



May 14, 2018
 Stallings Town Hall
 315 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

	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) 03-26-18 (2) 04-09-18 (3) 04-16-18 – special meeting 1 (4) 04-16-18 – special meeting 2 (5) 04-23-18 (6) 04-30-18 – special meeting B. Ordinance Adopting Code of Ordinance Supplement 8 C. Resolution for Deannexation/Annexation for Blair Mill Park Property D. Parks Special Events Coordinator Job Classification	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 Agendo as presented; or 2) Approve the Consent Agendo 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 Agendo as presented; or 2) Approve the Agendo with the following changes: _____

4.	7:45 p.m.	<p>CZ18.03.01 – Terkhuerst Foundation</p> <p>The applicant is requesting a conditional zoning for the 9.46-acre property located at 1000 Chestnut lane, in parcels #'s 07132004 and 07132007, for the development of an approximately 6,000 sq. ft retreat center and associated cabins.</p> <ul style="list-style-type: none"> A. Open public hearing B. Information from staff C. Comments from the public D. Close public hearing E. Council vote 	Lynne Hair, Town Planner	<p>Approve/Deny request.</p> <p><i>Motion: I make the motion to approve/deny CZ18.03.01 – Terkhuerst Foundation.</i></p>
5.	8:15 p.m.	<p>TX18.04.01 – Mendez Text Amendment</p> <p>The applicant is requesting a text amendment to the <u>Stallings Development Ordinance Table of Uses, Table 8.1 (Districts)</u> to allow medical, dental, and surgical equipment as a permitted use in the VSR (Vehicle Service and Repair) district.</p> <p>TX18.04.02 – Development Agreement Text Amendment– The Town of Stallings is seeking a text amendment, adding language to the <u>Stallings Development Ordinance Article 7 (Permits and Procedures)</u> requiring a development agreement as a part of the major subdivision review process.</p> <ul style="list-style-type: none"> A. Open public hearing B. Information from staff C. Comments from the public D. Close public hearing E. Council vote 	Lynne Hair, Town Planner	<p>Approve/Deny request.</p> <p><i>Motion: I make the motion to approve/deny TX18.04.01 – Mendez Text Amendment.</i></p>
6.	8:25 p.m.	<p>TX18.04.02 – Development Agreement Text Amendment</p> <p>The Town of Stallings is seeking a text amendment, adding language to the <u>Stallings Development Ordinance Article 7 (Permits and Procedures)</u> requiring a development agreement as a part of the major subdivision review process.</p> <ul style="list-style-type: none"> A. Open public hearing B. Information from staff C. Comments from the public D. Close public hearing E. Council vote 	Lynne Hair, Town Planner	<p>Approve/Deny request.</p> <p><i>Motion: I make the motion to approve/deny TX18.04.02 – Development Agreement Text Amendment.</i></p>

7.	8:40 p.m.	<p>TX18.04.03 – Density Text Amendment</p> <p>The Town of Stallings is seeking a text amendment, to the <u>Stallings Development Ordinance Article 8 (Districts)</u> increasing the allowable density for multifamily housing in the Mixed-Use District from 14.5 units an acre to 28 units an acre.</p> <p>A. Open public hearing B. Information from staff C. Comments from the public D. Close public hearing E. Council vote</p>	Lynne Hair, Town Planner	<p>Approve/Deny request.</p> <p><i>Motion: I make the motion to approve/deny TX18.04.03 – Density Text Amendment.</i></p>
8.	9:00 p.m.	<p>TX18.04.04 – Height Text Amendment</p> <p>The Town of Stallings is seeking an amendment to the <u>Stallings Development Ordinance Article 7 (Building and Lot Type Standards)</u> increasing the building height for; Multi Family building type from 36’ to 50’ for structures located within developments adjacent to Hwy 74; Shop Front Building Type up to 70’ for structures located within developments adjacent to Hwy 74; and, Highway Building Type from 50’ to 70’ within development adjacent to Hwy 74.</p> <p>A. Open public hearing B. Information from staff C. Comments from the public D. Close public hearing E. Council vote</p>	Lynne Hair, Town Planner	<p>Approve/Deny request.</p> <p><i>Motion: I make the motion to approve/deny TX18.04.04 – Height Text Amendment.</i></p>
9.	9:15 p.m.	<p>RZ18.04.01 – Underlying Zoning Map Amendment</p> <p>The purpose of this map amendment is to add the underlying zoning where approved CUP’s exist, to add MFT zoning (Multi-Family Transitional) to the neighborhoods of Callonwood, Chestnut Oaks, Wendover at Curry Place, Fairhaven, and Woodbridge where approved CUP’s exist; and to combine CUGR, CUOLR and CUNRD into one CUP district.</p> <p>A. Open public hearing B. Information from staff C. Comments from the public D. Close public hearing E. Council vote</p>	Lynne Hair, Town Planner	<p>Approve/Deny request.</p> <p><i>Motion: I make the motion to approve/deny RZ18.04.01 – Underlying Zoning Map Amendment</i></p>

10.	9:25 p.m.	Indian Trail 5K	Alex Sewell, Town Manager	Approve/Deny Resolution <i>Motion: I make the motion to approve the Indian Trail 5K Resolution.</i>
11.	9:40 p.m.	Committee Applications A. Historical Committee B. Transportation Advisory Committee	Wyatt Dunn, Mayor	Consider applications for appointment. A. <i>Motion: I make the motion to appoint <u>(applicant's name)</u> to the Historical Committee with a term ending March 31, 2019.*</i> B. <i>Motion: I make the motion to appoint <u>(applicant's name)</u> to the Transportation Advisory Committee with a term ending March 31, 2019.^</i> <i>*These terms' expiration dates are recommended in order to stagger the terms on this new committee.</i> <i>^The vacancy on this committee has a term ending March 31, 2019.</i>
12.	9:45 p.m.	Adjournment		

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 Monday, March 26, 2018, 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 David Scholl; Council Members Kathy Heyse, John Martin, Lynda Paxton, Deborah Romanow, and Shawna Steele.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Deputy Town Manager; Chief Minor Plyler; Lynne Hair, Town Planner; Kevin Parker, Assistant Town Engineer; 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 Heyse delivered the invocation. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Special Presentation

Chief Minor Plyler

Chief Minor Plyler reminded the Council of the nuisance abatement case on Privette Road that the Town closed last month. Detective Steve Brown was the main detective for Stallings on the case.

Det. Brown explained to Council that through conversations with Billy Ray with Blythe Construction, Blythe Construction offered to donate their services to demolish and clean up the property in an effort to be a community partner.

Chief Plyler recognized Mr. Ray and Blythe Construction via a certificate of appreciation and a Stallings Police Department Challenge Coin.

Public Comments

No one was present to give public comment.

1. Agenda Approval

Council Member Paxton recommended delaying Agenda Item 10, *Traffic Analysis Presentation*, until April 16, 2018.

Town Manager Sewell recommended adding the following items:

- Agenda Item 6.C., Budget Ordinance Amendment 6, *Downtown Small Area Plan Scope Amendment*
- Agenda Item 6.D., *New Public Works Vehicle Purchase*
- Agenda Item 11.A., *Town v. Barry and Juanita Stallings*

Council Member Romanow made the motion to approve the Agenda with the above listed changes. The motion received Council's unanimous support after a second from Council Member Scholl.

2. Monroe Bypass Constructors Temporary Use Permit Extension Request

Town Planner Lynne Hair explained that Monroe Bypass Constructors had requested a second extension on its Temporary Use Permit for gravel storage for the Expressway construction at the corner lot of Stallings/Stevens Mill Road. The new request would allow Monroe Bypass Constructors to use the lot until the end of June.

Chad Threatt, Monroe Bypass Constructors/Boggs Paving, explained that due to weather delaying the project, the company was requesting an extension on the Temporary Use Permit through June 30, 2018.

Town Manager Sewell explained there was a few issues with current Temporary Use Permit compliance:

- Contracting was not complying with the monthly reporting requirement
- Egress/ingress on Stallings Road was not in compliance with the permit conditions

Mr. Threatt explained that using the entrance on Stallings Road allowed the trucks to avoid the four-way stop sign at the school.

Council Member Steele made the motion to approve the extension to the Temporary Use Permit for Monroe Bypass Constructors/Boggs Paving to June 30, 2018 and amending Condition 4 to allow entrance and exit of trucks off of Stallings Road. Council Member Romanow seconded the motion. The motion passed unanimously by Council.

3. New Town Hall Update

Rick Brown, Boomerang, update the Council on the planning for the New Town Hall. He reminded the Council of its approved concept and noted that the stormwater structure would be now an underground structure due to the topography on the site and in order to provide ultimate access to the fenced-in lot. The strategy was to accommodate future traffic and driving patterns on the site.

The one-story structure would mimic the feel of the current Town Hall and include the seal on the outside of the building. Mr. Brown reviewed the small layout changes for both the New Town Hall and the future Public Works Building. Through collaboration with staff and consultants, he reported that the construction documents were nearly 70% complete and on schedule. Bids would be received mid-June as long as all review deadlines were met.

Council Member Scholl took a moment to announce that the Porter Ridge High School Golf Team won the Union County Golf Classic that day for the third year in a row.

4. Capital Maintenance Improvements and Infrastructure Plan (CMIIP)

Finance Officer Marsha Gross reviewed the Capital Maintenance Improvements and Infrastructure Plan (CMIIP) with the Council. The current CMIIP version is attached to these minutes and therefore incorporated herein.

Ms. Gross then presented the Council with options for funding the New Town Hall and Public Works Building. Council held consensus to borrow 100% for those projects.

5. 2018-19 Town Priorities

Town Manager Sewell explained that the 2018-19 Town Priorities List was compiled as a result of the 2018 Planning Retreat.

Council Member Steele made the motion to approve the 2018-19 Town Priorities with the addition of "Explore greenway opportunities and sidewalks in participation with other jurisdictions." under Section 1.C. The motion was approved unanimously after a second from Council Member Romanow.

The approved and updated 2018-18 Town Priorities document is attached to these minutes and therefore incorporated herein.

6. 2017-18 Budget Amendments

A. Budget Amendment 4

New Town Hall and Public Works Design Cost

Council Member Romanow made a motion to adopt Amended Budget Ordinance 4, *New Town Hall and Public Works Design Cost*, in the amount of \$205,600. The motion was seconded by Council

Member Heyse and passed unanimously. The Amended Budget Ordinance 4, *New Town Hall and Public Works Design Cost*, is attached to these minutes and therefore incorporated herein.

(1) Downtown Small Area Plan Scope Amendment

Council Member Romanow made the motion to approve the Downtown Small Area Plan Scope Amendment. The motion passed unanimously after a second from Council Member Steele.

B. Budget Amendment 5

Stallings Road and Chestnut Lane Sidewalks

Council Member Romanow made a motion to adopt Amended Budget Ordinance 5, *Stallings Road and Chestnut Lane Sidewalks*, in the amount of \$160,500. The motion was seconded by Council Member Steele and passed unanimously. The Amended Budget Ordinance 5, *Stallings Road and Chestnut Lane Sidewalks*, is attached to these minutes and therefore incorporated herein.

C. Budget Amendment 6

Expanded Scope of Downtown Small Area Plan

Council Member Romanow made a motion to adopt Amended Budget Ordinance 6, *Expanded Scope of Downtown Small Area Plan*, in the amount of \$20,000. The motion was seconded by Council Member Heyse and passed unanimously. The Amended Budget Ordinance 6, *Expanded Scope of Downtown Small Area Plan*, is attached to these minutes and therefore incorporated herein.

D. Truck approval

Town Manager Sewell explained that he recommended the Town purchase a Chevy Silverado 1500 4WD Crew Cab for \$26,500 to replace an older vehicle which was sold due to its condition and age. This purchase could be purchased in the current Public Works Budget and the purchase needed no budget amendment.

Council Member Paxton made the motion to approve the purchase of the Chevy Silverado 1500 4WD Crew Cab for \$26,500. The motion received Council's unanimous approval after a second from Council Member Martin.

7. Solid Waste Contract Amendment

Town Manager Sewell explained that the Ad Hoc Committee met and developed a set of conditions which were presented to the current Solid Waste Provider. The provider was agreeable to the conditions. After approval by Town Attorney Cox, a final amendment was signed by the current provider.

The amendment included:

- 5% reduction in price for services
- Number of yard waste bags allowed per pick-up increased
- There would be no CPI increase for 2018

Council Member Steele made a motion to approve the Solid Waste Contract Amendment.

Council Member Martin seconded the motion. The motion received Council's unanimous support. The Solid Waste Contract Amendment is attached to these minutes and therefore incorporated herein.

8. 2018 Committee (Re)Appointments Parks and Recreation Committee:

Council Member Romanow made a motion to reappointment Helena Connors to the Parks and Recreation Committee with a term ending March 31, 2020. The motion was seconded by Council Member Steele and passed unanimously.

A motion was made by Council Member Romanow to reappoint Alyssa Floyd to the Parks and Recreation Committee with a term ending March 31, 2019. Council Member Steele seconded the motion which passed unanimously.

Council Member Heyse made the motion to appoint Bill Smith to the Parks and Recreation Committee with a term ending March 31, 2020. The motion received Council's unanimous support after a second from Council Member Romanow.

Planning Board/Board of Adjustment

A motion was made by Council Member Romanow to reappoint Robert Koehler and Allen Taylor to the Planning Board/Board of Adjustment with terms ending March 31, 2021. Council Member Steele seconded the motion which received Council unanimous support.

Public Safety Advisory Committee

Council Member Romanow made a motion to reappoint Susan Connolly (term ending March 31, 2021) and Scott Dover and Louis Philippi (terms ending March 31, 2020) to the Public Safety Advisory Committee. The motion received Council's unanimous support after a second from Council Member Steele.

Transportation Advisory Committee

Council Member Paxton moved to reappoint Larry Falcone and Jim Romanow to the Transportation Advisory Committee with terms ending March 31, 2020. That motion was seconded by Council Member Steele and passed unanimously.

Historical Committee

A motion was made by Council Member Heyse to appoint Kathleen Hegger and Jill Reed to the Historical Committee with terms ending March 31, 2020. Council Member Steele seconded the motion which was passed unanimously by Council.

9. Whetstone Drive – Right of Way Abandonment Resolution

Town Planner Hair explained that the Town had received a request for right-of-way abandonment on Whetstone Drive. The applicant was Union of Chestnut, LLC and Whetstone Drive was off of Potters Road near The Grove Subdivision.

Whetstone Drive was not built to Town standards. The applicant had plans to build condos on the property at the end of Whetstone Drive therefore would like the Town to abandon the right-of-way, so they could add it to their overall development. The applicant was willing to pay approximately \$5000 which was significantly below tax value of the land.

Council need to adopt the resolution setting the public hearing date on this item. Mayor Wyatt Dunn read the resolution into the record. Council Member Romanow made the motion to adopt the Resolution for the Right-of-Way Abandonment on Whetstone Drive. The motion was seconded the by Council Member Steele which was passed unanimously by Council.

The Resolution for the Right-of-Way Abandonment on Whetstone Drive is attached to these minutes and therefore incorporated herein.

10. Traffic Analysis Presentation

This Item was removed during the Agenda Approval.

11. Personnel Policy Amendment

Town Manager Sewell recommended a clarification to the Town's grievance procedure. He noted that the intent of a grievance procedure was set get items resolved at the lowest level and then working through the chain of command. However, the current policy allowed for an employee to file directly to the Town Manager. Mr. Sewell felt the intent of that section was to allow an employee to come directly

to the Town Manager in the case of sexual harassment, discrimination, or any other illegal situation. The amendment cleared up the language to that effect.

Council Member Steele made the motion to approve the personnel policy amendment as outlined by the Town Manager. The motion was seconded by Council Member Romanow and passed unanimously.

11.A. Town of Stallings v. Barry and Juanita Stallings

Council Member Steele made the motion to approve payment of \$47,800 in 18CVS 193, Town of Stallings v. Barry and Juanita Stallings as a full and final settlement for condemnation/acquisition of easement on 3901 Pleasant Plains Road. The motion was seconded by Council Member Romanow and passed unanimously.

Council Member Heyse noted that the Stallings Easter Egg Hunt was a wonderful event.

Town Manager Sewell submitted the Town Staff Report. The Town Staff Report dated 03-26-18 is attached to these minutes and therefore incorporated into the record.

12. Adjournment

Council Member Romanow moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at 9:33 p.m.

Approved on May 14, 2018.

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 April 9, 2017, 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 David Scholl; Council Members John Martin, Kathy Heyse, Deborah Romanow, Lynda Paxton, and Shawna Steele.

Staff present were: Alex Sewell, Town Manager; Emily Hughes, Communications Specialist/Deputy Town Clerk; Lynne Hair, Town Planner; Max Hsiang, Planning Technician; Marsha Gross, Finance Officer; and Minor Plyler, Police Chief.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting and thanked them for their interest in local government. Council Member Romanow then delivered the invocation. Mayor Dunn led the Pledge of Allegiance and called the meeting to order.

Public Comment

There was no one present to give public comment.

1. Approval of Consent Agenda Items

A. Minutes of the following meetings:

- (1) 02-26-18
- (2) 03-03-18 – special
- (3) 03-12-18
- (4) 03-12-18 – closed

Council Member Paxton suggested to correct the spelling of the names of the citizens from the 02-26-18 and 03-12-18 minutes: Renato Jesalvo and Lewis Fisher.

Council Member Romanow made the motion to approve the Consent Agenda Items with the suggested changes mentioned above. The motion was seconded by Council Member Paxton which passed unanimously by Council.

2. Reports

A. Report from the Mayor

Mayor Dunn had no report.

B. Reports from Council Members/Town Committees

Council Member Paxton reported that she was a part of an authentic audience with Union County Schools as a representative from Stallings on a panel of community leaders where Antioch students presented community and environmental issues.

Council Member Paxton reminded Council that Earth Day would be at Indian Trail's Chestnut Square Park with the theme "To End Plastic Pollution." She also shared the various teams that would be participating in the town-wide litter sweep and encouraged Council to volunteer.

Council Member Martin reported that there was a Public Safety Committee meeting but would defer that report to Council Member Romanow. He also stated he had met with businesses of the Steven Mill Shopping Center to learn how the Town could better help that area. Those businesses were in support of the possible addition an ABC Store; and they were disappointed that the Epcon project was turned down because they wanted more roof tops in the area.

Council Member Martin also reported that he had received many complaints regarding the odor and noise from the Aqua Waste Water Treatment Plant behind Country Woods East. Stallings Code Enforcement Officials would be investigating the issue.

Council Member Romanow reported that the Public Safety Committee met to discuss the safety concerns at the intersection at Highway 74 and Stallings Road. She also mentioned that the committee would be hearing a presentation from a social worker concerning ways to identify seniors in the community to honor them and meet their needs. The committee also discussed the potential park in Spring Hill and discussed various ideas.

Council Member Scholl reported that he received complaints from residents about the condition of Blair Mill Park. He was working with Town Manager Sewell to identify the responsible parties for right-of-way clean-up.

Council Member Steele reported that there was no Stormwater Committee meeting that month so there was nothing to report.

Council Member Heyse reported that the Historical Committee planned to meet soon to establish some general meeting times.

C. Report from Town Manager/Town Departments

Town Manager Alex Sewell reported the following items:

- The Ad Hoc Committee for the new Town Hall would meet to discuss the audio and video for the facilities as well as the finishes.
- There would be monthly meetings with NCDOT staff and Town Staff to facilitate communication.
- Staff needed to give NCDOT an answer by the end of June concerning the painting of Bypass mast arms and poles.
- Council received their first draft budget for review and Mr. Sewell welcomes comments.
- There were various options for the Town to conduct a citizen survey:
 - internet based survey
 - a written, mailed survey to all households
 - a written, mailed survey to a random sample of the population
- A draft of the branding for all non-police, town vehicles was provided for Council consideration. Council held consensus to use the draft branding which was provided as well as "In God We Trust" on the rear of the vehicles. The total would be \$1875 to brand and re-brand all non-police, town vehicles.
- Town Manager Alex Sewell and Communications Specialist Emily Hughes have met weekly to reformat the website for appearance and consistency.

3. Agenda Approval

Mayor Dunn suggested switching Agenda Item 8, *Resolution Authorizing Condemnations to Acquire Certain Property*, to Agenda Item 6, *Town Hall Streetscape Options*. The Agenda was approved by Council Member Romanow with the above suggested changes. The motion was seconded by Council Member Paxton which passed unanimously by Council.

4. NCDOT Idlewild Superstreet Concept, U-4913

Scott Cole, NCDOT, made a presentation to Council regarding the Idlewild Superstreet Concept. Travis Pressler, NCDOT Transportation Engineer and project manager for U-4913, was also present. NCDOT discussed their plan to widen Idlewild Road from Stallings Road to the Stevens Mill intersection and scope for the project.

The purpose of the project was to improve congestion to service level D or better and enhance safety and pedestrian accommodations. The concept presented to Council was intended to move traffic

through and minimize impact to the human environment and the natural environment. The current level of service in that area was an E during a.m. and p.m. peak hours. Each direction was intended to operate independently as a way one street.

Terry Williams, Withrow Capital, expressed that the Idlewild Road Superstreet Concept would affect property owners and would restrict development. He agreed that Idlewild needed to be widened but not in the superstreet format. Mr. Williams also noted that if the Town needed financial help in placing "In God We Trust" on the Town vehicles, he would be happy to help with that endeavor.

Matt Tomsic, attorney representing the Harris Teeter development off Idlewild Road, echoed Mr. Williams comments that the Idlewild Superstreet Concept would affect the development and the ability of residents to access retail stores.

John Armistead, agreed with Mr. Williams and expressed that Superstreet Concept would cause the Quick Trip Convenience Store to cancel their contract to develop land.

George Heyse, 1504 Curry Way, stated he was concerned with the traffic at the intersection of Potter Road and Pleasant Plains Road.

Town Planner Lynne Hair reported that the Town was operating under the assumption that Idlewild Road would be widened to a four-lane road, not a superstreet. The Town had created a Small Area Plan for the Idlewild Road node and operated under the assumption that Idlewild would be a four-lane road. Mrs. Hair expressed that the Comprehensive Land Use Plan promotes walkability and connectivity, which the superstreet would limit and create a barrier for the residents. She also shared that Chief Plyler mentioned that the superstreet would affect response times for emergency vehicles.

Town Manager Sewell suggested a revision resolution regarding opposing the superstreet concept and bring it back to Council on April 23, 2018. Council held consensus to review the resolution at that time.

5. Unified Development Ordinance – Mixed Use 1 (MU1) and Mixed Use 2 (MU2) Density

Town Planner Hair explained that the Mixed Use 1 (MU1) and Mixed Use 2 (MU2) density were created to support the Town's Small Area Plans which encouraged mixed use developments. The Town's Unified Development Ordinance (UDO) originally proposed the density of 28 units per acre within the Mixed Use Districts; however, there was a concern on Council that the proposed 28 units per acre was too high. Therefore, the approved UDO reflected a reduced to 14.5 units per acre.

During the UDO creation process, the developers were going off the originally proposed 28 units per acre and noted that the adopted 14 units per acre would not allow for mixed use as shown in the small area plans. Council discusses the various options for density in the small area plans location as well as traffic in those locations.

Council Member Lynda Paxton made the motion to create an Mixed Use 3 (MU3) district on Highway 74 corridor to allow 28 units per acre leaving the other districts with the current density allowances. The motion was seconded by Council Member Heyse. The motion was defeated by a 2-4 vote with Council Members Paxton and Heyse in favor of the motion and Council Members Steele, Martin, Scholl, and Romanow in opposition of the motion.

Council Member Martin made the motion to restore the previously defined 28 units per acre density for the targeted areas for MU1 and MU2 within the small area plans. The motion was seconded by Council Member Romanow. The motion passed by a 4-2 vote with Council Members Martin, Romanow, Heyse, and Steele approving the motion and Council Members Paxton and Scholl in opposition of the motion.

Staff was directed to take the necessary text amendment reflecting the above motion to the Planning Board for consideration.

6. Resolution Authorizing Condemnations to Acquire Certain Property
Original Agenda Item 8

Town Attorney Cox explained this resolution was necessary in order to obtain one of the easement for the Potters/Pleasant Plain Intersection Improvements. Council Member Steele made the motion to approve the Resolution Authorizing Condemnation to Acquire Certain Property - Edward R. Squires, McDonalds Corporation, Southern States Cooperative, New Falls Corporation, State of North Carolina, North Carolina Department of Agriculture and Consumer Services. The motion was seconded by Council Member Romanow which passed unanimously by Council. The Resolution Authorizing Condemnation to Acquire Certain Property - Edward R. Squires, McDonalds Corporation, Southern States Cooperative, New Falls Corporation, State of North Carolina, North Carolina Department of Agriculture and Consumer Services is attached to these minutes and therefore incorporated herein.

Jay Squires, 600 Raintree Drive, Matthews, was present on behalf of his father Eddie Squires. He concurred with Town Attorney Cox's comments. He stated that he and his family were in agreement with this process in order to move forward with the improvements on Potters Road.

7. ABC Store

Town Manager Sewell explained that North Carolina ABC laws were controlled locally. In 2002, Town Council opted to not pursue the creation of an ABC Board because of issues with profitability and the location of the store being in Mecklenburg County. If the Council wished to pursue an ABC Store, the ABC Commission had offered to have a representative talk with Council and assist with market feasibility. The Council held consensus to talk about the possibility of the creation of an ABC Board with an ABC Commission representative.

8. Town Hall Streetscape Options

Original Agenda Item 6

Demetri Baches presented the Town Hall Streetscape Options to Council to show the possibilities for the proposed downtown area. Along with the construction of the new Town Hall, the potential landscape and streetscape will allow for Town Hall to serve as the center of the Town center. Mr. Baches presented the option for on-street parking in front of Town Hall on Stallings Road. Council held consensus to pursue Mr. Baches design which included on-street parking. Ms. Baches design is attached to these minutes and therefore incorporated herein.

9. Agenda Format

Council was presented various options for the agenda format for Town Council meetings. The Council held consensus that the preferred format was Agenda Format Version 2 which included the agenda items in a table format.

10. Adjournment

Council Member Steele moved to adjourn the meeting, seconded by Council Member Romanow, and the motion received unanimous support. The meeting was adjourned at 9:32 p.m.

Approved on _____, 2018.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC
12010

April 9, 2018

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 meeting on April 16, 2018, at 6:00 p.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

Those present were: Council Members Kathy Heyse, John Martin, Lynda Paxton, Deborah Romanow, and Shawna Steele.

Those absent were: Mayor Wyatt Dunn; Mayor Pro Tempore David Scholl

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Deputy Town Manager; and Emily Hughes, Deputy Town Clerk/Communications Specialist.

1. Call the meeting to order

Due to the absence of the Mayor and Mayor Pro Tempore, the Town Clerk called the meeting to order. Town Clerk Nichols then called for nominations for a Council chair for the meeting. Council Member Romanow nominated Council Member Steele as Chair of the meeting. The nomination was seconded by Council Member Martin and passed unanimously by Council. Town Clerk Nichols then turned the meeting over to Council Chair Steele to run the meeting.

2. Traffic Impact Analysis (TIA)

Council Member Steele introduced Steve Blakley, Senior Vice President with Kimley Horn & Associates, Inc. Mr. Blakley then presented the components and examples of a TIA to the Council. Mr. Blakely's presentation is attached to these minutes and therefore incorporated herein.

Council Member Scholl arrived at 6:50 p.m.

3. Adjournment

Council Member Romanow moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at 7:15 p.m.

Approved on _____, 2018.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

12012

April 16, 2018

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 meeting on April 16, 2018, at 7:00 p.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Pro Tempore David Scholl; Council Members Kathy Heyse, John Martin, Lynda Paxton, Deborah Romanow, and Shawna Steele.

Those absent were: Mayor Wyatt Dunn.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Deputy Town Manager; Emily Hughes, Deputy Town Clerk/Communications Specialist; Marsha Gross, Finance Officer; and Lynne Hair, Town Planner.

1. Call the meeting to order

Mayor Pro Tempore Scholl called the meeting to order. He then turned the floor over to Finance Officer Marsha Gross.

2. Budget discussions for the 2018-2019 fiscal year

Finance Officer Gross began with the Proposal Budget Overview, Budget Analysis and Projected Revenue for 2018-19. The 2018-19 Proposed Budget showed revenues increasing 3.3% and expenditures decreasing by 4.3%.

The following departments also reviewed their proposed budget with the Council:

- General Government – Erinn Nichols, Deputy Town Manager/Town Clerk
This department's proposed budget projected a 12.2% decrease from the previous fiscal year due to: 1) the completion of the design of the New Town Hall and Public Works Facilities; and 2) computer expenses being reallocated to appropriate departments in order to realize the cost of doing business for each department.
- Sanitation – Erinn Nichols Deputy Town Manager/Town Clerk
A 5% decrease from the current fiscal year was projected for this department due to a renegotiated contract with the Solid Waste Provider.
- Economic and Physical Development (Planning and Zoning) – Lynne Hair, Town Planner
Due to projects completed in the current fiscal year, this department's budget was projected to have a 30.5% decrease from the current fiscal year.

The slides for each of these presentations is attached to these minutes and therefore incorporated herein.

3. Adjournment

Council Member Steele moved to adjourn the meeting, seconded by Council Member Romanow, and the motion received unanimous support. The meeting was adjourned at 8:41 p.m.

Approved on _____, 2018.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

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 April 23, 2018, 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 David Scholl; Council Members Kathy Heyse, John Martin, Lynda Paxton, Deborah Romanow, and Shawna Steele.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Deputy Town Manager; Captain Tim Harrington; Lynne Hair, Town Planner; Brian Price, Public Works Director; Chris Easterly, Town Engineer; 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 Heyse delivered the invocation. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

There was no one present to give public comment.

Mayor Dunn visited the White House through Robert Pittenger's office and recommended everyone visit through Congressman Pittenger's Office.

1. Agenda Approval

Council Member Steele recommended to delete Agenda Item 5, *Resolution in Support of School Mental Health (Steele)*. Council Member Scholl made the motion to approve the Agenda with the deletion above. Council Member Steele seconded the motion which passed unanimously.

Town Manager Sewell requested the Council speak into their microphones as we are testing audio options.

2. New Town Hall Update

Rick Brown, Boomerang, updated the Town Council on the information the Town Hall Ad Hoc Committee had been working on regarding the new Town Hall Building: AV items in the new facility and finishes for the building. Mr. Brown's presentation on these updates is attached to these minutes and therefore incorporated herein.

3. Resolution Requesting the NC General Assembly to Authorize the Town of Stallings to Levy a Room Occupancy

Mayor Dunn read the Resolution Requesting the NC General Assembly to Authorize the Town of Stallings to Levy a Room Occupancy in to the record. Council Member Paxton made the motion to adopt the Resolution Requesting the NC General Assembly to Authorize the Town of Stallings to Levy a Room Occupancy. The motion was passed unanimously by Council after a second from Council Member Romanow.

The Resolution Requesting the NC General Assembly to Authorize the Town of Stallings to Levy a Room Occupancy is attached to these minutes and therefore incorporated herein.

4. Chestnut Roundabout (Romanow)

Council Member Romanow stated that she understood that NCDOT had pushed construction for this project until the Summer of 2021. Ms. Romanow did not feel that a single lane roundabout would solve the situation at the Chestnut area and was not pleased that the construction had been delayed. Mayor Dunn stated he would contact Bob Cook and discover the details for the delay and construction of this project bringing the results back to Council. Mayor Dunn stated he would also be in contact with the Mayor of Matthews on this situation.

5. Resolution in Support of School Mental Health (Steele)

This item was deleted from the Agenda during Agenda Approval.

6. Resolution for NCDOT U-4913 (Idlewild Road) Design Standards

Town Manager Sewell explained the resolution had been amended to include information on pedestrian facilities along the corridor. Council Member Romanow read the Resolution for NCDOT U-4913 (Idlewild Road) Design Standards into the record.

A motion was made by Council Member Steele to adopt the Resolution for NCDOT U-4913 (Idlewild Road) Design Standards which was seconded by Council Member Romanow. Council supported the motion unanimously. The Resolution for NCDOT U-4913 (Idlewild Road) Design Standards is attached to these minutes and therefore incorporated herein.

7. Council Member Participation in Staff Meetings (Heyse)

Council Member Heyse explained that she did not feel that Council Members should be involved in staff meetings as it would be unbalanced. Council discussed allowing/disallowing Council Members to attend staff meetings.

8. 2018-2019 Budget Discussion

Finance Officer Gross introduced the budget overview for the evening. The following departments then reviewed their proposed budget with the Council:

- Transportation – Chris Easterly, Town Engineer
This department's proposed budget projected a 12.5% decrease from the previous fiscal year due to the Powell Bill Funds being used for sidewalks and road repairs. Based on the Stallings Road Repair Methodology, 1.059 miles of roadway would be repaired in 2019.
- Stormwater – Chris Easterly, Town Engineer
As an enterprise fund, this department was slated to receive more revenue due to increased home developments. Therefore, this department's budget was projected to have a 4.3% increase in spending from the current fiscal year as more money was being received to do additional projects as new neighborhoods came online. Also, in the stormwater fund balance, additional projects, to include stormwater detention for the new Town Hall, could be completed. Spending the stormwater fund balance would be depleted below \$1M to save for any unexpected major repairs.
- Public Works – Brian Price, Town Engineer
Due to expenses, mainly personnel, being moved into this department which had historically been in other departments, this department's budget was projected to have a 70% increase from the current fiscal year. This department also would absorb the cost of replacing the HVAC systems in the existing Town Hall.

The slides for each of these presentations is attached to these minutes and therefore incorporated herein.

9. Adjournment

Council Member Steele moved to adjourn the meeting, seconded by Council Member Romanow, and the motion received unanimous support. The meeting was adjourned at 9:03 p.m.

Approved on _____, 2018.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

12040

April 23, 2018

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 meeting on April 30, 2018, at 6:00 p.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Council Members Kathy Heyse, John Martin, Lynda Paxton, Deborah Romanow, and Shawna Steele.

Those absent were: Mayor Pro Tempore David Scholl.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Deputy Town Manager; Ashley Platts, Parks and Recreation Director; Minor Plyler, Chief of Police; and Marsha Gross, Finance Officer.

1. Call the meeting to order

Mayor Dunn called the meeting to order. He then turned the floor over to Finance Officer Marsha Gross.

2. Budget discussions for the 2018-2019 fiscal year

Finance Officer Gross informed the Council of the updated budget information at the Council's desk. Mrs. Gross then turned the meeting over to the department heads.

The following departments also reviewed their proposed budget with the Council:

- Parks and Recreation Department – Ashley Platts, Parks and Recreation Director
This department's proposed budget projected a 6% decrease from the previous fiscal year due to: 1) former Parks and Recreation employees as well as some inventory and equipment and building and grounds items being moved into the Public Works Department; and 2) decrease in subscriptions due to reduction in price of music for the park.
 - Council held consensus to cancel the New Orleans bus trip which was scheduled in the Fall of 2018.
 - Ms. Platts also presented the Council with a new fee structure for the Council to consider for park rentals. Council held consensus to approve the presented fee schedule. This schedule is attached to these minutes and therefore incorporated herein.
 - New/replacement equipment for the parks - \$93.5K: playground mats; playground equipment; boy/girl scouts projects in the park; water fountains; restroom partitions; fence in rear of the park; event trailer.
 - Outside services - \$119K: Christmas Tree storage/lights; internet in the park; park master plan; electric repairs; spray-in playground mulch.
 - Events and programs: Stallings Fest; Christmas-in-the-Park; Easter; Block Party/Concert; New S.T.E.A.M. Event; Summer Concert.

- Police Department – Chief Minor Plyler
A 5.3% decrease from the current fiscal year was projected for this department due to vehicle maintenance and cost disbursement to other departments. This decrease for the department as a whole was offset mainly by the addition of a K-9 Unit.

Council Member Romanow left the meeting at 7:36 p.m.

- Debt Service – Marsha Gross, Finance Officer
In the 2018-2019 budget, the annual interest only payment for the new facilities would be \$85,000, with monthly payments of \$29,000 for 2019-2020.
- Capital Project Fund – Marsha Gross, Finance Officer
New Facilities: *There would be approximately \$1.9M cost in 2019-2019 (approximately 65% of that being loan) and \$1.1M cost in the 2019-2020 year.*
Potter Road/Pleasant Plains: *The budget for 2018-2019 was \$1.7M for a total project cost of \$3.83M*

The slides for each of these presentations are attached to these minutes and therefore incorporated herein.

Town Manager Sewell showed the Council an example of a street sign branded with the Town's logo. He also shared a quote for Town-wide survey services from the Centralina Council on Governments (CCOG) in the amount of approximately \$14K.

3. Adjournment

Council Member Paxton moved to adjourn the meeting, seconded by Council Member Steele, and the motion received unanimous support. The meeting was adjourned at 8:06 p.m.

Approved on _____, 2018.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

**AN ORDINANCE ADOPTING THE CODIFIED CODE OF
ORDINANCES with SUPPLEMENT EIGHT**

WHEREAS, American Legal Publishing Corporation has completed the codified version with Supplement Eight to the Code of Ordinances of the Town of Stallings, which the supplements contain all ordinances of a general and permanent nature enacted since the prior supplement to the Code of Ordinances of the Town of Stallings; and

WHEREAS, the codified ordinances contain the official ordinances of the Town;

NOW THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Stallings, NC that the codified version through Supplement Eight to the Code of Ordinances of the Town of Stallings is the official version for the Town.

ADOPTED this the 14th day of May, 2018.

Wyatt Dunn, Mayor

Attest:

Erinn Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



**Resolution Requesting the Annexation
of Union County Parcel 07078011A
into the Town of Stallings**

WHEREAS, the Town of Stallings, North Carolina owns Union County Parcels M7078011E, K7078011E, and 07078011A; and

WHEREAS, the Town of Stallings operates its Blair Mill Park on those parcels; and

WHEREAS, Parcel 07078011A is located within the municipal limits of Hemby Bridge; and

WHEREAS, the Town of Stallings would like the ability to make development decisions for the future of Blair Mill Park; and

WHEREAS, it would benefit the Town of Stallings and its residents for this property to be located within its jurisdiction; and

WHEREAS, the Town Council of Hemby Bridge has placed the issue of a de-annexation of Parcel 07078011A from its Town on its May 15, 2018 agenda for discussion at the Council Meeting;

NOW THEREFORE, BE IT RESOLVED THAT: the Mayor and Town Council of the Town of Stallings respectfully requests that the North Carolina General Assembly approve the de-annexation of Union County Parcel 07078011A from the Town of Hemby Bridge and the corresponding annexation of Union County Parcel 07078011A into the Town of Stallings.

ADOPTED, this is the 14th day of May, 2018.

Wyatt Dunn, Mayor

ATTEST:

Erinn Nichols, Town Clerk

Approved as to form:

Melanie Cox, Town Attorney



TO: Mayor Dunn; Town Council
FR: Alex Sewell
DATE: 5/9/18
RE: Special Events Coordinator Job Description

Purpose: This memorandum's purpose is to provide Town Council with a recommendation to change the job description of the Assistant Parks & Recreation Director to Special Events Coordinator.

Background: The Town currently has an opening for Assistant Director of Parks & Recreation.

Recommendation: Staff recommend **not increasing the salary range** (\$33,249 - \$53,479) for this position but changing the job description for the following reasons:

- 1.) The position in practice is more geared more towards festivals, events, and programming which will make the job description more accurate;
- 2.) Changing the job description will make is easier for potential candidates to understand the position requirements and help the Town find the right person.

PARK & RECREATION: ASSISTANT DIRECTOR

General Statement of Duties

Under the supervision of the Director of Parks and Recreation, the Assistant Director is primarily responsible and accountable for the ongoing planning, organizing, directing, and coordinating the activities of the Parks & Recreation division including recreation, healthy living, and leisure programs in the community for all ages and abilities.

Distinguishing Features of the Class

An employee in this class provides administrative support to the Director of Parks and Recreation in the areas of planning, developing and coordinating the operations of the Parks and Recreation department, in addition to being assigned various activities and projects in assisting the Director of Parks and Recreation in carrying out the Department's mission. The employee will work in cooperation with community groups and agencies, according to their needs and Town policy, to ensure that a wide range of recreational and leisure programs are provided without duplication or barriers. The employee will promote programs, seek out activity volunteers and leaders, and provide assistance to all other departmental activities as required. This is full-time position. Night and weekend work is required. This position may occasionally supervise small groups of volunteers. Scope of assigned area will depend on departmental structure and is at the discretion of the Director.

Duties and Responsibilities

Essential Duties and Tasks

- Develop, coordinate, promote, and evaluate recreational programs for all ages and abilities.
- Ensure an opportunity for a variety of safe, accessible and appropriate recreational activities to occur in the recreational facilities within the Town with no or very limited barriers (accessibility, financial, demographical etc.)
- Develop, coordinate, and assist with the implementation of Special Events for all age based on community needs and wants and actively participate in specific community operated events when necessary. Ensure best practices and standards are followed in the development and implementation of programs and special events.
- Establish and maintain appropriate public relations in the community. Meet with community groups and other interested parties for the purpose of exchanging information regarding recreation interests, needs, and available and future programming at the request of the Director.
- Collect, evaluate, and provide statistical reporting to Parks and Recreation Department based on user surveys and other statistical information gathering exercises to include attendance and usage.
- Responsible and accountable for special assignments as assigned by the Director of Parks and Recreation, such as Park Ambassador: Compile and monitor volunteer records and statistics, participant waivers, attendance records, participant assessments and progress notes, evaluations, and individual program plans as needed.
- Attend Parks and Recreation programs, workshops, meetings, and events, beyond the normal workday when necessary.
- Assist with the duties of the day-to-day operations of the facilities booking system, when required.
- Prepares and maintains reports, event schedules, master calendar for rentals, and payment requests; may collect registration, rental, and program/ vendor fees.
- Track and secure all permitting and insurance matters for all vendors and clients and assist in tracking and reporting on vendor commissions.

- Schedule adult and/or youth instructional classes, camps, seasonal staff and facilities for programs. Act as the point of contact for client event planning, execution, and coordination to include event installations, set up, and strike (break down).
- Research and suggest program offerings for implementation of meeting community needs, Town facilitated partnerships, or changing the current offerings to best reflect the department's Master Plan goals. Program approval will be made by the Parks and Recreation Director.
- Organize and submit recreation guide and website information for consideration. This includes writing class descriptions and developing course content for new classes as needed.
- Assist in the preparation of short and long-range budgets and timelines for all events.
- Perform other duties as required.

Recruitment and Selection Guidelines

Knowledge, Skills, and Abilities

- Ability to handle information of a sensitive and confidential nature demonstrating an unquestionable sense of integrity, honesty and commitment.
- Knowledge of recreation activities for children, adolescents, adults, senior citizens, and special patrons
- Ability to research and suggest the purchase of equipment and supplies needed for programming.
- Ability to monitor operations to identify and evaluate the effectiveness of operations and programs and identify problems to be addressed.
- Ability to communicate and establish rapport, understanding and confidence with participants and the public.
- Ability to understand, follow, and complete oral and written directions.
- Working knowledge in event planning and implementation, as well as follow-up to provide sufficient services for the public.
- Ability to maintain partnerships with external organizations.
- Working knowledge in coordinating staffing of events to include participation and attendance as needed.
- Excellent interpersonal and relationship building skills.
- High level of task prioritization by deadline, task delivery under pressured deadlines and parallel priorities.
- Practical and creative problem-solving skills.

Physical Requirements

- Must be able to walk, talk, listen and use hands to feel or operate objects, and reach with hands and arms.
- Vision abilities required by the job include close vision and the ability to adjust the focus.
- Employee may be required to push, pull, lift and carry 50 pounds.
- Work involves operating a motorized vehicle.
- Work is typically performed in an office or outdoors.
- The employee is exposed to occasional cold or inclement weather.

Desirable Education and Experience

A Bachelors Degree in Recreation Administration or related field preferred. A valid driver's license. Possession of CPR and First Aid Certifications or the ability to obtain certifications within six months of employment.

SPECIAL EVENTS COORDINATOR

General Statement of Duties

The Special Events Coordinator performs highly responsible and skilled professional work in planning, organizing, coordinating and promoting the Town's festivals, programs, and events.

Distinguishing Features of the Class

This position works independently under the general supervision of the Director of Parks & Recreation to perform professional, technical work in planning, organizing, coordinating, and promoting the Town's festivals, programs, and events. The position implements, develops, recommends, and coordinates administrative tasks and procedures in the areas of event management, pre-event and post-event planning. When out in the field, position is responsible for making major decisions regarding the health and safety of participants and staff and the image of the Town of Stallings. Supervision is exercised over any assigned subordinate volunteer and part-time staff. This is a full-time position. Night and weekend work is required. Work is evaluated through observation, conferences, activity outcomes, adherence to best safety practices, productivity, compliance with instructions, general community acceptance, and by efficiency and effectiveness of activities.

Duties and Responsibilities

Essential Duties and Tasks

- Plans, organizes and directs the Town's festivals, programs, and events.
- Secures sponsorships, plans, organizes and evaluates Town festivals, programs, and events.
- Seeks grants and supplemental resources for department programs at direction of the Parks and Recreation Director.
- Develops and maintains relationships with business/land owners affected by festival/events. Maintains records of merchant/land owner correspondence and completes contracts with all businesses and organizations engaged with the festival/event.
- Maintains records of all correspondence with vendors and completes all necessary contracts and agreements.
- Manages day-to-day operations of festival/events including voice mail, e-mail, etc.
- Develops and maintains relationships with all necessary Town and other government entities including, but not limited to, Public Works, Parks & Recreation, Police, Fire & EMS and Planning and Development.
- Develops new corporate sponsorship opportunities.
- Maintains records of sponsorships correspondence and completes sponsorship agreements and contracts (cash and in-kind).

- Oversees the special event review process for private events. Monitors private special events to include: managing applications, permits, logistics, and support services during private special events in the Town.
- Develops, administers, monitors and coordinates budgets for assigned events, purchases equipment and supplies.
- Complies with all written Town policies and procedures, and all applicable laws/regulations including safety best practices.
- Recommends new activity ideas subject to approval by the Parks & Recreation Director.
- Assists the Director of Parks & Recreation with other department-related tasks as needed.
- Performs other duties as required.

Recruitment and Selection Guidelines

Knowledge, Skills and Abilities

- Knowledge of industry standards, principles and practices of event management including but not limited to project management, staging an event, risk management, site procurement, communications and consumer/vendor relations.
- Knowledge of community resources, volunteer, funding and development resources.
- Knowledge of database management, graphic design and basic computer skills in Word, Excel, Access and Publisher.
- Knowledge of legal agreements and binding contracts.
- Skill in planning and coordinating large scale events.
- Skill in public relations.
- Skill in operating audiovisual, sound and lighting equipment.
- Skill in oral and written communication.
- Ability to research and purchase equipment and supplies needed for programming.
- Ability to monitor operations to identify and evaluate the effectiveness of operations and programs and identify problems to be addressed.
- Ability to direct activities in researching and developing or revising policies, procedures and programs.
- The ability to work in a team environment; contribute as a team member and treat coworkers, subordinates and customers with respect.
- Ability to effectively and efficiently plan, organize, and direct various events ranging from large public festivals to smaller community programs within budget and supervisor parameters while ensuring safety best practices are followed.
- Ability to ensure compliance with safety best practices including, but not limited to, OSHA regulations.
- Ability to communicate effectively in oral and written forms.
- Ability to build and maintain cooperative and effective public relations with outside entities.
- Ability to deal tactfully with the public.

Physical Requirements

Must be physically able to exert up to 50 pounds of force occasionally or frequently to lift, carry, push, pull, or otherwise move objects. Sedentary work involves sitting most of the time but may stand and walk for extended periods of time while working special events. While working special events, may exert medium physical effort, which may involve lifting, carrying, pushing and/or pulling of objects and materials of medium weight (up to 50 pounds). Requires the ability to stoop, kneel and reach. The job may risk exposure to bright/dim light, dusts and pollen, extreme heat and/or cold, wet or humid conditions.

Desirable Education and Experience

Graduation from an accredited college or university with a bachelor's degree in recreation or a related field and one year of professional experience, or an equivalent combination of education and experience such as graduation from an accredited high school (or equivalent) combined with three or more years of specialized recreation work experience.

Special requirements

Possession of an appropriate driver's license valid in the State of North Carolina. Able to work flexible hours.



Town of Stallings

Zoning Staff Report

Case: CZ18.03.01			
Reference Name	TerKheurst Foundation		
Request	Proposed Zoning	CZ-Retreat Center	
	Proposed Use	Religious Retreat and Event Center	
Existing Site Characteristics	Existing Zoning	MU-2/CUP-NRD	
	Existing Use	Vacant Land	
	Site Acreage	9.466 acres	
Applicant	TerKheurst Foundation		
Property Owner(s)	John Keith Gay		
Submittal Date	03/16/18		
Location	NE quadrant of Chestnut Lane and Potters Road		
Tax ID(s) #	07132007 & 07132004		
Plan Consistency	Land Use Plan	Designation	Suburban Commercial Center
		Consistent with request	Yes
Recommendation	Planning Staff Planning Board	Approval Approval	

Request:

The TerKheurst Foundation has submitted a conditional zoning application that will allow the subject properties to be rezoned from MU-2/CUPMU2 (mixed use commercial) to CZ-Retreat Center (site specific conditional zoning).

The applicant's intent is to develop the 9.466 acres for a ministry retreat and event center that consist of a 6,000 square foot event space, and cottages to be used for overnight guest.

Property Location/ Existing Conditions:

The subject property is located on the north east quadrant of the Chestnut Lane/Potter Road intersection. The involved property is zoned MU-2 and CUPMU.

Zoning and Use of Adjacent Property:				
North	MU-2	Town of Stallings	Whetsone Drive	Single family properties/undeveloped land.
South	CZ-Multi Family	Town of Stallings	CapRock Properties	Approved 84-unit seniors apartment complex.
East	CUP-MU	Town of Stallings	The Grove	A multi-tenant commercial center.
West	R-20/Residential Low Density	Town of Indian Trail	Enchanted Forest	Single Family subdivision. Lot sizes half an acre.

Future Land Use Designation

The Stallings Comprehensive Land Use Plan has identified the future land use of the subject properties as *Suburban Commercial Center*. A suburban commercial center serves the daily needs of surrounding neighbor hoods, typically located near high volume roads and key intersections. Buildings are setback off the road behind surface parking or outparcels. While a retreat center does not fit into this definition, it will act as a catalyst for development in these areas and provide patrons who will visit the local shops and restaurants located in these developments.

Comprehensive Land Use Plan Consistency

Goals and objectives set forth by the Stallings Land Use plan are to be used as a guide and should be considered when rendering a decision on development proposals.

One of the key guiding principles of the plan is "Destination Points". The Town established a goal of encouraging the creation of destination points in the Town that will attract visitors from outside of the Stallings area. The land use plan asks the question, "will a project help create our community identity, offer benefits to residents and attract non-residents?" The answer to this question in association with the proposed retreat center is yes, it will attract people from outside of the area, and will spur development in and around the site

Goals and strategies within the Comprehensive Land Use Plan that further support the proposal are:

Goal I-5. Utilize existing and planned spaces, facilities, and projects to create community anchors that highlight "place" community appearance and identity.

Strategy I-5.6. Promote the creation of town anchors through small area planning.

Goal U-2. Make adjustments to the zoning code and other planning policies to encourage new development that takes advantage of existing infrastructure or contributes to the construction of new infrastructure and increased access of service.

Goal H-4. Protect and enhance established neighborhoods to increase walkability, provide additional public amenities, and increase pedestrian and vehicular connectivity.

Goal LU-2. To serve resident's daily needs, encourage mixed-use neighborhoods that include a variety of land uses that are compatible with the scale and character of the neighborhood. The walkable neighborhood and walkable activity center place types encourage such uses.

Community Meeting

A requirement of the Conditional Zoning process is a community meeting be held by the applicant and a report of this meeting submitted to the Town and presented to the Planning Board and Town Council. The TerKhuerst Foundation held the required community meeting on March 27, 2016 at 6:00 pm. A copy of the required community meeting report is attached.

ZONING REQUIREMENTS/SITE PLAN ANALYSIS

Requested Zoning:

CZ-MU is an area zoned for mixed residential use to include commercial uses. Development Standards for the project will be as follows:

Proposed Development Standards	
Front Yard Setback	20'
Rear Yard Setback	10'
Side Yard Setback	5'
Open Space	7.5% or .71 acres

Proposed Density of Project

The applicant is proposing a density that is 6,000 square foot retreat center as phase one of the project. Phase two consists of the cabins, that will be 500 square feet apiece. It is anticipated that less than 3 acres of the overall site will be impervious.

Open Space/Dedication of Land for Park, Recreation and Open Space

Article 21 of the Stallings UDO establishes open space requirements by zoning district. The MU district requires a minimum of 7.5% open space, or .71 acres of the subject property. The applicant intends to maintain most of the site as natural and will disturb approximately 3 acres.

Project Boundary Buffers/Tree Save Requirements

The Stallings UDO Article 7.11 requires a 30' buffer where adjacent to existing single family and a tree save area of 3%. Due to the natural environment that the applicant is proposing to provide at the center, this requirement will be met.

Connectivity/Roads

Connectivity is encouraged by the Stallings UDO. The applicant is in discussions with the adjoining owners of The Grove about the possibility of connecting the two projects. This will provide for shared parking and the encouragement of the adjacent commercial uses by visitors to the retreat center.

The entrance road into the proposed project will be located on Chestnut Lane. Road improvements in the form of turn lanes and accel/decel lanes will possibly be required by NCDOT if the development is approved.

STAFF COMMENTS AND RECOMMENDATION

The proposed development meets the goals and objectives set forth by the Stallings Comprehensive Land Use for Suburban Commercial Center and furthers the guiding principles and goals established within the document.

A retreat center at this location will have minimal impact of surrounding properties. The use will attract people from outside the Stallings regions and will encourage development on the adjacent commercial properties. The use will create the need for restaurants and shops in the area that can be utilized by guest and will also serve the local community.

Staff would recommend APPROVAL of the requested conditional zoning and would recommend the following conditions:

- ▶ The applicant or responsible party shall obtain all permits required for development with the Town and outside agencies in compliance with applicable regulations. The submitted sketch plan must meet all requirements as established by permitting agencies.
- ▶ Entrance to the development will be provided off Chestnut Lane.
- ▶ The applicant will attempt to provide for access into the parking area of The Grove to provide for inter-parcel access and shared parking.
- ▶ The applicant will provide walking trails with connectivity to adjacent properties where feasible.

PLANNING BOARD RECOMMENDATION

The Planning Board heard this request at their April 17, 2018 meeting. Based on the opinion that the request was consistent with the key guiding principles, goals and objectives of the Stallings Comprehensive Land Use Plan as outlined by staff in their provided staff report, the Board unanimously recommended APPROVAL.



**PLANNING
& ZONING**
TOWN of STALLINGS

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.

CONDITIONAL ZONING: CZ18.03.01

REQUEST:

Conditionally rezone the properties at the address of 1000 Chestnut lane, parcel #'s 07132004 and 07132007 for use as a retreat center, changing the current zoning classification from MU-2/CUP-NRD to CZ-MU.

STATEMENT OF CONSISTENCY AND REASONABLENESS:

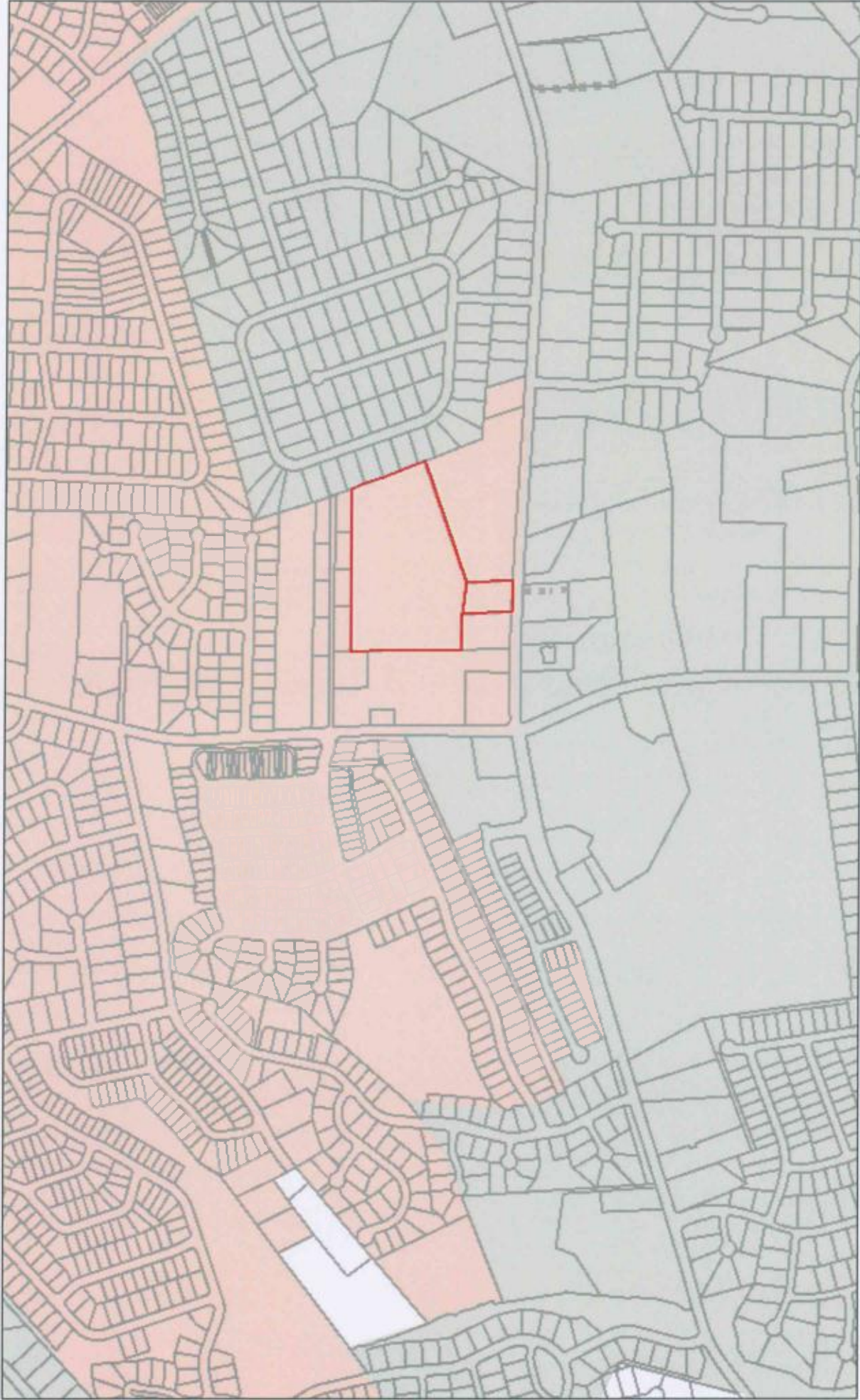
The Stallings Town Council hereby finds that the proposed zoning map amendment is consistent with the 2017 Stallings Comprehensive Land Use Plan adopted November 27, 2017 based on consistency with the key guiding principle "Destination Points". The Town established a goal of encouraging the creation of destination points in the Town that will attract visitors from outside of the Stallings area. The land use plan asks the question, "will a project help create our community identity, offer benefits to residents and attract non-residents?" The answer to this question in association with the proposed retreat center is yes, it will attract people from outside of the area, and will spur development in and around the site. Further, the Board finds that the ordinance is reasonable and in the public interest due to its consistency with "Goal I-5: Utilize existing and planned spaces, facilities, and projects to create community anchors that highlight "place" community appearance and identity." At their May 14, 2018 the Stallings Town Council voted to recommend APPROVAL of the proposed conditional zoning and stated that the, Town Council find 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

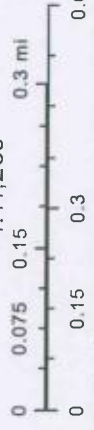
Erinn Nichols, Town Clerk

GoMaps



May 9, 2018

1:11,235



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, © OpenStreetMap contributors, and the GIS User Community



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Brooke TenKurst	" "	"	"

Memo:

TO: Town Council
FROM: Lynne Hair, Planning Director
SUBJECT: TX18.04.01 – Text Amendment to allow Medical, Dental, and Surgical Equipment Manufacturing as a permitted use in the VSR District
DATE: May 7, 2018

Applicant: Edgar and Teresa Moya-Mendez

Location: 645-A Stallings Road

Zoning: VSR – Vehicle Service District

Request: An application was submitted by Edgar and Teresa Moya-Mendez, owners of property located at 645-A Stallings Road. They are the owners of a multi-tenant building at this location and have a tenant wishing to rent space to operate a small, custom prosthetics company. To operate at this location Medical, Dental, and Surgical Equipment Manufacturing must be added as a permitted use in the VSR district.

The VSR District is comprised of a small number of properties located on Stallings Road that consist mainly of automotive repair businesses. If approved, Medical, Dental, and Surgical Manufacturing would be a permitted use within the entire district, not just on the applicant's property.

Staff would recommend approval of the request to add Medical, Dental and Surgical Equipment Manufacturing as a permitted use in the VSR District.

The Planning Board heard this request at their April 17, 2018 meeting and unanimously recommended approval.



TX18.04.01

AN ORDINANCE AMENDING THE "STALLINGS DEVELOPMENT ORDINANCE"
OF THE TOWN OF STALLINGS, NORTH CAROLINA

WHEREAS, on February 26, 2018 the Town Council adopted the new Stallings Development Ordinance; and,

WHEREAS, Medical, Dental, and Surgical Equipment as a use in VSR district is consistent with the 2017 Comprehensive Land Use Plan; and,

WHEREAS, no adverse effects to the public safety, health or welfare were identified to surrounding properties in and around the VSR district as a result of the addition of Medical, Dental, and Surgical equipment manufacturing as a permitted use within the VSR district; and,

THEREFORE, THE TOWN COUNCIL OF THE TOWN OF STALLINGS DO ORDAIN AMENDING THE STALLINGS DEVELOPMENT ORDINANCE AS FOLLOWS:

ARTICLE 8 DISTRICTS. Table of Uses (Table 8.1) Section 1 – General Uses is hereby amended as follows:

ADD to Article 8 Table of Uses (Table 8.1) Section 1 – General Uses

- a) Medical, Dental, and Surgical Equipment as a permitted use in the VSR (Vehicular Service and Repair) district.

This ordinance shall be effective immediately upon its adoption.

ADOPTED this the 14th day of May, 2018.

Wyatt Dunn, Mayor

Attest:

Erinn Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



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.

CONDITIONAL ZONING: TX18.04.01

REQUEST:

To amend Article 8, Table 8.1 of the Stalling Development Ordinance to add Medical, Dental, and Surgical Equipment Manufacturing as a permitted use in the VSR District.

STATEMENT OF CONSISTENCY AND REASONABLENESS:

The Stallings Town Council hereby finds that the proposed text amendment 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 to transition Stallings Road from intensely automotive repair to other use types. At their May 14, 2018 the Stallings Town Council voted to recommend APPROVAL of the proposed text amendment and stated that the, Town Council find and determines that the text amendment 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



MEMO:

TO: Town Council
FROM: Lynne Hair, Planning Director
RE: TX18.04.02- Request by Staff to consider an amendment to Section 7.11-1 (A) and 7.15-1 (B) of the Stallings Development Ordinance.
DATE: May 7, 2018

On February 26, 2018, the Town Council adopted the new Stallings Development Ordinance. During the review process amendments were made to the document including when and how the utilization of Development Agreements were to be applied.

During this process it was decided to require the use of development agreements on all projects located within the MU-1 and MU-2 districts. Leaving the use of these agreements up to staff interpretation when located within other districts.

Staff believes is important to clearly outline in the Development Ordinance when these agreements may be used in other districts as well would propose that language be added requiring a Development Agreement with any project where streets/road are being constructed. Giving the town the use of this tool when a by-right single-family subdivision is being constructed outside of a MU district.

It is recommended that language be added to Article 7.11.1 (A) and 7.15 (B) as follows:

7.11.1 (A) Purpose. The Major Subdivision review process is required for those divisions of land meeting the definition of "Subdivision, Major" appearing in Article 3 of this Ordinance. Review and approval of the Preliminary Plat by the Development Administrator is required under the Major Subdivision review process, with review and approval of the Final Plat made by the Development Administrator. *Major Subdivisions proposing the development of new street infrastructure are required to enter into a Development Agreement in accordance with Section 7.15 of this Article.*

7.15-l(B) In addition to any Development Agreement proposed for an eligible project, a Development Agreement, established pursuant to Sub-section 7.15-3 of this Ordinance, shall be required as part of all applications for the following:

1. Traditional Neighborhood Development Overlay (TNDO) Districts, Town Center (TC) Districts, and Mixed Use (MU-1 and MU-2) District and apply to all new development projects within the TNDO, TC, MU-1 and MU-2 Districts.
2. *Major Subdivisions in any district where new street infrastructure will be developed.*

Requiring a development agreement will supersede the vested rights provision established by the ordinance for such projects, requiring an amendment to Article 7.11-1(F) as follows: "Permit Validity". Approval of the Preliminary Plat/Site Development Plan for Major Subdivisions shall be valid for two (2) years from the date of approval by the Development Administrator of the Town of Stallings. The Final Plat for the Major Subdivision shall be presented for approval prior to the end of the two-year period. *Phased Subdivisions shall be exempt from this time limit as set forth in section 7.11-1(1) (2) of this Ordinance."*

The Planning Board heard this item at their April 17, 2018 meeting and unanimously recommended approval.



AN ORDINANCE AMENDING THE "STALLINGS DEVELOPMENT ORDINANCE" OF
THE TOWN OF STALLINGS, NORTH CAROLINA

WHEREAS, on February 26, 2018 the Town Council adopted the new Stallings Development Ordinance; and,

WHEREAS, amendments were made to the draft ordinance in the days leading up to the adoption, including when and how the utilization of Development Agreements pursuant to NCGS 160A-400.20 through 160A-400.32 are to be applied; and,

WHEREAS, the need for additional clarification has become evident to both Town staff and our consultant; and,

WHEREAS, the need to specifically require Development Agreements pursuant to Section 7.15 of the Stallings Development Ordinance is consistent with the Stallings Comprehensive Land Use Plan adopted November 27, 2017 in that the likelihood of all subdivisions proposing the development of new street infrastructure in any district, and all land development projects situated within the TNDO, TC, MU-1, and MU-2 Districts will have a substantial impact on the implementation of the Comprehensive land Use Plan including the various adopted areas plans; and,

WHEREAS, the amendment is reasonable because of the Town's need to achieve the Guiding Principles adopted in both the Comprehensive Land Use Plan adopted November 27, 2017 and Stallings Development Ordinance adopted February 26, 2018; as well as the provisions of the Comprehensive Land Use Plan Section 9, "Land Use Values" to accomplish the adopted outcome represented by the Comprehensive Land Use Plan, and adopted area plans;

THEREFORE, BE IT ORDAINED by the Town Council that the Stallings Development Ordinance be amended as follows:

PART 1. To clarify applicability of Development Agreements in certain districts and development types including all applications for development approval of new Major Subdivisions proposing new street infrastructure in any district, and new development within the Town Center (TC) and Mixed Use Districts (MU-1 and MU-2) by revising subsections 7.11.I(A) and 7.15-I(B) of the Stallings Development Ordinance to read as follows:

"7.11.I(A) Purpose. The *Major Subdivision* review process is required for those divisions of land meeting the definition of "*Subdivision, Major*" appearing in Article 3 of this Ordinance. Review and approval of the *Preliminary Plat* by the *Development Administrator* is required

Under the *Major Subdivision* review process, with review and approval of the *Final Plat* made by the *Development Administrator*. *Major Subdivisions* proposing the development of new street infrastructure are required to enter into a *Development Agreement* in accordance with Section 7.15 of this Article."

"7.15-l(B) In addition to any *Development Agreement* proposed for an eligible project, a *Development Agreement*, established pursuant to Sub-section 7.15-3 of this Ordinance, shall be required as part of all applications for the following:

1. Traditional Neighborhood Development Overlay (TNDO) District, Town Center (TC) District, and Mixed Use (MU-1 and MU-2) District and apply to all new development projects within the TNDO, TC, MU-1, and MU-2 Districts.
2. *Major Subdivisions* in any district where new street infrastructure will be developed."

PART 2. To correct the reference contained in the provisions of Subsection 7.11-l(F) to properly state reference to "7.11-1(1)(2)" by revising the subsection to read as follows:

"Permit validity. Approval of the *Preliminary Plat/Site Development Plan* for *Major Subdivisions* shall be valid for two (2) years from the date of approval by the *Development Administrator* of the Town of Stallings. The *Final Plat* for the *Major Subdivision* shall be presented for approval prior to the end of the two-year period. Phased *Subdivisions* shall be exempt from this time limit as set forth in section 7.11-1(1)(2) of this Ordinance."

PART3. This Ordinance shall be effective immediately upon its adoption.

ADOPTED this the 14th day of May, 2018.

Wyatt Dunn, Mayor

Attest:

Erinn Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



**PLANNING
& ZONING**
TOWN of STALLINGS

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.

CONDITIONAL ZONING: TX18.04.02

REQUEST:

To amend Article 7 of the Stalling Development Ordinance to add language making Development Agreements a requirement of the Major Subdivision process.

STATEMENT OF CONSISTENCY AND REASONABLENESS:

The Stallings Town Council hereby finds that the proposed text amendment 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 ensuring development standards, infrastructure deficiencies and architectural standards are discussed and agreed upon for all new subdivisions. At their May 14, 2018 the Stallings Town Council voted to recommend APPROVAL of the proposed text amendment and stated that the, Town Council find and determines that the text amendment 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



Memo:

TO: Town Council
FROM: Lynne Hair, Planning Director
SUBJECT: TX18.04.03 - The purpose of this text amendment is to change the density in Mixed – Use districts from 14.5 units an acre to 28 units an acre.
DATE: May 7, 2018

On February 26, 2018, the Town Council adopted the new Stallings Development Ordinance. The original UDO Draft established a density for multifamily projects located within one of the Towns adopted Small Area Plans of 28- units per acre. During the vetting phase, Town Council expressed a concern with this number and changed the density for apartments in the MU districts to 4.5 units per acre.

Since the adoption of the ordinance, concern has been expressed that the density of 14.5 units per acre will not provide the density needed to create a mixed-use project as shown in the adopted small area plans. One area of specific concern in the Highway 74 corridor where it is anticipated that higher density projects will be presented to the Town that have a multifamily component that will need to the 28 units per acre to succeed.

Staff believes the density should be changed in both Mixed - Use 1 and the Mixed – Use 2 districts from 14.5 units per acre to 28 units per acre. This was discussed with Town Council on April 9, 2018 and received support from a majority of council.

Council has requested that returning the density in the MU-1 and MU-2 districts to 28 units per acre be presented to the Board for approval.

It is recommended by Staff and Council that following text amendment to Article 8 of the Stallings Development Ordinance be approved by the Planning Board:

ARTICLE 8 DISTRICTS. 8.4-6 District Development Standards. 8.4-6 Mixed Use Districts (MU-1 and MU-2) (E) (3) is hereby amended as follows:

(E.) Residential Density Limits:

- (1.) Single Family Detached: 7 unit/acre
- (2.) Single Family Attached: 17 units/acre
- (3.) Multifamily: 28 units/acre

The Planning Board heard this request at their April 17, 2018 meeting and unanimously recommended approval.



AN ORDINANCE AMENDING THE “STALLINGS DEVELOPMENT ORDINANCE” OF THE TOWN OF STALLINGS, NORTH CAROLINA

WHEREAS, on February 26, 2018 the Town Council adopted the new Stallings Development Ordinance; and,

WHEREAS, a new Comprehensive Land Use Plan and Small Area Plans were drafted and adopted by Town Council on November 27, 2017 identifying areas that would be built at a higher density; and,

WHEREAS, adopting 28 units per acre in MU districts will meet the goals of the Small Area Plans in creating higher density mixed-use areas; and,

WHEREAS, higher density will provide an opportunity to attract desired retail set forth in the Comprehensive Land Use Plan and Small Area Plans; and,

THEREFORE, THE TOWN COUNCIL OF THE TOWN OF STALLINGS DO ORDAIN THAT THE STALLINGS DEVELOPMENT ORDINANCE BE AMENDED AS FOLLOWS:

ARTICLE 8 DISTRICTS. 8.4-6 District Development Standards. 8.4-6 Mixed Use Districts (MU-1 and MU-2) (E) (3) is hereby amended as follows:

(E.) Residential Density Limits:

- (1.) Single Family Detached: 7 unit/acre
- (2.) Single Family Attached: 17 units/acre
- (3.) Multifamily: 28 units/acre

This ordinance shall be effective immediately upon its adoption.

ADOPTED this the 14th day of May, 2018.

Wyatt Dunn, Mayor

Attest:

Erinn Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



**PLANNING
& ZONING**
TOWN of STALLINGS

Statement of Consistency and Reasonableness

(As per NC General Statue 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.

CONDITIONAL ZONING:

TX18.04.03

REQUEST:

To amend Article 8 of the Stalling Development Ordinance to add language increasing the density for multifamily housing in the MU-1 and MU-2 Districts to 28 units per acre.

STATEMENT OF CONSISTENCY AND REASONABLENESS:

The Stallings Town Council hereby finds that the proposed text amendment 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 to provide for higher density multifamily housing within mixed-use developments. At their May 14, 2018 the Stallings Town Council voted to recommend APPROVAL of the proposed text amendment and stated that the, Town Council find and determines that the text amendment 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

Memo:

TO: Town Council
FROM: Lynne Hair, Planning Director
SUBJECT: TX18.04.04 - The purpose of this text amendment is to change the permitted building height in Mixed – Use districts from 50' to 70' where adjacent to Highway 74.
DATE: May 7, 2018

To allow construction of midrise buildings in Mixed Use development located along the Highway 74 corridor, Staff is recommending the following text amendments to Article 9 of the Stallings Development Ordinance:

1. Article 9.4-3 Multi Family Building Type Standards (A)(4)

(A) Permitted Height and Encroachments

(4) Buildings shall have no less than 2 stories with a maximum of 36'. *Additionally, property that is located within the Mixed Use 2 (MU-2) district and has frontage on or is within a mixed-use project that has frontage on Highway 74 may have a vertical height limit of 50 feet."*

2. Article 9.6-3 Shop-front Building Type Standards (A)(4)

(A) Permitted Height and Encroachments

(4) Building shall have no less than 2 stories. Buildings shall have no more than 3 stories, unless the building is in a "TNDO" district, in which case the maximum number of stories and maximum building height is regulated by the procedure for "TNDO" approval in Article 7 of this Ordinance. *Additionally, property that is located within the Mixed Use 2 (MU-2) district and has frontage on or is within a mixed-use project that has frontage on Highway 74 may have a vertical height limit of 70 feet."*

3. Article 9.8-3 Highway Building Type Standards (A)(4)

(A) Permitted Height and Encroachments

(4) Building height is limited to 50 vertical feet. Exemptions to this provision applies where the building is located within business or employment center within the (IND) district on local streets and the building is a minimum of 300 feet from major thoroughfare(s) appearing on the approved thoroughfare plan. *Additionally, property that is located within the Mixed Use 2 (MU-2) district and has frontage on or is within a mixed-use project that has frontage on, either Highway 74 may have a vertical height limit of 70 feet.”*

The Planning Board heard this request at their April 17, 2018 meeting and unanimously recommended approval.



TX18.04.04

AN ORDINANCE AMENDING THE “STALLINGS DEVELOPMENT ORDINANCE” OF THE TOWN OF STALLINGS, NORTH CAROLINA

WHEREAS, on February 26, 2018 the Town Council adopted the new Stallings Development Ordinance; and,

WHEREAS, a new Comprehensive Land Use Plan and Small Area Plans were drafted and adopted by Town Council on November 27, 2017 identified Highway 74 as an area that would be built at a higher density and require higher building heights for certain uses; and,

WHEREAS, adopting building heights of 50’ for apartments and 70’ for office, hotel and mixed-use will meet the goals of the Small Area Plan in created for this area; and,

WHEREAS, increased building height will provide an opportunity to attract desired hotel, office and multifamily uses as designed in the Comprehensive Land Use Plan and Highway 74 Small Area Plan; and,

THEREFORE, THE TOWN COUNCIL OF THE TOWN OF STALLINGS DO ORDAIN AMENDING THE STALLINGS DEVELOPMENT ORDINANCE AS FOLLOWS:

1. Article 9.4-3 Multi Family Building Type Standards (A)(4)

(A) Permitted Height and Encroachments

(4) Buildings shall have no less than 2 stories with a maximum of 36’.

Additionally, property that is located within the Mixed Use 2 (MU-2) district and has frontage on or is within a mixed-use project that has frontage on Highway 74 may have a vertical height limit of 50 feet.”

2. Article 9.6-3 Shop-front Building Type Standards (A)(4)

(A) Permitted Height and Encroachments

(4) Building shall have no less than 2 stories. Buildings shall have no more than 3 stories, unless the building is in a “TNDO” district, in which case the maximum number of stories and maximum building height is regulated by the procedure

for "TNDO" approval in Article 7 of this Ordinance. Additionally, property that is located within the Mixed Use 2 (MU-2) district and has frontage on or is within a mixed-use project that has frontage on Highway 74 may have a vertical height limit of 70 feet."

3. Article 9.8-3 Highway Building Type Standards (A)(4)

(A) Permitted Height and Encroachments

(4) Building height is limited to 50 vertical feet. Exemptions to this provision applies where the building is located within business or employment center within the (IND) district on local streets and the building is a minimum of 300 feet from major thoroughfare(s) appearing on the approved thoroughfare plan. Additionally, property that is located within the Mixed Use 2 (MU-2) district and has frontage on or is within a mixed-use project that has frontage on, either Highway 74 may have a vertical height limit of 70 feet."

This ordinance shall be effective immediately upon its adoption.

ADOPTED this the 14th day of May, 2018.

Wyatt Dunn, Mayor

Attest:

Erinn Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



**PLANNING
& ZONING**
TOWN of STALLINGS

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.

CONDITIONAL ZONING:

TX18.04.04

REQUEST:

To amend Article 9 of the Stalling Development Ordinance to allow an increase in building height for Multi Family (50'), Shop-front and Highway Building (70') types when located within the MU-2 district and where adjacent to Highway 74. the Stallings official Zoning Map to reflect the underlying zoning categories for all CUP's approved under the previous ordinance.

STATEMENT OF CONSISTENCY AND REASONABLENESS:

The Stallings Town Council hereby finds that the proposed text amendment is consistent with the 2017 Stallings Comprehensive Land Use Plan and Monroe Bypass Small Area Plan both adopted November 27, 2017 based on consistency with goals and objectives set forth in the documents to increase density along the 74 corridor for commercial and higher density residential development. At their May 14, 2018 the Stallings Town Council voted to recommend APPROVAL of the proposed text amendment and stated that the, Town Council find and determines that the text amendment 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

Memo:

TO: Town Council
FROM: Lynne Hair, Planning Director
SUBJECT: RZ18.04.01 – Zoning Map Amendment to add underlying zoning to approved CUP districts.
DATE: May 7, 2018

On February 26, 2018, the Town Council adopted the new Stallings Development Ordinance.

During original development ordinance discussions, it was decided to maintain all approved conditional use permits (CUP) that had been approved under a previous ordinance and created the PUD's that allowed for the development of many of the Town's subdivision. With a CUP, there is an underlying zoning district that dictates use of the property.

After adoption, staff recognized that the underlying zoning had been inadvertently excluded from the approved map, and to remedy this situation, is recommending the following map amendments:

- a. MFT (Multi-Family Transitional) as underlying zoning to the neighborhoods of Callonwood, Chestnut Oaks, Wendover at Curry Place, Fairhaven, and Woodbridge.
- b. Combine Conditional Use Districts CUGR (Conditional Use General Retail), CUOLR (Conditional Use Office Light Retail), CUNRD (Conditional Use Neighborhood Retail District), CUP/PRD (Conditional Use Permit/Planned Unit Development) into one CUP (Conditional Use Permit) category.
- c. Add CUP (Conditional Use Permit) as additional zoning to the neighborhoods of Callonwood, Chestnut Oaks, Wendover at Curry Place, Fairhaven, and Woodbridge, and wherever any such districts were combined.

The Planning Board heard this request at their April 17, 2018 meeting and unanimously recommended approval.



AN ORDINANCE AMENDING THE “STALLINGS DEVELOPMENT ORDINANCE” OF
THE TOWN OF STALLINGS, NORTH CAROLINA

WHEREAS, on February 26, 2018 the Town Council adopted the new Stallings Development Ordinance; and,

THE TOWN COUNCIL OF THE TOWN OF STALLINGS DO ORDAIN:

ARTICLE 8 DISTRICTS. Development Ordinance Zoning Map is hereby amended as follows:

ADD to Article 8 Development Ordinance Zoning Map

- a) MFT (Multi-Family Transitional) as underlying zoning to the neighborhoods of Callonwood, Chestnut Oaks, Wendover at Curry Place, Fairhaven, and Woodbridge.
- b) Combine Conditional Use Districts CUGR (Conditional Use General Retail), CUOLR (Conditional Use Office Light Retail), CUNRD (Conditional Use Neighborhood Retail District), CUP/PRD (Conditional Use Permit) into one CUP (Conditional Use Permit) district.
- c) Add CUP (Conditional Use Permit) as additional zoning to the neighborhoods of Callonwood, Chestnut Oaks, Wendover at Curry Place, Fairhaven, and Woodbridge and wherever any said districts above (b) were combined.

This ordinance shall be effective immediately upon its adoption.

ADOPTED this the 14th day of May, 2018.

Wyatt Dunn, Mayor

Attest:

Erinn Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



**PLANNING
& ZONING**
TOWN of STALLINGS

Statement of Consistency and Reasonableness

(As per NC General Statue 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.

CONDITIONAL ZONING:

RZ18.04.01

REQUEST:

To amend the Stallings official Zoning Map to reflect the underlying zoning categories for all CUP's approved under the previous ordinance.

STATEMENT OF CONSISTENCY AND REASONABLENESS:

The Stallings Town Council hereby finds that the proposed zoning map amendment is consistent with the 2017 Stallings Comprehensive Land Use Plan adopted November 27, 2017 and new Development Ordinance adopted February 26, 2018 based on consistency with goals and objectives set forth in the documents to protect existing neighborhoods and provide for ongoing success of existing neighborhoods. At their May 14, 2018 the Stallings Town Council voted to recommend APPROVAL of the proposed text amendment and stated that the, Town Council find and determines that the text amendment 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



Town of Stallings -NC-

Development Ordinance Zoning Map 2018

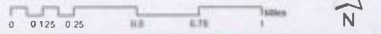
Adopted at the 17th Day of February, 2018
Effective Date: February 27th, 2018

Wyatt D. H. Meyer
Aldi Stovall, Town Manager
Lyrona Hall, Development Administrator

Map Note:
This map was produced with GIS assistance from the Town of Stallings Planning Department and Union County GIS Services by providing support for community planning. This map represents data from various sources. Some information may have been updated at different times. It is the responsibility of the user to verify the accuracy of the information. The Town of Stallings assumes no liability for damages caused by reliance on this map or any other information. The Town of Stallings assumes no responsibility or liability for the accuracy of information provided on this map based on the North Carolina State Plane Coordinate System (NAD83) datum.

Legend

- County Line
 - Town Limits
- STALLINGS ZONING DISTRICT**
- AG Agriculture
 - SFR - 1 Residential District
 - SFR - 2 Residential District
 - SFR - 3 Residential District
 - MFT Multi-Family Transitional
 - TC Town Center
 - CIV Civic
 - MU - 1 Mixed-Use 1
 - MU - 2 Mixed-Use 2
 - C-74 US Highway 74 Commercial
 - CP - 485 Interstate Highway 485 Corporate Park
 - VSR Vehicle Service and Repair
 - IND Industrial
 - CZ Conditional Zoning
 - CUP Conditional Use Permit



#	File #	Zoning	Parcel #
1	CZ-06-11-04	CZ-B4 Allstate/Multitenant	07129300
2	CZ-07-02-02	CZ-B2 Animal Hospital	07126007
3	CZ-07-02-05	CZ-R20 UCPS Elementary	07099018
4	CZ-07-05-03	CZ-HI AEP	07126033
5	CZ-07-06-01	CZ-B4 Office Building	07129326
6	CZ-07-06-02	CZ-Townhomes	06087002
7	CZ-07-06-03	CZ-Budget Self Storage	07141004
8	CZ-07-09-01	CZ-Electrical Contractors Office	07126002
9	CZ-08-07-01	CZ-Car Wash	K7075256
10	CZ-09-09-01	CZ-Eye Doctor	07126007
11	CZ12-01-01	CZ-Multitenant	07129300
12	CZ-12-01-02	CZ-Li	07129333
13	CZ-11-10-01	CZ-Age Restricted Residential	Multiple
14	CZ-12-02-01	CZ-Li-Auto Sales	07129338
15	CZ-12-06-01	CZ-Residential Franklin Meadows	07141008
16	CZ-12-08-01	CZ-NRD	Multiple
17	CZ-12-10-01	CZ-BC Auto Sales	07105006
18	CZ-13-03-01	CZ-MFR Age Restricted	07132006
19	CZ13.08.08	CZ-GR Forklift Sales	07126001
20	CZ13.09.01	CZ-Residential Meritage Homes	Multiple
21	CZ13.12.01	CZ-Residential Epcor	Multiple
22	CZ14.04.01	CZ-Mannequin Sales/Display	07129343
23	CZ15.01.01	CZ-Residential Sterling Manor	Multiple
24	CZ15.06.01	CZ-Residential Southstone	Multiple
25	CZ15.08.01	CZ-Big Tex	7102032
26	CZ15.09.01	CZ-Park Meadows	Multiple
27	CZ15.09.02	CZ-Pleasant Plains	Multiple
28	CZ16.06.01	CZ-MFR Senior Apartments	07132006
29	CZ16.11.01	CZ-Countertop Production	07102008
30	CU.02.02.05	CUP/PRD-Callonwood	Multiple
31	CU-2000-04	CUP/PRD-Chestnut Oaks	Multiple
32	CU07.08.01	CUP/PRD-Chestnut Oaks	Multiple
33	CU11.04.01	CUP/PRD-Chestnut Oaks	Multiple
34	CU04.11.06	CUP/PRD-Fairhaven	Multiple
35	CU04.04.02	CUNRD-The Grove	Multiple
36	CU05.04.01	CUNRD-The Grove	Multiple
37	CU08.01.01	CUNRD-Walgreens	07132004
38	CU05.12.03	CUGR-Shoppes at Stallings	Multiple
39	CU07.12.01	CUGR-Shoppes at Stallings	Multiple
40	CU08.12.01	CUGR-Shoppes at Stallings	Multiple





TO: Mayor Dunn; Town Council
FR: Alex Sewell
DATE: 5/9/18
RE: Indian Trail 5K Request

Purpose: This memorandum's purpose is to provide Town Council information on the Town of Indian Trail's 5K road closure request.

Background: Per the attached letter, the Town of Indian Trail desires to hold a 5K race in partnership with the Firefighters for a Cure to raise funds for cancer research. A significant portion of the race is in the Town of Stallings, which requires the Town Council to approve such road closures.

Next Steps: If the Town Council desires to allow such an event, staff would recommend approval of the enclosed resolution based on the following conditions:

- 1.) The Town of Indian Trail provides the Town of Stallings with an indemnity agreement and certificate of insurance naming the Town of Stallings as additional insured satisfactory to the Stallings Town Attorney;
- 2.) The Town of Indian Trail will be responsible for all facets of the event including but not limited to planning, organization, setup, safety, and cleanup;
- 3.) The Town of Indian Trail will notify businesses/residents along the route of the closure, as well as any others affected by the closure and the public at large;
- 4.) The Town of Indian Trail will provide the Stallings Communication Specialist with information that can be advertised on social media by the Town of Stallings;
- 5.) The Town of Indian Trail will provide Sheriff's Deputies to handle the road closures and ensure a safe event; and
- 6.) The Town of Indian Trail will operate the event in accordance with best safety practices and all applicable laws and regulations.

MAYOR
Michael L. Alvarez

MAYOR PRO TEM
David L. Cohn

TOWN MANAGER
Patrick Sadek, P.E.



TOWN COUNCIL

Shirley Howe

Mike Head

Monty Keistler

Jerry Morse

Memo

To: M. Alexander Sewell, Esq. and Town of Stallings Town Council

From: Hayden Kramer, Special Events Coordinator

Date: 5/8/18

Re: October 13, 2018 5K

The Town of Indian Trail Parks and Recreation is partnering with Firefighters For The Cure to host a 5K race and walk on Saturday, October 13, 2018.

Runners will leave Chestnut Square Park and turn right onto Matthews-Indian Trail road, continue down to Flowe Drive and make a left, continue down to Smith Farm Road until it reaches Matthews-Indian Trail Road and continue back to Chestnut Square Park. Part of this route is in the Town of Stallings.

The Town of Indian Trail has passed a Road Closure Ordinance for the date and the roads impacted, we ask that the Town of Stallings pass a Road Closure Ordinance allowing for the 5K route to be shut down, as well as the intersections of Matthews-Indian Trail Road and Stallings Road, Smith Farm Road and Stallings Road and Drye Lane and Stallings Road so that no vehicles can enter the course.

The race will begin at 9:00am, our intent is to close the road starting at 8:45am and open the road no later than 10:15am. During this time, the road will be closed with the assistance of the Union County Sheriff's Office.



WHEREAS, the Town of Indian Trail desires to hold a 5K race in partnership with the Firefighters for a Cure to raise funds for cancer research that would occur in the jurisdictions of Indian Trail and Stallings;

WHEREAS, the Town of Stallings desires to allow the Town of Indian Trail to hold such an event on streets within the Town of Stallings based on certain basic conditions to ensure a safe event and ensure the Town of Stallings is protected including:

- 1.) The Town of Indian Trail provides the Town of Stallings with an indemnity agreement and certificate of insurance naming the Town of Stallings as additional insured satisfactory to the Stallings Town Attorney;
- 2.) The Town of Indian Trail will be responsible for all facets of the event including but not limited to planning, organization, setup, safety, and cleanup;
- 3.) The Town of Indian Trail will notify businesses/residents along the route of the closure, as well as any others affected by the closure and the public at large;
- 4.) The Town of Indian Trail will provide the Stallings Communication Specialist with information that can be advertised on social media by the Town of Stallings;
- 5.) The Town of Indian Trail will provide Sheriff's Deputies to handle the road closures and ensure a safe event; and
- 6.) The Town of Indian Trail will operate the event in accordance with best safety practices and all applicable laws and regulations;

NOW THEREFORE, BE IT RESOLVED THAT: The Town Council of Stallings, pursuant to the authority granted by G.S. 20-169, does hereby declare a temporary road closure, contingent on NC DOT approval and Indian Trail meeting the conditions expressed herein, during the day and times set forth below on the following described portion of the State/Local Road System:

- Date: Saturday, October 13, 2018
- Times: 8:45 AM – 10:15 AM
- The entire course will be between Indian Trail and Stallings. Runners will leave Chestnut Square Park and turn right onto Matthews-Indian Trail Road, continue down to Flowe Drive and make a left, continue down to Smith Farm Road until it reaches Matthews-Indian Trail Road and continue back to Chestnut Square Park. The portions of this route within the Town of Stallings need closure include the intersections of Matthews-Indian Trail Road and Stallings Road, Smith Farm Road and Stallings Road, and Drye Lane and Stallings Road.

The Town Council hereby authorizes and directs the Town Manager to take any actions needed to implement this resolution including executing documents.

ADOPTED, this is the 14th day of May, 2018.

Wyatt Dunn, Mayor

ATTEST:

Erinn Nichols, Town Clerk

Approved as to form:

Melanie Cox, Town Attorney



5k Loop

Chestnut Square Park

Start
Finis

1365

Dry Ln

Smith Cir

Smith F. Green Rd

1366

1367