gateway signage. (\$40,200 combined with Park and Greenway engineering specs)



Seeking Council Input on the Designs

WHY? A lack of Identity

- **NOTED:** CLUP steering committee members, and Town residents through open houses, noted the Town's lack of identity.
- **CREATED:** Enhancement of the Public Realm.
 - Street Trees and Landscaping – creating a consistent streetscape plan to be applied in key locations throughout Town. *Goal 1-1-2.1*
 - Street Signage – creating of street signs that display the Town's logo. *Goal 1-2.5*
 - Gateway Signage providing entry monumentation signs a key locations to designate Town limits. *Goal 1-3*



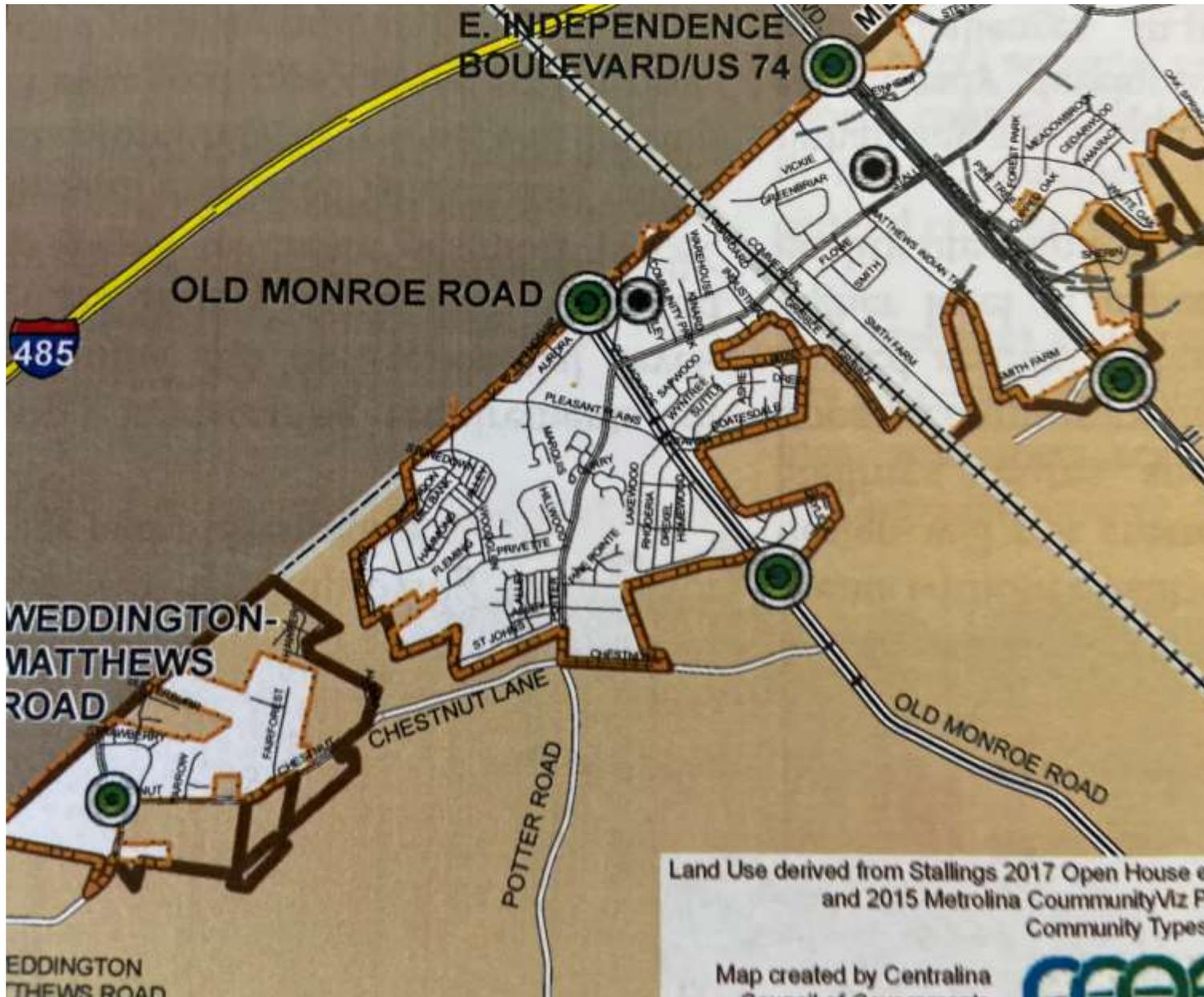
WHY?

Provide Town identification

Stallings Comprehensive Plan Section 3: Town Gateways



“The enhancement of the gateway, or entrance points, to the Town of Stallings will quickly accomplish the objective to enhance the Town's identity.”



Gateway Signage Locations Identified in CLUP

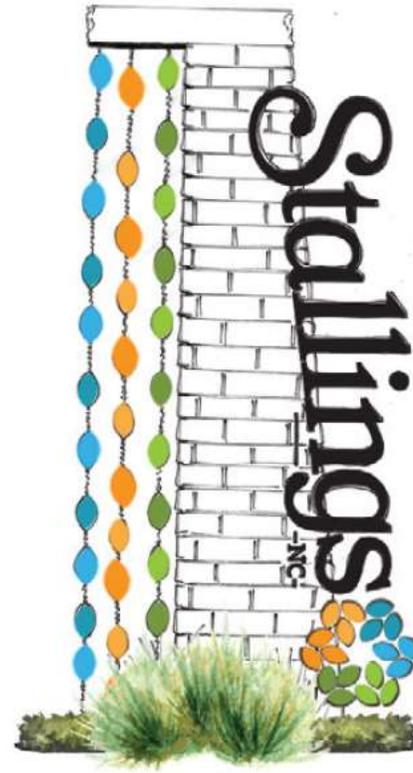


Potential Locations

Chestnut Roundabout

Atrium Site

Concept Sketches



Materials



brick



concrete

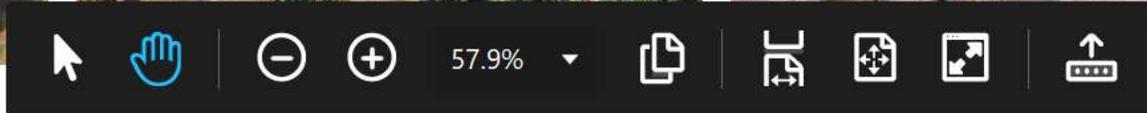


steel



aluminum

Precedent Images



Concept Sketches



Materials



brick



concrete



wood

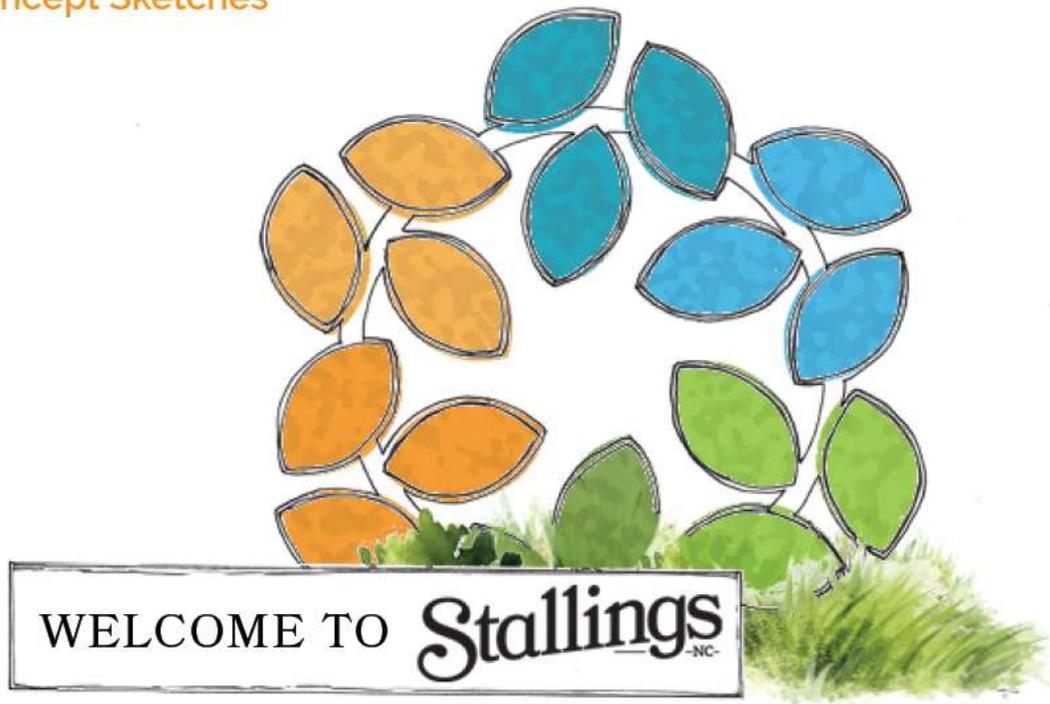


corten steel

Precedent Images



Concept Sketches



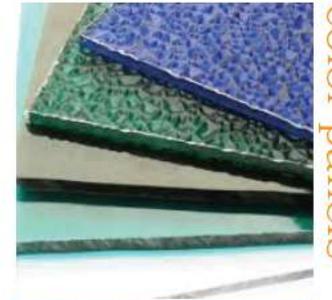
Materials



brick



concrete



translucent
color panels



corten steel

Precedent Images







Next Steps

Council Consensus on Design Concept

Provide Council with an estimate of Phase 1 Cost:
Engineering/Design build cost

Budget for Phase 1