

September 8, 2025

Stallings Government Center 321 Stallings Road Stallings, NC 28104 704-821-8557 www.stallingsnc.org

Town Council Agenda

	Time	Item	Presenter	Action Requested/Next Step
	7:00 p.m.	Invocation Pledge of Allegiance Call the Meeting to Order	Wyatt Dunn, Mayor	NA
	7:05 p.m.	Public Comment	Wyatt Dunn, Mayor	NA
1.	7:15 p.m.	Consent Agenda A. Minutes from the following meetings: (1) 08-11-2025 B. Order to Collect, Union County Tax Department C. Public Works Vehicle Purchase (FY26 Budgeted Item) D. Christmas Display and Storage (FY26 Budgeted Item) E. Additional Canine Team	Wyatt Dunn, Mayor	Approve Consent Agenda
2.	7:17 p.m.	Reports A. Report from Mayor B. Report from Council Members/Town Committees C. Report from Town Manager/Town Departments	Council and Staff	NA
3.	7:45 p.m.	Agenda Approval	Wyatt Dunn, Mayor	Approve agenda as written
4.	7:47 p.m.	CZ25.02.03 A. 3919 & 3927 Pleasant Plains CZ - TC (1) Conditional Zoning (1) Re-Open Public Hearing (2) Information from Staff (3) Close Public Hearing (4) Council vote B. Statement of Consistency and Reasonableness	Max Hsiang, Planning Director	Approve/Deny conditional zoning
5.	8:05 p.m.	TX25.08.01 A. TIA Ordinance Update (1) Open Public Hearing (2) Information from Staff (3) Close Public Hearing (4) Council vote B. Statement of Consistency and Reasonableness	Kevin Parker, Engineering Dir.	Approve/Deny text amendment

6.	8:15 p.m.	Third Party Sewer System Analysis Per 08-11-2025 Council Direction	Alex Sewell, Town Manager	Discussion and staff direction
7.	8:20 p.m.	2725 Old Monroe Road Use (Dunn)	Wyatt Dunn, Mayor	Discussion and possible action
8.	8:25 p.m.	Adjournment	Wyatt Dunn, Mayor	Motion to adjourn

OF THE TOWN OF STALLINGS, NORTH CAROLINA

The Town Council of the Town of Stallings met for its regular meeting on August 11, 2025, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Council Members Steven Ayers, Graham Hall, and Brad Richardson.

Those absent were: Mayor Pro Tempore David Scholl; and Council Members Taylor-Rae Drake and Laurie Wojtowicz.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Kevin Parker, Engineering Director; Jessie Williams, Finance Officer; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Special Presentation

Police Lifesaving Award

Chief Franks explained that Lt. Ben Davis and Ofc. Justin McLemore saved a life in March on an overdose call. Lt. Davis and Ofc. McLemore both received the Lifesaving Ribbon.

Public Comments

No one was present who wished to give public comment.

1. Consent Agenda

- A. Minutes from the following meetings:
 - (1) 06-23-2025
 - (2) 06-23-2025 closed
 - (3) 07-14-2025 special
 - (4) 07-14-2025 closed
 - (5) 07-14-2025
 - (6) 07-28-2025
- B. Mayor/Council Salaries CPI Policy Update

- C. Parks and Recreation
 - (1) Amended Budget Ordinance 2 Stallings Municipal Park cameras
 - (2) Stallings Municipal Park Tennis/Pickleball Court Fencing Upgrade
- D. Police Four (4) new cars per budget
- E. Amended Budget Ordinance 3 Idlewild Road Condemnation Stinson Farms

Mayor Dunn requested removing Consent Agenda Items 1.B., Mayor/Council Salaries – CPI Policy Update, and 1.C.(1), Parks and Recreation Amended Budget Ordinance 2 - Stallings Municipal Park Cameras, and adding to the regular Agenda. Council Member Richardson made the motion to amend the Consent Agenda as requested and approve the remaining items. The motion was passe unanimously by Council after a second from Council Member Ayers. (NOTE: This motion was made in conjunction with the motion to approve the Agenda in Agenda Item 3, Agenda Approval.) Amended Budget Ordinance 3 - Idlewild Road Condemnation Stinson Farms is attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from Mayor

Mayor Dunn had no report.

B. <u>Report from Council Members/Town Committees</u>
Council Member Hall, Ayers, and Richardson had no reports.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- Budget Line Items Transfer List The July 2025 Budget Line Item Transfer List is attached to these minutes and therefore incorporated herein.
- Parks and Recreation Director Donnelly explained Parks and Recreation Parks with a Purpose Pilot Program. The program was quarterly and surveyed park visitors about what they would like see in the parks in the future.

3. Agenda Approval

Mayor Dunn requested the following changes:

- Add:
 - Consent Agenda Item 1.B., Mayor/Council Salaries CPI Policy Update as Agenda Item 9.A.
 - Consent Agenda Item 1.C.(1), Parks and Recreation Amended Budget Ordinance 2 -Stallings Municipal Park Cameras as Agenda Item 8.A.
 - Cresswinds Discussion as Agenda Item 3.A.
- Move:
 - o Agenda Item 4, CZ25.03.01, to Agenda Item 3.B.

- Agenda Item 7, Family Care Homes, to Agenda Item 3.C.
- Remove
 - Agenda Item 9, 2725 Old Monroe Road Use (Dunn)

Council Member Richardson made the motion to approve the Agenda (and Consent Agenda) with the changes above. The motion was seconded by Council Member Ayers and passed unanimously.

3.A. Cresswinds Discussion

Emily Powell, Cresswinds Development, and Hemby Bridge Mayor Kevin Pressley, Cresswinds, were present to give the Council information about the possible Cresswinds Development in Stallings. The property was located north of Stallings and the developer would be asking the Town to annex the 500 acres for an age restricted, amenity community. The developer was conducting a TIA and would pursue a private sewer system with the state of North Carolina. There would be approximately 1000 homes which would be for sale from 2029-2040.

Council held consensus to place third party sewer analysis on the September Agenda with the intent to give direction to staff.

3.A. <u>CZ25.03.01</u>
Original Agenda Item 4.

A. Hendrick Manufacturing Campus

Mayor Dunn opened the public hearing. Planning Director Max Hsiang explained the conditional zoning had been submitted for the Hendrick Parcels site in Stallings to support the future development of an advanced manufacturing campus. The area was located at Matthews Indian Trail Rd. and included five parcels, Parcel ID#'s 07126043B, 07102030C, 07102030A, 07126042, and 07126042A. Although a traditional site plan had not been provided (due to the absence of a confirmed end user or finalized development proposal), the approved rezoning establishes development standards to guide all future, site-specific plans. It was noted the Town of Matthews approved a similar conditional zoning for an adjacent parcel and fit the future land use for the site. The Planning Board and Staff recommended approval of the request as it met the goals of all the Town's plans. Staff's memo on this item is attached to these minutes and therefore incorporated herein.

Gene Cocchi, Hendrick VP Real Estate and Construction, stated the vision for the campus in Stallings/Matthews was similar to what Council saw on its tour in Concord. The end users were not clearly identified at the time and were looking for an end product that they could use currently.

Greg Hartely, Acura Development Services, informed the Council that the Stallings side of the project in regard to site readiness was very similar to the Matthews side. Charlotte Water was willing to work with Union County for sewer with a private lift station. Storm Water plans were approved by the U.S. Army Corps of Engineers, and it was noted that a TIA would be completed once a user was secured.

Mark Star, Vickie Lane, had lived in the area for over 40 years, thought it was a beautiful project; however, he was just concerned about the surrounding sewer being affected.

Mayor Dunn closed the public hearing. Council Member Ayers made the motion to approve CZ25.03.01. The motion was passed unanimously by Council after a second from Council Member Hall.

B. Statement of Consistency and Reasonableness

Council Member Ayers made the motion approve the Statement of Consistency and Reasonableness for CZ25.03.01. The motion was passed unanimously by the Council after a second from Council Member Richardson. The *Statement of Consistency and Reasonableness for CZ25.03.01* is attached to these minutes and therefore incorporated herein.

3.C. Family Care Homes Update

Original Agenda Item 7.

Planning Director Max Hsiang reviewed a memo presented to the Council regarding an update and information on Family Care Homes in Stallings. This memo is attached to these minutes and therefore incorporated herein.

NOTE: Due to changes to the Agenda during the Agenda Approval, there was no Agenda Item 4.

5. CZ25.03.02

A. Stallings Dr. Warehouse & Commercial

Mayor Dunn opened the public hearing. Planning Director Hsiang explained this item was a proposed conditional zoning request submitted by JLN Sports and Games, LLC for the property located

at 824 Stallings Road. The applicant sought to rezone the 1.41-acre site (currently zoned Industrial, IND) to Conditional Zoning Industrial (CZ-IND) to allow for a mix of uses not permitted under existing zoning. The site was located across from Berry Plastics and East Coast Trucking. The applicant proposed a 27,640 square foot development that would include:

- A self-storage facility
- A shipping and packaging retail store
- Executive office suites
- Multi-tenant commercial spaces (potential tenants include martial arts, dance, and pottery studios)

Several zoning modifications and variances had been requested to support these mixed uses and to address site constraints. The Planning Board and Staff recommended approval of the request. Staff's report on this request that includes all the proposed conditions is attached to these minutes and therefore incorporated herein.

Applicant Joseph Nathan presented the Staff with more detailed information on the proposed project. This presentation is attached to these minutes and therefore incorporated herein.

Engineering Director Kevin Parker explained there were stormwater concerns that would have to be met and evaluated with the constructed documents.

No one was present to speak on the item. The Mayor then closed the public hearing. Council discussed the item. A motion was made by Council Member Richardson to approve CZ25.03.02 with all conditions as presented. Council Member Ayers seconded the motion to which Council approved unanimously.

B. Statement of Consistency and Reasonableness

Council Member Richardson made the motion approve the Statement of Consistency and Reasonableness for CZ25.03.02. The motion was passed unanimously by the Council after a second from Council Member Hall. The *Statement of Consistency and Reasonableness for CZ25.03.02* is attached to these minutes and therefore incorporated herein.

6. NCDOT – Area Project Update (Council Priority)

Lee Ainsworth and Stuart Basham were present with NCDOT to update the Council on area projects. NCDOT's presentation and update is attached to these minutes and therefore incorporated herein.

7. Family Care Homes Update

This item was moved to Agenda Item 3.C.

8. Veterans Day Event

Parks and Recreation Director Eunice Donnelly explained after reviewing logistics and consulting with comparable communities, the following outline seemed to be the best fit for Parks and Recreation:

- Stallings Salutes: Veterans Breakfast
- Recommended Date: Tuesday, November 11, 2025 (Veterans Day)
 While it was a Town holiday, Staff believed the significance of the day, coupled with better availability among residents made November 11 the most meaningful and appropriate choice.
- Location: Stallings Government Center
- Capacity: Up to 75 Veterans
- Attendees: Stallings residents who are military veterans with no plus ones.
- Required: Yes free pre-registration
- Methods: By phone or through a simple online form
- Proposed Event Time: 8:00 a.m. 10:00 a.m. with guests arriving at 7:15 a.m.

Council held consensus to move forward with the plans for the Veterans Day Event with different food options and locations.

8.A. <u>Parks and Recreation Amended Budget Ordinance 2 - Stallings Municipal Park Cameras</u> Original Consent Agenda Item 1.C.(1)

Parks and Recreation Director Donnelly explained the Council chose to bundle purchasing all the five cameras for Stallings Municipal Park in order to realize a cost savings. The amended budget ordinance proposed was the budget amendment in order to move forward with the five additional cameras in Stallings Municipal Park.

Council Member Ayers made the motion to approve Amended Budget Ordinance 2 - Stallings Municipal Park Cameras and approve the contract for the cameras to which Council Member Hall seconded. The motion received Council's unanimous support. *Amended Budget Ordinance 2 - Stallings Municipal Park Cameras* is attached to these minutes and therefore incorporated herein.

9. 2725 Old Monroe Road Use (Dunn)

This item was removed from the Agenda during Agenda Approval.

9.A. Mayor/Council Salaries - CPI Policy Update

Original Consent Agenda Item 1.B.

Council Member Richardson made the motion to approve Mayor/Council Salaries – CPI Policy Update as included in the FY26 budget. Council Member Ayers seconded the motion. Council passed the motion 2 to 1 with Council Member Hall opposing.

10. Adjournment

Council Member Richardson moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at 9:12 p.m.

Approved on	, 2025.		
Wyatt Dunn, Mayor		Erinn E. Nichols, T	Town Clerk
Approved as to form:			
Cox Law Firm, PLLC			



August 1, 2025

Attest:

Clerk, Town of Stallings

TAX CHARGE FOR FISCAL YEAR 2025-2026

TO: Vann Harrell, Tax Administrator for the County of Union

You are hereby authorized, empowered, and commanded to collect the taxes set forth in the 2025 tax records as filed in the Office of Tax Administrator, and in the tax receipts delivered to the Tax Administrator's Office in August 2025, in the amounts and from the taxpayers likewise therein set forth. Such taxes are hereby declared to be first lien on all real property of the respective taxpayers in the Town of Stallings. You are further authorized, empowered, and commanded to collect the 2025 taxes charged and assessed as provided for by law for adjustments, changes, and additions to the tax records and tax receipts delivered to you which are made in accordance with law.

This Order shall be a full and sufficient authority to direct, require, and enable you to levy on and sell any real or personal property and attach wages and/or other funds of such taxpayers, for and on account thereof, in accordance with the law.

The Tax Charge will be adjusted monthly according to releases, discoveries, and motor vehicle billings.

Tax Charge



To: **Mayor and Town Council**Via: Alex Sewell, Town Manager

From: Kevin Parker, P.E., Town Engineer

Date: September 8, 2025.

RE: Approval Request – Purchase of a Ford F-450 Truck with Dump Bed for Public Works

Background

In March 2025, staff presented a request to purchase a Ford F-450 dump bed truck for Public Works operations. At that time, Council chose not to proceed. However, during the FY 2026 Budget approval process, funding for this purchase was formally included and adopted as part of the approved FY 2026 budget

The Town has since hired a Stormwater Compliance Manager, who will be utilizing the van previously assigned to Public Works. With the van reassigned to support stormwater inspection and enforcement activities, Public Works no longer has adequate vehicle capacity for infrastructure repair and maintenance tasks.

This truck was originally intended to expand Public Works' project capacity and efficiency, but with the reassignment of the van, the need has become more immediate and essential to maintaining service levels for roadway, drainage, and facility maintenance.

Purchase Details

- Ouotes received:
 - o Capital Ford of Charlotte (State Contract): \$95,306.47
 - Cross Roads Ford of Indian Trail: \$88,560.24 (approximately \$7,000 less than the state contract price)
- Budget allocation: \$100,000 was included in the FY 2026 Adopted Budget for this purchase.
- Funding: Because the truck will be used for both General Fund Public Works and Storm Water Fund operations, the cost will be split evenly (50/50) between the two funds.

Action Requested

Staff requests that Council authorize the Town Manager to proceed with the purchase of the Ford F-450 from Cross Roads Ford of Indian Trail for \$88,560.24.

Prepared for: Jake Griffin, Town of Stallings | Mobile: 704-218-0046

Email: jgriffin@stallingsnc.org

2026 F-450 Chassis 4x4 SD Crew Cab 179" WB DRW XL (W4H)

Price Level: 625

Client Proposal

Prepared by: Hank Kale

Office: 704-283-8521 Quote ID: TSW4H

Date: 08/06/2025



Town of Stallings Prepared by: Hank Kale 08/06/2025





2026 F-450 Chassis 4x4 SD Crew Cab 179" WB DRW XL (W4H)

Price Level: 625 | Quote ID: TSW4H

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Town of Stallings Prepared by: Hank Kale 08/06/2025





2026 F-450 Chassis 4x4 SD Crew Cab 179" WB DRW XL (W4H)

Price Level: 625 | Quote ID: TSW4H

As Configured Vehicle

Code Description

Base Vehicle

W4H Base Vehicle Price (W4H)

Packages

650A Order Code 650A

Includes:

- Transmission: TorqShift 10-Speed Automatic Includes SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and off-road and transmission power take-off provision.

- GVWR: 16,500 lb Payload Package

- Wheels: 19.5" x 6" Argent Painted Steel Hub covers/center ornaments not included.

- HD Vinyl 40/20/40 Split Bench Seat

Includes center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar.

- Radio: AM/FM Stereo w/MP3 Player Includes 6 speakers.

- SYNC 4 Communication & Entertainment System Includes enhanced voice recognition, 911 Assist, 8" LCD center stack screen, AppLink and 1 smart-charging USB port.

- Ford Connectivity Package (1-Year Included)

Includes unlimited Wi-Fi hotspot. Included for 1-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.

Powertrain

44G

X4L

STDGV

99T Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20

Includes Operator Commanded Regeneration (OCR), Diesel Exhaust Fluid (DEF) tank and manual push-button engine-exhaust braking.

Includes.

- Dual 68 AH/65 AGM Battery

- 250 Amp Alternator

Transmission: TorqShift 10-Speed Automatic

Includes SelectShift, selectable drive modes: normal, tow/haul, eco, slippery roads and off-road and transmission power take-off provision.

Limited Slip w/4.30 Axle Ratio

GVWR: 16,500 lb Payload Package

Wheels & Tires

TGM Tires: 225/70Rx19.5G BSW Traction

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

Town of Stallings Prepared by: Hank Kale 08/06/2025

Crossroads Ford of Indian Trail | 88 Dale Jarrett Blvd Indian Trail North Carolina



2026 F-450 Chassis 4x4 SD Crew Cab 179" WB DRW XL (W4H)

Price Level: 625 | Quote ID: TSW4H

As Configured Vehicle (cont'd)

Code **Description**

Includes 4 traction tires on the rear and 2 A/P tires on the front.

64Z Wheels: 19.5" x 6" Argent Painted Steel

Hub covers/center ornaments not included.

Seats & Seat Trim

Α HD Vinyl 40/20/40 Split Bench Seat

> Includes center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar.

Other Options

535

PAINT Monotone Paint Application

179WB 179" Wheelbase

STDRD Radio: AM/FM Stereo w/MP3 Player

Includes 6 speakers.

Includes:

- SYNC 4 Communication & Entertainment System Includes enhanced voice recognition, 911 Assist, 8" LCD center stack screen, AppLink and 1 smart-charging USB port.

- Ford Connectivity Package (1-Year Included)

Includes unlimited Wi-Fi hotspot. Included for 1-year from warranty start date. Requires activation via Ford app with credit card authorization; customer may cancel at any time. Evolving technology/cellular networks/vehicle capability may limit functionality and prevent operation of connected features. Ford may temporarily slow data speeds if such data usage reaches or exceeds 50GB within a billing cycle or due to network limitations. If a customer uses more than 50% of their data usage in a roaming country during a 60-day period, Ford may remove or limit the customer's data plan.

High Capacity Trailer Tow Package

Includes trailer brake wiring kit. Increases GCW from 32,500 lbs. to 35,000 lbs. Note: Salesperson's Portfolio or Trailer Towing Guide should be consulted for specific trailer towing or camper limits and corresponding required equipment, axle ratios and model availability. See Supplemental

Reference for vehicle height consideration.

41H **Engine Block Heater**

61J 6-Ton Hydraulic Jack

86M Dual 68 AH/65 AGM Battery

67E 250 Amp Alternator

18B Platform Running Boards

Front License Plate Bracket 153

> Standard in states requiring 2 license plates and optional to all others.

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Town of Stallings Prepared by: Hank Kale 08/06/2025





2026 F-450 Chassis 4x4 SD Crew Cab 179" WB DRW XL (W4H)

Price Level: 625 | Quote ID: TSW4H

As	Configured	Vehicle	(cont'd)	
			()	,

Code	Description

872 Rear View Camera & Prep Kit

Pre-installed content includes cab wiring and frame wiring to the rear most cross member. Upfitters kit includes camera with mounting bracket, 20' jumper wire and camera mounting/aiming instructions.

52B Trailer Brake Controller

76C Exterior Backup Alarm (Pre-Installed)

Fleet Options

WARANT Fleet Customer Powertrain Limited Warranty

Requires valid FIN code.

Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty. When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in OASIS. Please refer to the Warranty and Policy Manual section 3.13.00 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guided distributed with the purchase of every new vehicle.

Emissions

425 50-State Emissions System

Exterior Color

Z1 01 Oxford White

Interior Color

AS_03 Medium Dark Slate w/HD Vinyl 40/20/40 Split Bench Seat

Upfit Equipment:

Knapheide KDBDS916-B 9' (3-4 yd) Dump Body w/ Dropdown Sides

Town of Stallings Prepared by: Hank Kale 08/06/2025



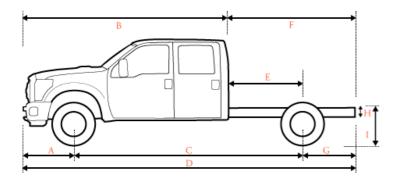


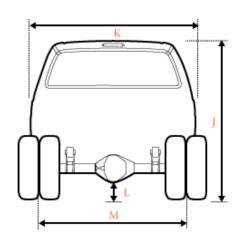
2026 F-450 Chassis 4x4 SD Crew Cab 179" WB DRW XL (W4H)

Price Level: 625 | Quote ID: TSW4H

Vehicle Dimension and Performance Summary

Performance predictions in this report represent an estimate of vehicle performance based on standard operating conditions. Variations in customer equipment, load configuration, ambient conditions, and/or operator driving techniques can cause significant variations in vehicle performance. These values are not representative of results that may be shown in actual dynamometer tests. This report should therefore be used as a guide for comparative vehicle performance.





Dimensions

Α	Front of Bumper to Front Axle	38.30 in.
В	Front Bumper to Back of Cab (BBC)	158.10 in.
C	Wheelbase (WB)	179.00 in.
D	Overall Length (OAL)	265.20 in.
E	Back of Cab to Rear Axle (CA)	60.00 in.
F	Back of Cab to End of Frame	107.20 in.
G	Rear Axle to End of Frame (AF)	47.20 in.
H	Frame Section Height	
l	Rear Frame Height Unloaded	34.90 in.
l	Rear Frame Height Loaded	29.50 in.
J	Cab Height	82.60 in.
K	Body Width	80.00 in.
L	Maximum Ground Clearance	N/A
L	Minimum Ground Clearance	8.60 in.
M	Front Tread	74.80 in.
M	Rear Tread	74.00 in.

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Town of Stallings Prepared by: Hank Kale 08/06/2025

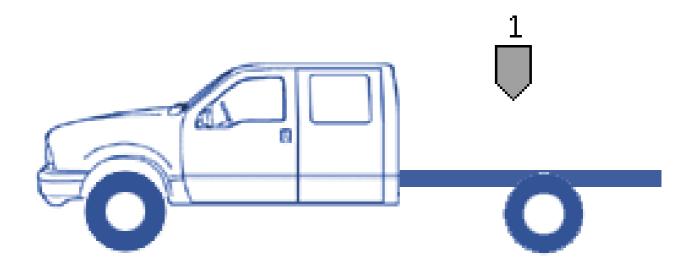
Crossroads Ford of Indian Trail | 88 Dale Jarrett Blvd Indian Trail North Carolina |



2026 F-450 Chassis 4x4 SD Crew Cab 179" WB DRW XL (W4H)

Price Level: 625 | Quote ID: TSW4H

Vehicle Dimension and Performance Summary (cont'd)



Weight

GVW	Front Axle	Rear Axle	Totals
Chassis	4,803 lbs	3,343 lbs	8,146 lbs
Body	0 lbs	0 lbs	0 lbs
Occupants Weight	600 lbs	300 lbs	900 lbs
1 Max Payload - (Max Payload)	597 lbs	9,237 lbs	9,834 lbs
TOTAL	6,000 lbs	12,880 lbs	18,880 lbs
Ratings	Front Axle	Rear Axle	GVWR
GAWR	6,000 lbs	12,880 lbs	16,500 lbs
Wheels/Tires	7,500 lbs	15,000 lbs	
Suspension	6,000 lbs	12,880 lbs	
		40.000 !!	
Axle	7,000 lbs	12,880 lbs	

Town of Stallings Prepared by: Hank Kale 08/06/2025

Crossroads Ford of Indian Trail | 88 Dale Jarrett Blvd Indian Trail North Carolina |

Clutch engagement torque: 475 ft.lbs.



2026 F-450 Chassis 4x4 SD Crew Cab 179" WB DRW XL (W4H)

Price Level: 625 | Quote ID: TSW4H

Vehicle Dimension and Performance Summary (cont'd)

Start, Grade and Speed

Start	Ratio	Desired	Calculated
Start grade capability in 1st gear	4.62	15.00 %	67.84 %
Start grade capability in reverse	4.70	15.00 %	69.02 %
Grade	Ratio	Desired	Calculated
Maximum grade in 8th gear	0.85	3.00 %	12.70 %
Maximum grade in 9th gear	0.69	3.00 %	10.25 %
Maximum grade in 10th gear	0.63	3.00 %	9.43 %
Speed		Desired	Calculated
Speed Top Speed (level grade)		<u> </u>	Calculated 90 mph
		<u> </u>	·
Top Speed (level grade) To meet your requirement you need a maximum a		75 mph	·
Top Speed (level grade) To meet your requirement you need a maximum a	axle ratio of 5.18	75 mph	·
Top Speed (level grade) To meet your requirement you need a maximum at Top Speed on 3% grade To meet your requirement you need a maximum of the speed on the sp	axle ratio of 5.18	75 mph	·

Variables in Use

Rear axle ratio: 4.30

Cruising RPM 2,300 rpm

Start

	3-3-	
225/70R19.5 (645 rev/mile)	Torque conversion ratio:	1.97
16,500 lbs		
4.30	Gross Vehicle Weight (GVW):	16,500 lbs
225/70R19.5 (645 rev/mile)	Peak engine torque:	950 ft.lbs.
330 hp @ 2,200 rpm	Worst road surface	Typical Highway
2,640 rpm	Final Drive Ratio:	0.63
40.89 ft ²	Drag Coefficient	0.80
	rev/mile) 16,500 lbs 4.30 225/70R19.5 (645 rev/mile) 330 hp @ 2,200 rpm 2,640 rpm	rev/mile) 4.30 Gross Vehicle Weight (GVW): 225/70R19.5 (645 Peak engine torque: rev/mile) 330 hp @ 2,200 rpm Worst road surface 2,640 rpm Final Drive Ratio:

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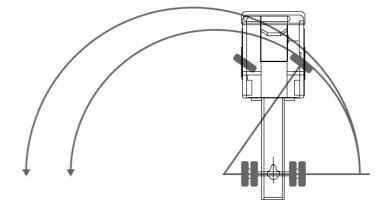
2026 F-450 Chassis 4x4 SD Crew Cab 179" WB DRW XL (W4H)

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Vehicle Dimension and Performance Summary (cont'd)

Turning Radius

Turning Radius 25.55 ft



Town of Stallings Prepared by: Hank Kale



08/06/2025

2026 F-450 Chassis 4x4 SD Crew Cab 179" WB DRW XL (W4H)

Price Level: 625 | Quote ID: TSW4H

Warranty

Standard Warranty

Basic Warranty

Basic warranty 36 months/36,000 miles

Powertrain Warranty

Powertrain warranty 60 months/60,000 miles

Corrosion Perforation

Corrosion perforation warranty 60 months/unlimited

Roadside Assistance Warranty

Roadside warranty 60 months/60,000 miles

Additional Warranty

Diesel Engine Warranty

Diesel engine warranty 60 months/100,000 miles

Town of Stallings Prepared by: Hank Kale 08/06/2025



th Carolina I

2026 F-450 Chassis 4x4 SD Crew Cab 179" WB DRW XL (W4H)

Price Level: 625 | Quote ID: TSW4H

Pricing Summary - Single Vehicle

Price: \$88,568.24

Base Vehicle Price
Options

Price Includes Government Price Concession

Upfitting

Colors

Fleet Discount Fuel Charge

Destination Charge Please Allow 14-16 Weeks Order to Delivery (Subject to Change)

Tax / Tag NOT Included

Total

Customer Signature

Acceptance Date

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.



To: Mayor and Council

Via: Alex Sewell, Town Manger

From: Eunice Donnelly, Parks and Recreation Director

Date: 09-03-2025

RE: Stallings Municipal Park Christmas Tree/Lights Storage, Install + Display

Background/Issue:

In accordance with the Town of Stallings policy requiring Town Council approval for any contract exceeding \$30,000, staff is requesting to proceed with the annual Contract with Installing the Holidays for Stallings Municipal Parks Christmas Tree/Lights Storage, Install & Display.

The Parks and Recreation Department is requesting approval for a contract with Installing The Holidays, which will:

- 1. Store the Town-owned Christmas tree.
- 2. Store the Town-owned Christmas lights, and
- 3. Install and remove the Christmas lights in Stallings Municipal Park during the holiday season.

The Parks and Recreation Department budgets for this service annually and currently has the necessary funds allocated in the FY26 budget. This ensures proper care of Town-owned assets while providing a safe and festive experience for the community. Because the total cost of the contract, which is \$35,481.00, exceeds \$30,000, Council approval is required in accordance with Town policy.

Requested Actions:

1) Authorize the Town Manager to enter into contract with Installing the Holidays enabling the Town to move forward with the annual Christmas Tree Storage, Install & Display.



Contract #	
PO#_	<u> </u>

*We own the tree/lights/ornaments

so we pay them every year to store and also settup/tear down lights.

CONTRACT RECORD Informal Bidding Process

Purchases: \$30K - \$89,999	Construction & Repair: \$30K -	Services: \$30K+
	\$499,999	

Submit this form to the Finance Officer, along with the following:

Town Council approval date:

rs ∦es

□ No

- Contract, including scope of work, if separate document
 Purchase Order Form and all required documentation
 Memo and supporting documentation submitted to Town Council for approval (to confirm the procurement process for contract records)
- Department:
 Parks & Recreation

 Vendor Name:
 Installing the Holidays

 Purchase/Project/Service:
 Storage & Display of Christmas Tree

 Contract Cost:
 \$35,481.00
 Budgeted
 ☑ Yes
 ☐ No

 GL Account #
 Funds Available
 ☑ Yes
 ☐ No

All contracts that fall under the informal bidding process require Town Manager signature. Department heads have execution authority for less than \$10K only.

If yes, Contract End Date:

NOTES:

Contract Recurring

A/P will return the fully executed contract and PO to the department for submission to the vendor.	When submitting invoices for payment to A/P, please make sure to include both the: • Contract #	
Per NC General Statute 159-28, all contracts must be not containing a pre-audit signature are void.	PO # pre-audited by the Finance Officer. Any contracts	



Contract # ______ STATE OF NORTH CAROLINA **COUNTY OF UNION** Purchase Order # STANDARD SERVICES CONTRACT THIS CONTRACT is entered into this the 27th day of September 2025, by and between, (the "Contractor"), and the Town of Installing the Holidays Stallings, a municipal corporation of the State of North Carolina, (the "Town"). WITNESSETH: The Town and the Contractor, for the consideration stated herein, agree as follows: 1. SCOPE OF SERVICES. A. The Contractor agrees to perform for the Town the following services which are hereby incorporated herein: a. See Attached Proposal. B. If there is a conflict between the terms of this Contract and the terms of the attached Scope of Services and/or any other documents submitted by Contractor, then the express terms of this Contract shall supersede the terms of the Scope of Services and/or any other documents submitted by Contractor/incorporated. Contractor shall not perform any work that is clearly beyond the "Scope of Services" unless and until such work has been expressly authorized in writing by the Town of Stallings. 2. TIME OF COMMENCEMENT AND COMPLETION. A. Contractor shall commence the work required in this contract no later than Dec 2nd, 2025 and the Contractor shall complete entire work no later than 120 days from execution of contract. B. If Contractor has not satisfactorily commenced or completed the work within the times specified, the Town may declare such delay a material breach of contract and may pursue all available legal and equitable remedies. In the alternate, the Town in its sole discretion may for each calendar day past this contract time receive \$ per day as liquidated damages. Any changes to the schedule(s) provided in the Contract must be agreed to in writing by the Town and the Contractor. 3. CONSIDERATION AND PAYMENT OF SERVICES. A. In consideration of the above services, the Town will pay the Contractor the sum not to exceed

\$\$35, 481.00 . This payment shall be final.

- B. Contractor's compensation for work shall be made upon certified billing and progress reports to be made monthly to the Town by Contractors for work performed during the preceding month, with payment to be made within thirty (30) days from receipt of such billing.
- C. If any items in any invoices submitted by the Contractor are disputed by the Town in good faith or for any reason, including lack of reasonable supporting documentation, the Town shall temporarily delete the item(s) and shall promptly notify the Contractor of the dispute and request clarification and/or remedial action. After the dispute has been settled, the Contractor shall include the disputed item on a subsequent regularly invoice or on a special invoice for the disputed item only. The undisputed portion of the invoices shall, however, be paid within the normal 30-day period.
- D. The Contractor assumes full responsibility for the payment of all assessments, payroll taxes, or contributions, whether State or Federal, as to all Contractor's employees engaged in the performance of work under this contract. In addition, the Contractor agrees to any and all gross receipts, compensation, transaction, sales, use, or other taxes and assessments of whatever nature and kind levied or assessed as a consequence of the work performed or on the compensation paid under this contract; provided, however, that, in no event shall Contractor be responsible for payment or any taxes related to the Town's income. Contractor will obtain all permits and work shall be done to code.

4. INDEMNIFICATION.

A. The Contractor agrees to defend, pay on behalf of, indemnify, and hold-harmless the Town of Stallings, its elected and appointed officials, employees, agents, and volunteers against any and all claims, demands, suits or losses, including all costs connected therewith, for any damages which may be asserted, claimed or recovered against or from the Town of Stallings its elected or appointed officials, employees, agents, and volunteers by reason of personal injury, including bodily injury or death and/or property damage, including loss of use thereof resulting from the negligence and/or intentional acts of the Contractor, to the extent permitted by law.

5. APPLICABILITY OF LAWS AND REGULATIONS.

- A. The Contractor shall adhere to all laws, ordinances, code, and regulations of the United States, the State of North Carolina, the County of Union, and the Town of Stallings in the performance of the services outlined in this Contract and any attached specifications.
- B. Any term or condition of the Contract which by operation or existence is in conflict with applicable Local, State, or Federal Law shall be rendered void and inoperative. Town and Contractor agree to accept the remaining terms and conditions. Should any part of this Contract be declared unenforceable, all remaining sections shall remain in effect.

6. E-VERIFY COMPLIANCE.

A. The Contractor shall comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes (E-Verify). Contractor shall require all of the Contractor's

subcontractors to comply with the requirements of Article 2 of Chapter 64 of the North Carolina General Statutes (E-Verify). The Town shall comply with North Carolina General Statute §160A-169.1 (E-Verify). The Parties agree to provide documentation or sign affidavits or any other documents requested by either party demonstrating such compliance.

7. QUALITY AND WORKMANSHIP.

A. All work shall be performed to the satisfaction of the Town. The work shall not be considered complete nor applicable payments rendered until the Town is satisfied with the services provided.

8. NON-APPROPRIATION CLAUSE

A. Notwithstanding any other provisions of this agreement, all obligations of the Town under this agreement which require expenditure of funds are conditioned on the availability of funds appropriated for that purpose.

9. INSURANCE.

- A. The Contractor shall maintain valid general liability insurance in the minimum amount of one million dollars (\$1,000,000.00), commercial automobile liability insurance in the minimum amount of one million dollars (\$1,000,000.00) and provide a certificate of such insurance naming the Town of Stallings as additional insured by endorsement to the policy. If the policy has a blanket additional insured provision, the contractor's insurance shall be primary and non-contributory to other insurance. Additionally, the contractor shall maintain and show proof of workers' compensation and employer's liability insurance. The Contractor shall provide notice of cancellation, non-renewal or material change in coverage to the Town of Stallings within 10 days of their receipt of notice from the insurance company.
- **B.** Additionally, when required by the Town Manager, Contractor shall maintain: **N/A**
- C. The Town may require approval in deviations from this requirement if issued/approved in writing.
- D. All required certificates of insurance are attached and considered part of this document.

10. PRE-PROJECT SAFETY REVIEW MEETING.

A. The Contractor shall attend a pre-project safety review meeting with the appropriate Town staff prior to the start of work. Contractor shall comply with all applicable safety laws/regulations and follow best-practice industry safety protocols.

12. ADDITIONAL TERMS

- A. Alternations, deletions, and/or additions to the terms and conditions of this Contract may only be made by the mutual written consent of the parties.
- B. This Contract is made under, and in all respects shall be interpreted, construed, and governed by and in accordance with, the laws of the State of North Carolina. Venue for any legal action resulting from this Contract shall lie in Union County.
- C. The Town may terminate the contract at any time and for any reason upon seven (7) days' prior written notice. Upon termination, Contractor shall be entitled to payment only for the actual cost of the work completed in conformity with this Contract and any other costs incurred as are permitted by this Contract.
- D. Contractor shall not sell, transfer, subcontract, assign, or otherwise dispose of the rights and/or obligations of this Contract or any portion thereof, without the written consent of the Town.
- E. Contractor represents and hereby certifies that it is and will be in compliance with all applicable laws.
- F. Contractor agrees, represents, and hereby certifies that it is in compliance with all applicable Federal anti-discrimination laws material to the government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.
- G. Contractor agrees and certifies that it does not operate any programs promoting DEI that violate any applicable Federal anti-discrimination laws.

In witness thereof, the contracting parties, by theirday of,	authorized agents, affix their signatures and seals this
Contractor	Town of Stallings
Name: Installing the Holidays Name of Contractor (type or print)	
By:(Signature)	Town Manager
Title: Owner	This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.
Attest:	
(Secretary, if a corporation)	Finance Officer

Installing The Holidays

4009 Corning Place Dr Suite E2-251 Charlotte, NC 28216

Proposal

Date	Proposal#
2/19/2025	11679

Bill To:

Town of Stallings 315 Stallings Rd Stallings, NC 28104 Ship To:

*** Install ***
Town of Stallings
315 Stallings Rd
Stallings, NC 28104

Sales Person	Project
几	

i Lights on medium deciduous tree. es & trunk or canopy and trunk wrap. i Lights on X-large deciduous tree. es and trunk, or canopy and trunk mmer Lights	39 4	375.00 1,335.00	-
es & trunk or canopy and trunk wrap. i Lights on X-large deciduous tree. es and trunk, or canopy and trunk mmer Lights			14,625.00T 5,340.00T
i Lights on X-large deciduous tree. s and trunk, or canopy and trunk mmer Lights	4	1,335.00	5,340 .00T
~ ,		l I	
Sequoia Tree, ornaments, and tree splash pad anel size:	1	5,374.00	5,374.00T
xisting omaments from Christmas tree w gold omaments	1	825.00	825.00T 26,164.00
Reflective Mini Lights - 4.8 watts, 25', ire, every 5th bulb twinkles	96	17.84969	1,713.57T 1,713.57
	anel size: xisting ornaments from Christmas tree w gold ornaments Reflective Mini Lights - 4.8 watts, 25',	anel size: xisting ornaments from Christmas tree y gold ornaments Reflective Mini Lights - 4.8 watts, 25',	anel size: xisting ornaments from Christmas tree w gold ornaments Reflective Mini Lights - 4.8 watts, 25', 96 17.84969

General terms: The parties agree to the following additional terms of this contract
A deposit of 50% is due upon execution of this contract with the balance due on the installation date or delivery
date unless specified above. All requested changes to the above described work will be subject to additional
charges. Cancelations and reductions are subject to a 30% restocking fee. Any amount not paid when due,
is subject to a late charge of 1.5% per month (18% annum). Owner is responsible for providing and maintaining
adequate electrical outlets adjacent to the proposed locations for its lit decorations and building lighting.
Installing The Holidays is not responsible for any products damaged or lost due to vandalism, extreme weather
conditions, or acts of God and will make efforts to replace such product for an additional charge. All dates
specified are subject to change due to inclement weather. Installing The Holidays will replace any defective
product, but does not guarrantee that each individual bulb will light during the entire installed period. This
contract is made under and shall be governed and construed in accordance with the laws of the State of North
Carolina.

Subtotal

Sales Tax (6.75%)

Total

This proposal is valid for 30 days.

The person signing this contract certifies that they are authorized to accept the proposal and its terms on behalf of the owner.

Authorized Signature

TO .	
Date:	

Installing The Holidays

4009 Corning Place Dr Suite E2-251 Charlotte, NC 28216

|--|

Date	Proposal #
2/19/2025	11679

Bill To:

Town of Stallings 315 Stallings Rd Stallings, NC 28104 Ship To:

*** Install *** Town of Stallings 315 Stallings Rd Stallings, NC 28104

Sales Person	Project
JL.	

ltem	Description	Qty	Unit price	Total
	*** City Hall			
	*** Service ***			
IRS-EGTREEMED	Installation & Removal-Mini Lights on medium evergreen tree.	1	375.00	375.00T
· ·	15-20 strands per tree. Includes storage. Canopy only.			
IRS-DECTREEMED	Installation & Removal-Mini Lights on medium deciduous tree.	3	375.00	1,125.00T
	15-20 strands per tree. Includes storage. Wrap branches and trunk,			
	ог сапору.			
IRS-EGTREEMED	Installation & Removal-Mini Lights on medium evergreen tree.	1	375.00	375.00T
IDG TOTTOAT ICITEGAS	15-20 strands per tree. Includes storage. Canopy only.		040.00	0.10.000
IRS-TREEOFLIGHTS25	Installation & Removal - 25' Tree of Lights, includes storage	1	940.00	940.00T
IRS-TREEOFLIGHTS16	Installation & Removal - 16' Tree of Lights, includes storage	1	695.00	695.00T
IRS-TREEOFLIGHTS12	Installation & Removal - 12' Tree of Lights, includes storage	1	550.00	550.00T
IRS-FBRGLSS	Installation & Removal - Fiberglass ground display. Includes	2	650.00	1,300.00T
	Storage			
	SUBTOTAL	1		5,360.00
Note 4	Estimated install: October 2025, Tree Lighting December ? 2025		0.00	0.00
	Estimated removal: January, 2026			

General terms: The parties agree to the following additional terms of this contract
A deposit of 50% is due upon execution of this contract with the balance due on the installation date or delivery
date unless specified above. All requested changes to the above described work will be subject to additional
charges. Cancelations and reductions are subject to a 30% restocking fee. Any amount not paid when due,
is subject to a late charge of 1.5% per month (18% annum). Owner is responsible for providing and maintaining
adequate electrical outlets adjacent to the proposed locations for its lit decorations and building lighting.
Installing The Holidays is not responsible for any products damaged or lost due to vandalism, extreme weather
conditions, or acts of God and will make efforts to replace such product for an additional charge. All dates
specified are subject to change due to inclement weather. Installing The Holidays will replace any defective
product, but does not guarrantee that each individual bulb will light during the entire installed period. This
contract is made under and shall be governed and construed in accordance with the laws of the State of North
Carolina.

Subtotal

Sales Tax (6.75%)

Total

This proposal is valid for 30 days.

The person signing this contract certifies that they are authorized to accept the proposal and its terms on behalf of the owner.

Authorized Signature

Installing The Holidays

4009 Corning Place Dr Suite E2-251 Charlotte, NC 28216

Proposal

Date	Proposal#
2/19/2025	11679

Bill To:

Town of Stallings 315 Stallings Rd Stallings, NC 28104 Ship To:

*** Install ***
Town of Stallings
315 Stallings Rd
Stallings, NC 28104

	Sales Person	Project
1	几	Management of the second secon

Item	Description	Qty	Unit price	Total
Note 7	*** All product quoted is subject to availability. Availability may change without notice. Quantities, decor themes, and colors must be confirmed prior to order being approved		0.00	0.00
Note 3	Installation and Removal dates are assigned first-come, first- served, by returning your signed proposal.		0.00	0.00
Note 12	*** All quoted pricing is subject to change based on any tariffs that may be imposed between the proposal date and the date a signed proposal is received by Installing The Holidays. REVI 05/I3/2025 Updated 08/25/2025 - valid for 30 days from this date.		0.00	0.00T

General terms: The parties agree to the following additional terms of this contract
A deposit of 50% is due upon execution of this contract with the balance due on the installation date or delivery
date unless specified above. All requested changes to the above described work will be subject to additional
charges. Cancelations and reductions are subject to a 30% restocking fee. Any amount not paid when due,
is subject to a late charge of 1.5% per month (18% annum). Owner is responsible for providing and maintaining
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conditions, or acts of God and will make efforts to replace such product for an additional charge. All dates
specified are subject to change due to inclement weather. Installing The Holidays will replace any defective
product, but does not guarrantee that each indivdual bulb will light during the entire installed period. This
contract is made under and shall be governed and construed in accordance with the laws of the State of North
Carolina.

Subtotal	\$33,237.57
Juviolai	ا د. ا دعود ده

Sales Tax (6.75%) \$2,243.53

Total \$35,481.10

This proposal is valid for 30 days.

The person signing this contract certifies that they are authorized to accept the proposal and its terms on behalf of the owner.

•	
Authorized Signature	 Date:



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

09/03/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

	3					
PRODUCER		CONTACT Tonia Hubbard				
	Hutch Ham Agency, Inc.	PHONE (A/C, No, Ext):	(704)525-6016	FAX (A/C, No): (704)5	25-4679	
1230 West Morehead S	1230 West Morehead St., Suite 306	E-MAIL ADDRESS:	tonia@hutchhaminsure.com	tonia@hutchhaminsure.com		
	Charlotte, NC 28208		INSURER(S) AFFORDING COVERAGE		NAIC#	
		INSURER A :	Selective Insurance Compa	iny	12572	
INSURED	Jason Lowe	INSURER B :				
	DBA: Installing The Holidays	INSURER C:				
	118 Peachtree St	INSURER D:				
	Belmont, NC 28012-2437	INSURER E :				
		INSURER F :				

COVERAGES

CERTIFICATE NUMBER: 00005470-0

REVISION NUMBER: 117

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL. THE TERMS,

EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMIT	s	
Α	X COMMERCIAL GENERAL LIABILITY	Y		S 2582108	04/15/2025	04/15/2026	EACH OCCURRENCE DAMAGE TO RENTED	\$	1,000,000
	CLAIMS-MADE X OCCUR X Blanket a/i						PREMISES (Ea occurrence) MED EXP (Any one person)	\$	500,000 15,000
	X Blanket Waiver						PERSONAL & ADV INJURY	\$	1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	\$	2,000,000
	X POLICY PRO- JECT LOC						PRODUCTS - COMP/OP AGG	\$	2,000,000
	OTHER:				1		COMPLET ON OUT I WAT	\$	
Α	AUTOMOBILE LIABILITY			S 2582108	04/15/2025	04/15/2026	COMBINED SINGLE LIMIT (Ea accident)	\$	1,000,000
	ANY AUTO						BODILY INJURY (Per person)	\$	
	OWNED X SCHEDULED AUTOS ONLY						BODILY INJURY (Per accident)	\$	
	X HIRED X NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	\$	
				:			Hired PD	\$	100,000
Α	X UMBRELLA LIAB X OCCUR			S 2582108	04/15/2025	04/15/2026	EACH OCCURRENCE	\$	1,000,000
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	\$	1,000,000
	DED X RETENTION \$ 10,000							\$	
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N						PER OTH- STATUTE ER		
	ANY PROPRIETOR/PARTNER/EXECUTIVE	N/A					E.L. EACH ACCIDENT	\$	
	(Mandatory in NH)	.,,					E.L. DISEASE - EA EMPLOYEE	\$	
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	\$	
			-						
\vdash		<u></u>	1				ļ		

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
DISCLAIMER: THIS AGENCY, ITS AGENTS & REPRESENTATIVES ISSUING THIS CERTIFICATE WILL NOT NOTIFY CERTIFICATE
HOLDER OF ANY POLICY CANCELLATION OR COVERAGE CHANGES AND WILL NOT BE LIABLE TO CERTIFICATE HOLDER OR
ANY ADDITIONAL INSURED FOR NOT DOING SO.

CERTIFICATE HOLDER	CANCELLATION			
TOWN OF STALLINGS 315 STALLINGS ROAD	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.			
Stallings, NC 28104	AUTHORIZED REPRESENTATIVE			
1	Grea Harbard (TPH)			

AGENCY CUSTOMER ID:	
LOC #:	



ADDITIONAL REMARKS SCHEDULE

Page 2 of

AGENCY Hutch Ham Agency, Inc.		NAMED INSURED Jason Lowe	
POLICY NUMBER S 2582108	· · · · · · · · · · · · · · · · · · ·	─ DBA: Installing The Holidays	
CARRIER	NAIC CODE		
Selective Insurance Company	12572	EFFECTIVE DATE: 04/15/2025	

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THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM, FORM NUMBER: 25 FORM TITLE: Certificate of Liability Insurance

The Town of Stallings is an additional insured as required by contract.



MEMO



To: Mayor and Town Council

From: Dennis Franks, Chief of Police Via: Alex Sewell, Town Manager

Date: September 3, 2025 RE: Additional Canine Team

<u>Purpose:</u> This memo seeks approval for the addition of a third canine team to the SPD, including the acquisition of a corresponding police vehicle.

Background: The SPD canine unit was established in 2017 with K9 Lily. In 2023, we expanded the unit with the addition of K9 Luna. Over time, it has become evident that having canine teams available on both sides of our rotational schedule enhances officers' access to specialized capabilities offered by police K-9 units.

Recently, the Town of Wingate announced the disbandment of its police department. SPD is currently in the process of hiring Wingate's former canine handler. As part of the department's dissolution, Wingate has decided to transfer ownership of K9 Kane to the handler. The handler has expressed willingness to transfer the dog to SPD, provided the dog can be utilized as a police canine. The dog is currently certified through the National Police Canine Association, the same certifying body as Chase and Luna. K9 Kane is only four years old and has approximately 6 years of working life left. The SPD's K9 teams will remain at two teams, and this third team will be a supplemental addition to the department. Once K9 Kane's service time comes to an end we will not fill his spot with a new dog.

<u>Budgetary Impact:</u> The SPD canine budget is sufficient to support a third canine team. There will be no additional cost to the department for the canine itself. The only potential expense is a negotiated purchase price for Wingate's canine vehicle, which would be funded through asset forfeiture funds.

Requested Action: I request the Town Council authorize the Town Manager and myself to evaluate the most appropriate way to integrate the third dog into our unit and to negotiate a fair purchase price for the vehicle, not to exceed \$28,000.



To: Stallings Town Council

From: Max Hsiang, Planning Director

Date: September 8, 2025

RE: Preliminary Staff Comments – CZ25.02.03 3919 & 3927 Pleasant Plains Town Center (1)

Overview:

This memo provides an overview of Conditional Rezoning request CZ25.02.03 submitted by MONA-T LLC for parcels located at 3919 and 3927 Pleasant Plains Road.

This case was originally heard by Council on July 14, 2025. At that meeting, Council voted to defer the matter to September 8, 2025. Council expressed interest in receiving a concrete elevation, as this project would be among the first Town Center developments. They wanted to ensure the proposal aligns with their long-term vision for the future of Town Center in Stallings. Council also requested clarity regarding the applicant's commercial partners and asked that these details be determined before a decision is made.

As of the preparation of this memo for the September 8 Town Council agenda, the applicant has not provided updated elevations, a revised site plan, or a new presentation. Therefore, the materials originally submitted and reviewed on July 14, 2025, will be distributed again below.

If Council wishes to incorporate its previous remarks into conditions of approval, staff suggests the following:

- 1. Final building elevations for all phases of the project must be submitted to staff for review and approval prior to issuance of building permits, ensuring consistency with the adopted Town Center vision.
- 2. A finalized list of commercial tenants or partners must be provided to Council for review prior to execution of any development agreement.

Site Information:

The applicant is requesting conditional rezoning from Town Center (TC) to Conditional Zoning Town Center (CZ-TC) for parcels 07129296B and 07129296C, totaling 2.63 acres. The proposed development includes:

- 12 shopfront units (commercial/retail on the ground floor with residential above)
- 23 townhomes located to the rear of the property

The existing base zoning (TC) does not permit attached-residential development by right; therefore, the applicant must pursue conditional zoning to allow residential use and request modifications to development standards, including setbacks, density, and land use mix.

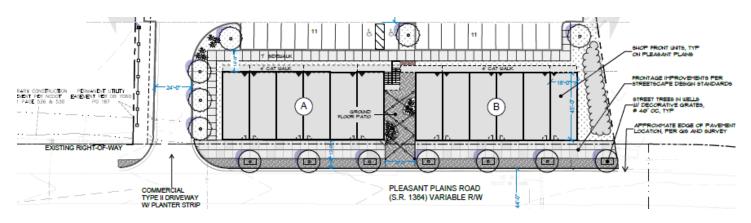


Site Context:

The site is located within the Town Center area and falls under the Town Center Future Land Use designation, which supports a mix of commercial and residential uses.

Streetscape:

Per the Stallings Streetscape Design Standards and Details Plan, this segment of Pleasant Plains Road is identified for a future streetscape along the property frontage. The applicant proposes a 6-foot paver strip and a 12-foot sidewalk with commercial fronting Pleasant Plains Road. While the plan calls for a 14-foot paver strip with an 8–10-foot sidewalk, the proposed design aligns more closely with the base Typical Form.



Public Notice:

All required notifications for this rezoning have been completed in accordance with state statutes, including mailed notices within 500 feet of the site, on-site signage, newspaper postings, and information posted on the Town's website.

Staff Recommendation:

Staff recommends approval of CZ25.02.03 with suggested conditions. This recommendation is based on the following planning consistency findings:

- Planning Board recommended approval.
- The request aligns with the Comprehensive Land Use Plan.
- The proposed use supports the Town Center Future Land Use designation.
- The combination of commercial and residential uses is consistent with the adopted Town Center Small Area Plan.
- The proposed streetscape improvements align with the Stallings Streetscape Design Standards and Details Plan.

If Council wishes to incorporate its previous remarks into conditions of approval, staff suggests the following:

- Final building elevations for all phases of the project must be submitted to staff for review and approval prior to issuance of building permits, ensuring consistency with the adopted Town Center vision.
- A finalized list of commercial tenants or partners must be provided to Council for review prior to execution of any development agreement.

Next Steps:

Staff recommends approval for CZ25.02.03 with staff suggested conditions, along with a statement of consistency and reasonableness:

- 1. Motion to recommend approval/denial for CZ25.02.03.
- 2. Include a statement confirming whether the proposal is consistent/inconsistent and reasonable/not reasonable with the goals of the Comprehensive Land Use Plan.

Additional Staff Requested Conditions

- -All required permits from federal, state, or local authorities must be obtained before construction begins.
- -Development must substantially conform to the approved concept plan, including layout, building design, and site features. Any significant changes require Town approval.
- -Vesting rights are extended from 2 to 5 years due to current sewer capacity limitations
- -The Streetscape shall comply with the "Typical" Streetscape plan from the Stallings Streetscape Master Plan.
- -The property must incorporate "Mill" and/or "Stone" in the name or marketing to align with Town Center branding guidelines.

CZ25.02.03 Proposed Conditions

- I. General Provisions
 - 1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by MONA-T, LLC (the "Petitioner") to accommodate redevelopment on an approximately 2.63-acre site located at 3919 and 3927 Pleasant Plains Road in the Town of Stallings, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 07129296B and 07129296C.

- 2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Stallings Unified Development Ordinance (the "Ordinance").
- 3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Town Center (TC) zoning district shall govern the development and use of the Site.
- 4. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- 5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of the Ordinance.
- 6. Development is limited to a maximum of 12 shopfront units, 12 residential lofts, and 23 townhomes.

II. Land Use

- 1. Non-Residential uses are intended to activate the Pleasant Plains Road street frontage and shall comply with the Shop Front Building Type Standards, identified in Section 9.6 of the ordinance.
- 2. Non-residential uses identified below shall be permitted within the TC zoning district, subject to compliance with all applicable requirements of the Town of Stallings Unified Development Ordinance (UDO) and the following conditions:
- a. Coworking Spaces Flexible office spaces for individuals or small businesses seeking shared work environments.
- b. Professional Services Including consulting, design, legal, real estate, accounting, and other similar business services.
- c. Personal Services Establishments providing services such as hair and nail salons, tailor services, dry cleaning, laundry, and other personal care businesses.
- d. Health and Wellness Establishments offering services aimed at physical and mental well-being, including fitness centers, yoga studios, massage therapy, physical therapy, and wellness coaching.
- e. Creative Studios Spaces for artistic creation and production, including photography, painting, graphic design, music, or other creative industries.
- f. Event or Meeting Spaces Facilities available for hosting small community events, conferences, and meetings.
- 3. Prohibited uses include vape shops, tobacco sales, CBD retailers, smoke shops, hookah lounges, and similar businesses.
- Note: The total floor area dedicated to any non-residential use or combination of non-residential uses listed above shall not exceed 15,000 square feet in aggregate. This limit is intended to ensure that the

development remains in keeping with the scale and character of the TC zoning district and as stipulated in the Shop Front Building Type code section.

III. Site Specific Standards for Consideration

To support the development's unique design vision and promote a high-quality, context-sensitive outcome, the applicant intends to pursue deviation from zoning specific standards to accommodate the envisioned development to the site, subject to approval by the Town's Planning and Zoning Department. These standards are intended to provide flexibility in the implementation of certain design elements, including but not limited to:

- 1. Frontage The proposed frontage design along Pleasant Plains Road reflects a context-sensitive approach that supports the Town's vision for its Town Center zoning district. The project seeks to "right-size" the frontage setback and streetscape improvements to create a safe, accessible, and inviting pedestrian experience, consistent with a vibrant, walkable downtown environment. Specifically, the development proposes a reduction in the streetscape depth from 38 feet to 18 feet—from the existing curb to the building face—aligning more closely with the Downtown Core plan type outlined in the Town's Streetscape Design Standards. The standard 38-foot Type 1A section is out of scale with the existing and intended character of this area and would not support the compact, pedestrian-oriented form envisioned for the Town Center. This proposed adjustment will enhance the sense of place, improve walkability, and better contribute to the urban fabric the Town is working to establish.
- 2. Site Layout and Parking The proposed development seeks to provide a mix of two- and three-story attached single-family townhomes, responding to current housing needs with a range of unit types and parking options. Some homes will feature front-loaded garages accessed via private alleys in lieu of internal public streets, while others will utilize surface parking areas that exceed minimum ordinance requirements. The site layout prioritizes efficient land use and pedestrian connectivity, with flexibility in parking configuration, access points, and circulation patterns to support a walkable, community-oriented environment. Generous common open space is integrated throughout the site to enhance livability and foster neighborhood interaction.
- 3. All building elevations, exterior materials, and color palettes must be approved by the Planning Board before permitting.
- 4. Prohibited exterior materials include vinyl, EIFS, and Masonite. Vinyl may be used only for windows, doors, trim, and railings.
- 5. A minimum of 12 inches of exposed brick or stone is required at the base frontage of all units.
- 6. A minimum of 1 EV charge stations must be installed on-site.

Note: The application of these site-specific design standards shall be reviewed and approved by the Town of Stallings, ensuring that any proposed deviations from the standard requirements will still align with the community's broader planning goals, such as walkability and pedestrian infrastructure, sustainable growth, and mixed-use development that is compatible with the town center character.

IV. Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and as required for approval by the Town of

Stallings or NCDOT.

- 2. The alignment of internal private drives, vehicular circulation areas, and driveways are subject to minor modification during the permitting process to accommodate change in traffic patterns, parking layouts, and/or any adjustments required by the Town of Stallings or NCDOT.
- 3. Streetscape will be dedicated to the Town.
- 4. Roads, alleys, and parking areas within the development will remain privately owned and maintained.

V. Environmental Features

1. The petitioner shall comply with the Town of Stallings / Union County approved and adopted Post Construction Stormwater Ordinance.

VI. Signage

1. All signage installed on Site shall comply with the requirements of the Town of Stallings Unified Development Ordinance.

VII. Binding Effect of the Rezoning Documents and Definitions

- 1. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and insure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.
- 2. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.



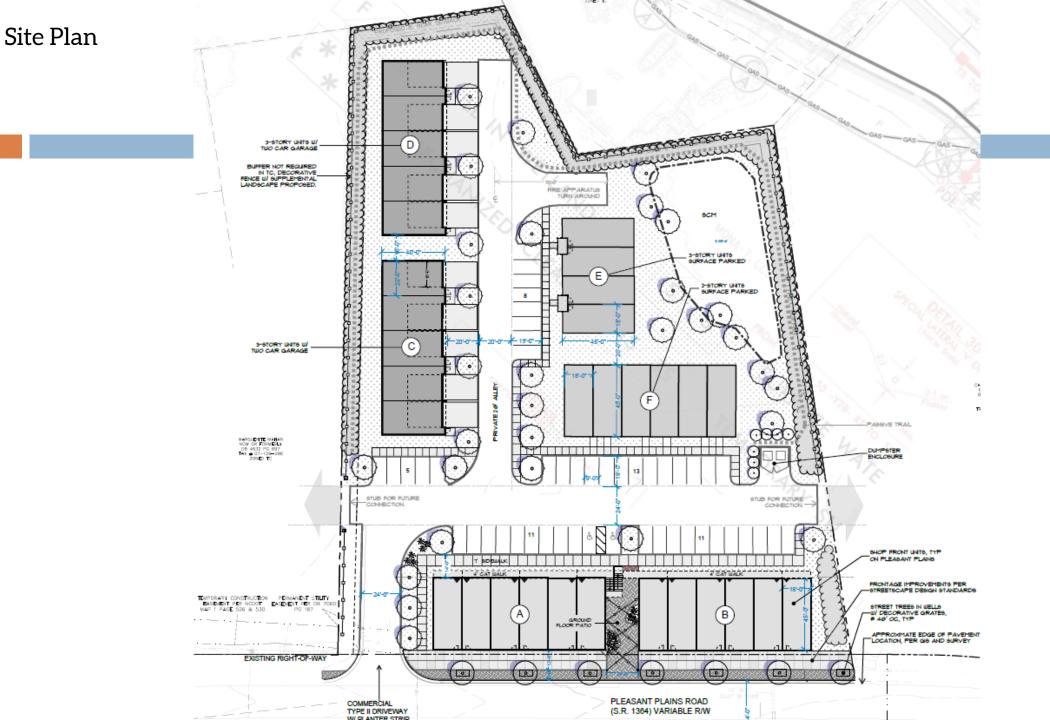
Conditional Rezoning CZ25.02.03: 3919 & 3927 Pleasant Plains Town Center (1)

Request CZ25.02.03: 3919 & 3927 Pleasant Plains Town Center (1)

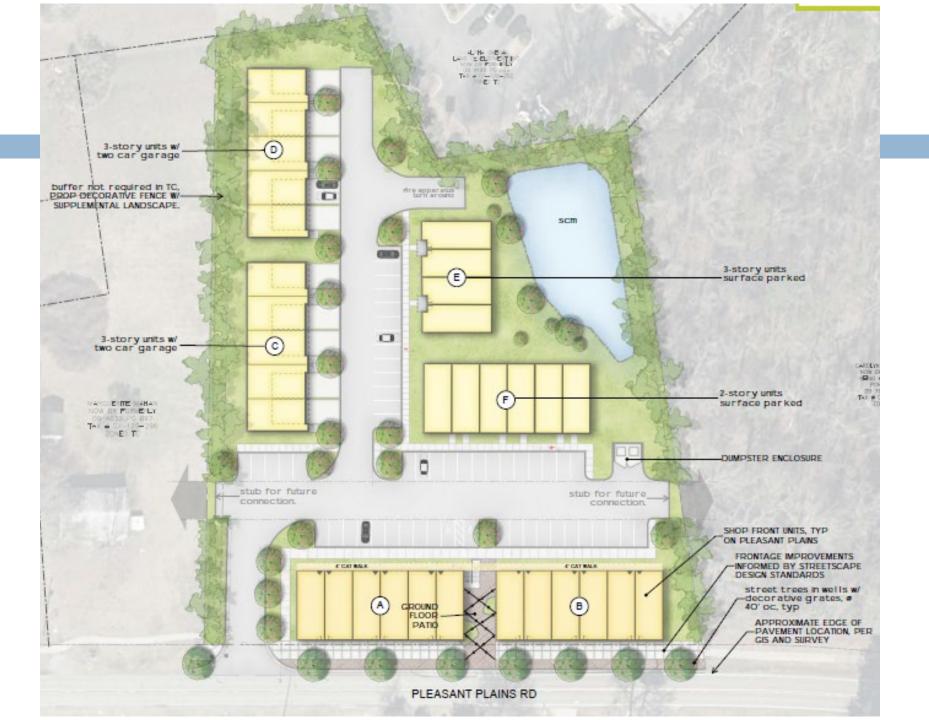
- The applicant, MONA-T LLC, requests conditional rezoning to CZ-TC for the following parcels:
 - 07129296B and 07129296C
 - 3919 & 3927 Pleasant Plains Rd
 - 2.63 Acres
- The proposed development includes:
 - 12 shopfront units (commercial/retail on the bottom and residential up top)
 - 23 townhomes in the rear

Request CZ25.02.03: 3919 & 3927 Pleasant Plains Town Center (1)

- This case was first heard on July 14, 2025, and was deferred to September 8, 2025. Council asked for more detail on building elevations to ensure alignment with the Town Center vision, as well as clarity on future commercial partners. No updated materials have been submitted, so the July 14 information was redistributed.
 - Council requests: elevations and commercial partner details
 - No new site plan, elevations, or presentation submitted
 - July 14 materials resent for review
 - Potential conditions if Council chooses:
 - Submit final elevations for staff approval before permits
 - Provide finalized list of tenants/partners before development agreement



Site Plan



Zoning Context

- The existing base zoning for this property is Town Center (TC), which does not permit attached-residential development by right.
 - As a result, the applicant must pursue Conditional Zoning (CZ) to allow residential use and request modifications to certain development standards, including setbacks, density, and land use mix.

Site

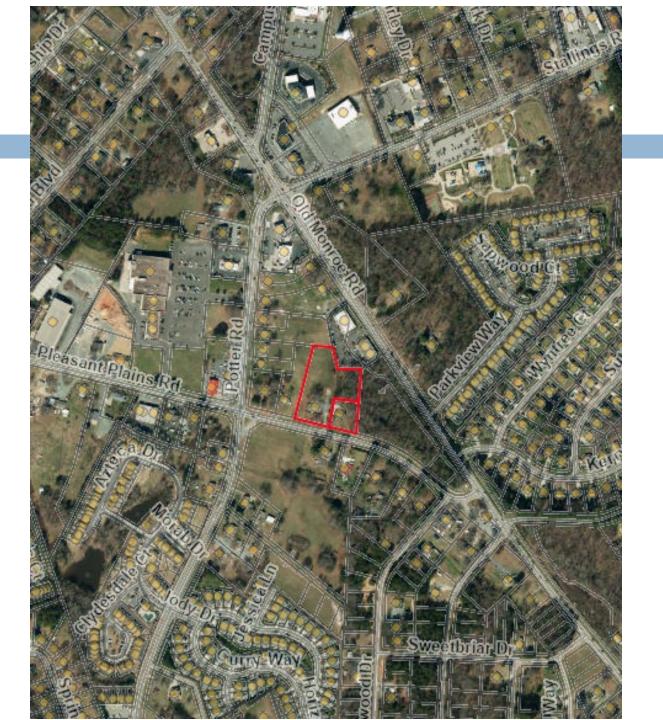




Municipal:



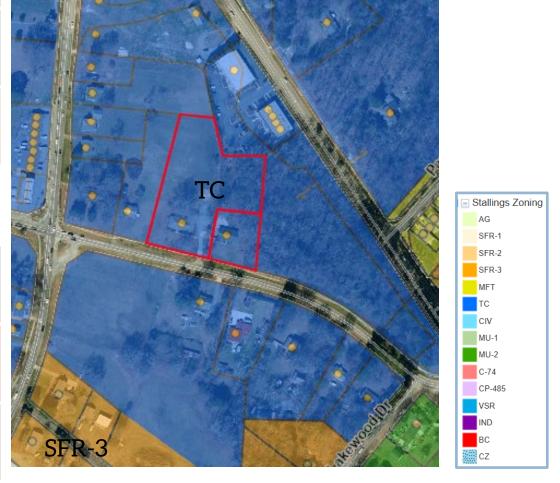
Site



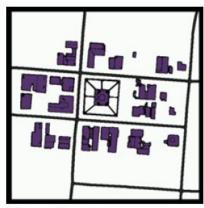
Project Summary

Location: 3919 & 3927 Pleasant Plains Rd Site/Project 2.63 ac Size: **Open Space:** N/A - Town Center N/A - Town Center Tree Save: Watershed Twelvemile Greenway N/A Master Plan N/A TIA

Current Zoning:



Future Land Use



Town Center

A town center satisfies daily economic, entertainment and community needs for surrounding neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activity. Buildings in a town center typically stand two or more stories in height with non- residential uses on the ground floor and residential units above storefronts. Surrounding urban neighborhoods are relatively compact and support moderate- to high-density housing options, including small, lot single-family homes, townhomes, condominiums, or apartments.



Primary Land Uses

- Municipal Government Buildings
- · Community Facilities
- Post Office
- Townhome
- Apartment
- · Sit Down Restaurant
- Community-Serving Commercial
- Professional Office
- · Live/Work/Shop Units

Secondary Land Uses

- Bank
- · Farmers Market
- Pocket Park



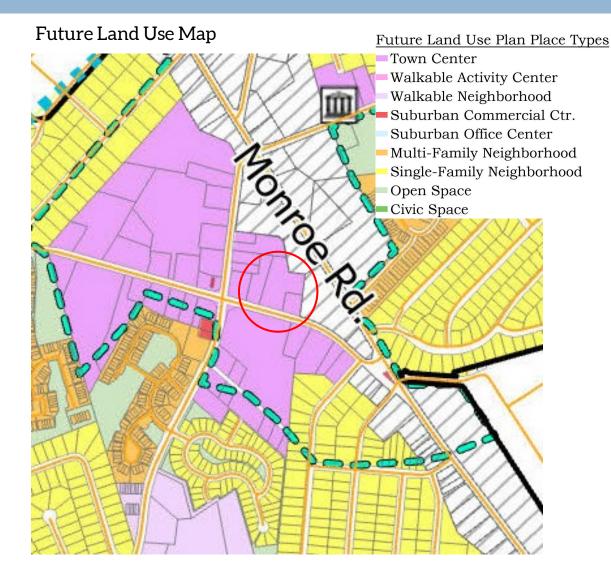


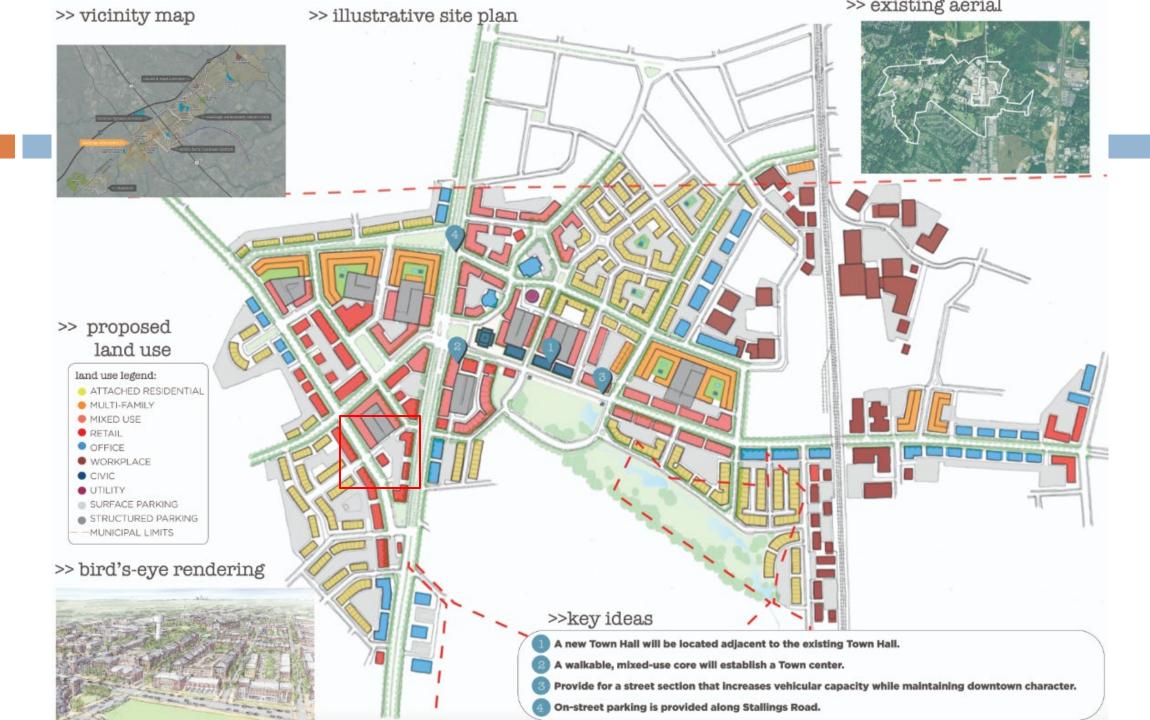
FORM & PARAMETERS

General Development Pattern
Typical Lot Coverage
Residential Density
Non-Residential Intensity
Prevailing Building Height
Average Dwelling Unit Size
Avg. Non-Resid. Building Size
Transportation Choices
Typical Block Length
Open Space Elements
Street Pattern
Street Connectivity
Parking Provisions
Typical Street Cross Section

20 – 40%
N/A
0.20 - 1.0 FAR
1 - 3 Stories
N/A
10,000 – 200,000 SF
Auto
800 – 1,200 LF
Pocket Parks/Landscape Buffers
Curvilinear
Low
Surface Lot
Suburban

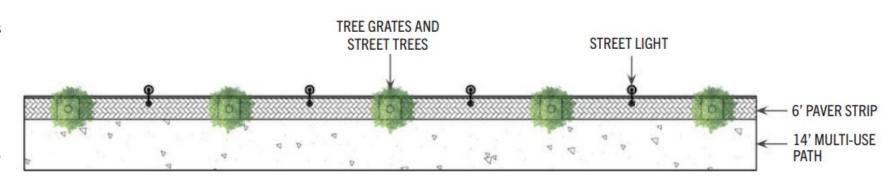
Separate Uses

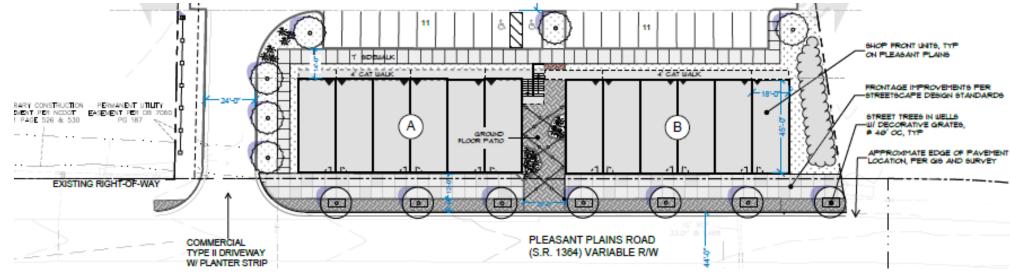




Streetscape Master Plan

The Stallings Streetscape Design
Standards and Details Plan identifies this segment for a future Streetscape along the property frontage. The applicant is proposing a 6' paver strip with a 12' sidewalk with commercial fronting the streetscape along Pleasant Plains Rd. The Plan calls for a 14' paver strip with 8-10' sidewalk. What they are proposing aligns more with the base Typical Form.





STREETSCAPE TYPE:

Is this section of streetscape part of exisitng or proposed greenway?

If yes, use type	
1A: GREENWAY AGAINST BUILDING	1B: GREENWAY

If no, use type	
2: TYPICAL STREET	3: NARROW SIDE STREET

If it is a greenway section, does the greenway run in front of exisitng or proposed commercial space?

If yes, use type...

1A:
GREENWAY AGAINST
BUILDING

If no, use type...

1B:
GREENWAY

If not a greenway section, how much space from edge of curb to edge of construction buffer?

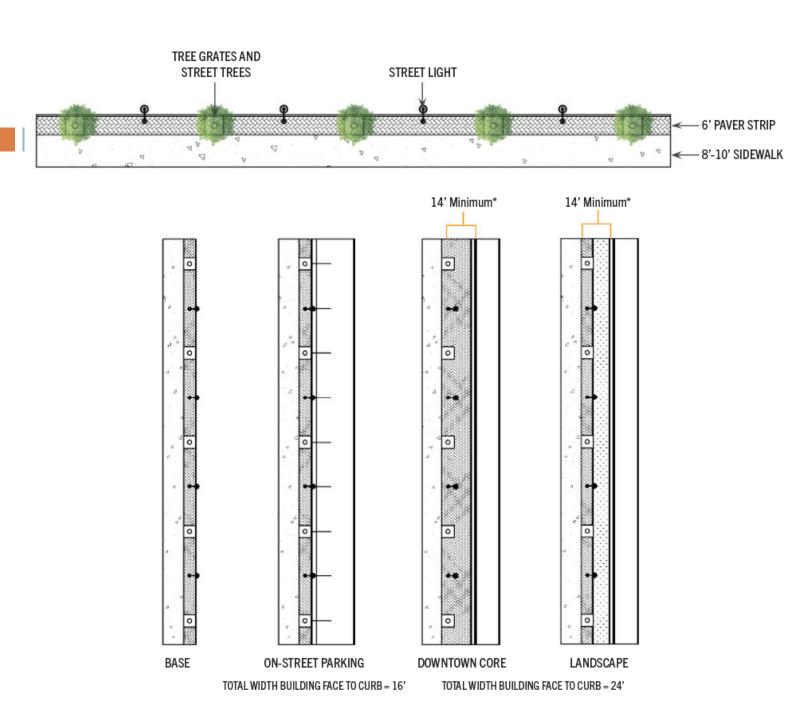
If 14' or greater, use type	If less than 14', use type
2: TYPICAL STREET	3: NARROW SIDE STREET

STREETSCAPE SUB-TYPE:

Is on-street parking feasible?

If yes, use sub-type
ON-STREET PARKING FORM

If no, is this section of streetscape located in the "Downtown Core"?	
If yes, use sub-type	If no, use sub-type
DOWNTOWN CORE FORM	LANDSCAPE FORM



TYPICAL

- PEDESTRIAN-ONLY
- 8'-10' WIDE SIDEWALK
 6' WIDE PAVER STRIP



NOTE:

* TOTAL PAVER OR LANDSCAPE STRIP WIDTH MAY INCREASE PER ROAD SPEED LIMIT AND REQUIRED BUFFER DISTANCES OUTLINED IN THE NCDOT PLANTING GUIDELINES. SEE SHEETS A-1 AND B-8 FOR MORE DETAILS.





Meetings

All rezonings are advertised per state statute, mailed notices within 500 ft of proposed rezoning, posted zoning signs on-site, posted in the newspaper, and additionally included on the website.



Staff Recommendation

- Staff recommends approval of CZ25.02.03 with staff suggested conditions.
 - All required permits from federal, state, or local authorities must be obtained before construction begins.
 - Development must substantially conform to the approved concept plan, including layout, building design, and site features. Any significant changes require Town approval.
 - Vesting rights are extended from 2 to 5 years due to current sewer capacity limitations
 - The Streetscape shall comply with the "Typical" Streetscape plan from the Stallings Streetscape Master Plan.
 - The property must incorporate "Mill" and/or "Stone" in the name or marketing to align with Town Center branding guidelines.
 - This recommendation is based on the following planning consistency findings:
 - The request aligns with the Comprehensive Land Use Plan.
 - The proposed use supports the Town Center Future Land Use designation.
 - The combination of commercial and residential uses is consistent with the adopted Town Center Small Area Plan.
 - The inclusion of a Streetscape Design aligns with the Stallings Streetscape Design Standards and Details Plan.

eral Provisions

1.These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by MONA-T, LLC (the "Petitioner") to accommodate redevelopment on an approximately 2.63-acre site located at 3919 and 3927 Pleasant Plains Road in the Town of Stallings, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 07129296B and 07129296C.

 Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Stallings Unified Development Ordinance (the "Ordinance").

- 3.Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Town Center (TC) zoning district shall govern the development and use of the Site.
- 4.The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
- Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of the Ordinance.
- Development is limited to a maximum of 12 shopfront units, 12 residential lofts, and 23 townhomes.

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- a.Coworking Spaces Flexible office spaces for Individuals or small businesses seeking shared work environments.
- b.Professional Services Including consulting, design, legal, real estate, accounting, and other similar business services.
- c.Personal Services Establishments providing services such as hair and nall salons, tailor services, dry cleaning, laundry, and other personal care businesses d.Health and Wellness – Establishments offering services almed at physical and mental well-being, including fitness centers, yoga studios, massage therapy, physical therapy, and wellness coaching.
- e. Creative Studios Spaces for artistic creation and production, including photography, painting, graphic design, music, or other creative industries.

 f.Event or Meeting Spaces Facilities available for hosting small community events, conferences, and meetings.
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Note: The total floor area dedicated to any non-residential use or combination of non-residential uses listed above shall not exceed 15,000 square feet in aggregate. This limit is intended to ensure that the development remains in keeping with the scale and character of the TC zoning district and as stipulated in the Shop Front Building Type code section.

III. Site Specific Standards for Consideration

To support the development's unique design vision and promote a high-quality, context-sensitive outcome, the applicant intends to pursue deviation from zoning specific standards to accommodate the envisioned development to the site, subject to approval by the Town's Planning and Zoning Department. These standards are intended to provide flexibility in the implementation of certain design dements, including but not limited to:

1.Frontage – The proposed frontage design along Pleasant Plains Road reflects a context-sensitive approach that supports the Town's vision for its Town Center zoning district. The project seeks to "right-size" the frontage setback and streetscape improvements to create a safe, accessible, and inviting pedestrian experience, consistent with a vibrant, walkable downtown environment. Specifically, deeded to the development proposes a reduction in the streetscape depth from 38 feet to 18 feet—from the existing curb to the building face—aligning more closely with the Downtown Core plan type outlined in the Town's Streetscape Design Standards. The standard 38-foot Type 1A section is out of scale with the existing and intended character of this area and would not support the compact, pedestrian-oriented form envisioned for the Town Center. This proposed adjustment will enhance the sense of place, improve walkability, and better contribute to the urban fabric the Town is working to establish.

2.Site Layout and Parking – The proposed development seeks to provide a mix of two- and three-story attached single-family townhomes, responding to current housing needs with a range of unit types and parking options. Some homes will feature front-loaded garages accessed via private alleys in lieu of internal public streets, while others will utilize surface parking areas that exceed minimum ordinance requirements. The site layout prioritizes efficient land use and pedestrian connectivity, with flexibility in parking configuration, access points, and circulation patterns to support a walkable, community-oriented environment. Generous common open space is integrated throughout the site to enhance livability and foster neighborhood interaction.

- 3.All building elevations, exterior materials, and color palettes must be approved by the Planning Board before permitting.
- 4.Prohibited exterior materials include vinyl, EIFS, and Masonite. Vinyl may be used only for windows, doors, trim, and railings.
- 5.A minimum of 12 inches of exposed brick or stone is required at the base frontage of all units.
- 6.A minimum of 1 EV chareg stations must be installed on-site.

The application of these site specific design standards shall be reviewed and approved by the Town of Stallings, ensuring that any proposed deviations from the standard requirements will still align with the community's broader planning goals, such as walkability and pedestrian infrastructure, sustainable growth, and mixed-use development that is compatible with the town center character.

IV. Transportation

1.Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and as required for approval by the Town of Stallings or NCDOT.

- 2.The alignment of internal private drives, vehicular circulation areas, and driveways are subject to minor modification during the permitting process to accommodate change in traffic patterns, parking layouts, and/or any adjustments required by the Town of Stallings or NCDOT.
- 3.Streetscape will be dedicated to the Town.
- 4.Roads, alleys, and parking areas within the development will remain privately owned and maintained.

V. Environmental Feature

1. The petitioner shall comply with the Town of Stallings / Union County approved and adopted Post Construction Stormwater Ordinance.

VI Slanage

1.All signage installed on Site shall comply with the requirements of the Town of Stallings Unified Development Ordinance.

VII. Binding Effect of the Rezoning Documents and Definitions

I.If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site

and their respective successors in interest and assigns.

2. Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any

Vote and Statement of Consistency & Reasonableness



Step 1.

Motion to recommend Approval/Denial for CZ25.02.03.

Step 2.

■ With a statement of consistency that the proposal is Consistent/Inconsistent and Reasonable/Not Reasonable with the goals of the Comprehensive Land Use Plan.

Step 3.

- Example reasoning:
 - This Conditional Rezoning is consistent/inconsistent but reasonable/not reasonable with the goals of the Town.







Adopted this the __ day of _____, 2025

Attest:

Town Clerk

ZONING AMENDMENT:

Statement of Consistency and Reasonableness

CZ25.02.03

REQUI	EST:	The applicant, MONATLLC, is requesting a conditional rezoning to CZ-TC for a 2.63-acre site (parcels 07129296B and 07129296C) to allow development for 12-shopfront units and 23 Townhomes in Town Center.			
	WHEREAS , The Town of Stallings Town Council, hereafter referred to as the "Town Council", adopted the Stallin Comprehensive Land Use Plan on November 27, 2017; and				
	WHEREAS, the Town Council finds it necessary to adopt a new land development ordinance to mainta consistency with the Comprehensive Land Use Plan; and				
	WHEREAS, the Town Council finds it necessary to revise the Unified Development Ordinance to comply with state aw found in NCGS § 160D.				
WHER	EAS , the Town Council	finds it necessary to consider the Planning Board's recommendations.			
THEREFORE , The Town Council hereby votes that the proposed zoning amendment is consistent/inconsistent reasonable/unreasonable with the Comprehensive Land Use Plan adopted on November 27, 2017, based or goals and objectives set forth in the document of promoting quality development and consistency with all st mandated land use regulations established through NCGS § 160D. The Town Council Approves/Denies proposed amendment and stated that the Town Council finds and determines that the zoning amendment consistent/inconsistent and reasonable/unreasonable with the key guiding principles, goals, and objective the Comprehensive Land Use Plan for the following reasons:					
1)	The request aligns wit	h the Comprehensive Land Use Plan.			
2)	The proposed use sup	ports the Town Center Future Land Use designation.			
3)	The combination of co Area Plan.	ommercial and residential uses is consistent with the adopted Town Center Small			
4)	The inclusion of a Stre Plan.	etscape Design aligns with the Stallings Streetscape Design Standards and Details			

Mayor

TOWN COUNCIL PRESENTATION

September 8, 2025

CZ25.02.03 – PLEASANT PLAINS CZ

URBAN DESIGN PARTNERS

TOWN COUNCIL PRESENTATION

September 8, 2025

AGENDA

- WELCOME
- ZONING INFORMATION
- SITE CONTEXT AND RELEVANT INFORMATION
- REVIEW OF TOWN CENTER ZONING DISTRICT
- PROPOSED BUILDING & LOT TYPES
- REVIEW OF PROPOSED SITE PLAN
- REVIEW OF PROPOSED STREETSCAPE
- ARCHITECTURAL CHARACTER
- QUESTIONS

ZONING INFORMATION

CASE NUMBER: CZ25.02.03 – PLEASANT PLAINS CZ

CASE TYPE: CONDITIONAL REZONING

APPLICANT: MONA-T LLC, ARMON MOWLAVI

EX ZONING/USE: TOWN CENTER (TC) / SINGLE-FAMILY RESI

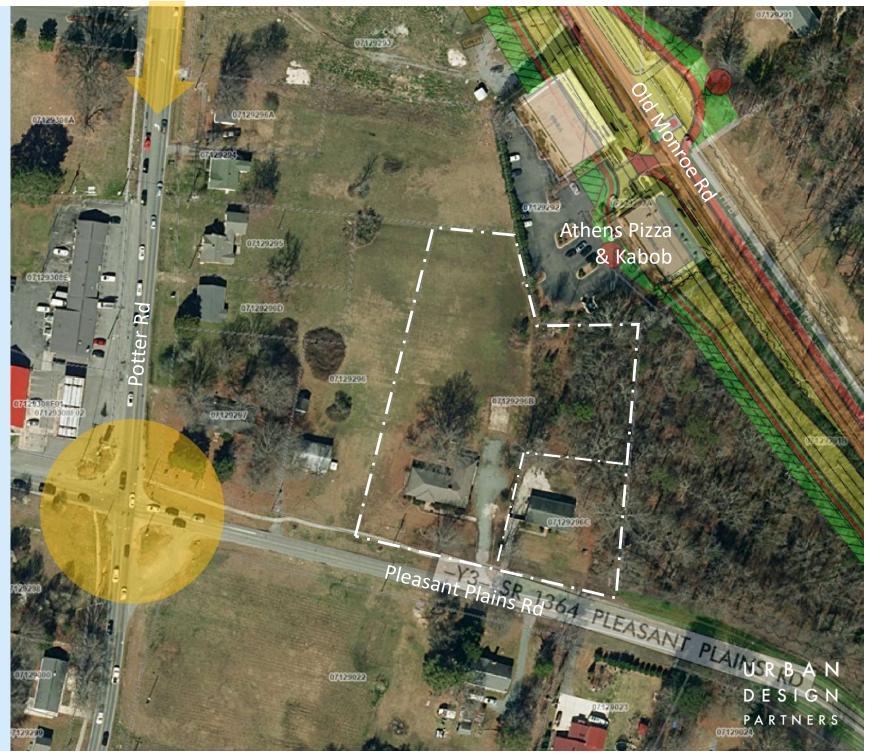
PROP ZONING: CONDITIONAL ZONING, TOWN CENTER (CZ-TC)

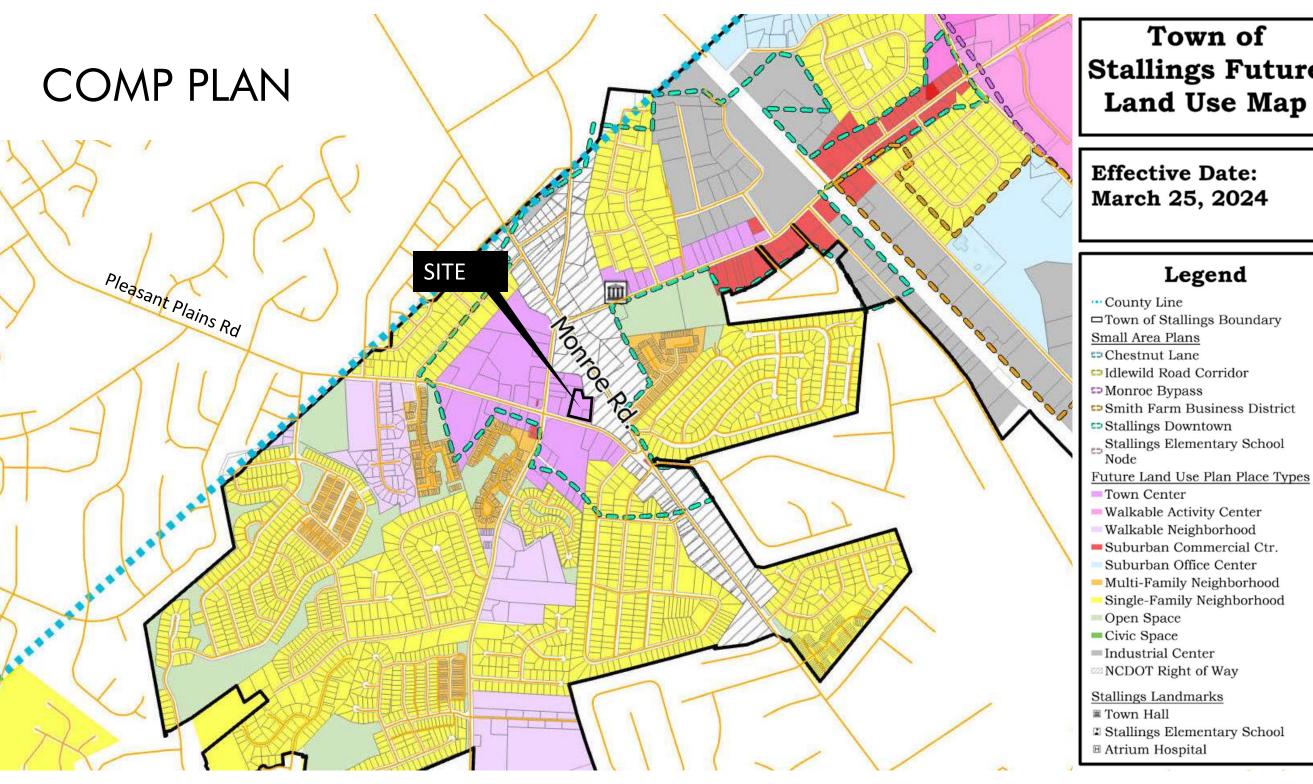
WHY: ACCOMMODATE THE VISION FOR 12 SHOP-FRONT COMMERCIAL UNITS, 12 RESIDENTIAL LOFT UNITS, AND UP TO 23 TOWNHOME UNITS

SITE INFORMATION



3919 PLEASANT PLAINS RD
3927 PLEASANT PLAINS RD
2.63 ACRES





Stallings Future Land Use Map

TOWN CENTER (TC)

Provides for new development, revitalization, reuse, and infill development in Stallings's core downtown.

Allowed building/lot types in this district are Urban Workplace,
Shopfront, Detached House, Attached House, Multi-family Building,
and Civic Building.

The development pattern seeks to integrate shops, restaurants, services, workplaces, civic, educational, religious facilities, and higher density housing in a compact, pedestrian-oriented environment.

The Town Center District serves as the hub of the surrounding neighborhoods and of the broader community.



SITE DATA

ACRES: ± 2.63 AC

07129296B,07129296C

TC (TOWN CENTER) **EXISTING ZONING:**

DEVELOPMENT SUMMARY

PROPOSED ZONING: CZ (CONDITIONAL ZONING)

MAXIMUM DENSITY: 24 UNITS/AC

PROPOSED USE: SHOP FRONT & ATTACHED

RESIDENTIAL

SETBACKS:

 FRONT: 0'-10' FROM EDGE OF SIDEWALK

 SIDE: REAR:

MAX BUILDING HEIGHT:

RESIDENTIAL: 23 DU TOTAL

TOWNHOMES

(BUILDINGS 1-4): 23 UNITS

COMMERCIAL: 11.515 SF TOTAL

SHOP FRONT

(BUILDING 5): 7 (7,060 SF TOTAL)

SHOP FRONT

(BUILDING 6): 5 (4,455 SF TOTAL)

PARKING: REQUIRED: PER ORDINANCE

41 SPACES

» RETAIL: 18 SP (1.5 SP/1000 SF)

» RESIDENTIAL: 23 SP (1 SP/ 1 DU)

PROPOSED:

» RETAIL: PER ORDINANCE » RESIDENTIAL: PER ORDINANCE

TREE CONSERVATION

AREA: N/A

- 1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
- 2. THIS EXHIBIT WAS PREPARED USING AVAILABLE RECORD INFORMATION, GIS. MAPS, RECORD PLANS, AERIAL IMAGERY, AND LAND RECORDS.
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SITE DATA

ACRES: ± 2.63 AC

07129296B,07129296C PIN:

EXISTING ZONING: TC (TOWN CENTER)

DEVELOPMENT SUMMARY

PROPOSED ZONING: CZ (CONDITIONAL ZONING)

MAXIMUM DENSITY: 24 UNITS/AC

PROPOSED USE: SHOP FRONT & ATTACHED

RESIDENTIAL

SETBACKS:

 FRONT: 0'-10' FROM EDGE OF RIGHT-OF-WAY

 SIDE: REAR:

MAX BUILDING HEIGHT:

RESIDENTIAL: 32 DU TOTAL TOWNHOMES: 20 UNITS RESIDENTIAL LOFTS: 12 UNITS

COMMERCIAL:

 SHOP FRONT: 12 UNITS (9,720 SF TOTAL)

PARKING: PER ORDINANCE

47 SPACES REQUIRED: 15 SP (1.5 SP/1000 SF) RETAIL:

RESIDENTIAL: 32 SP (1 SP/ 1 DU)

 PROPOSED: 73 TOTAL SPACES

15 SPACES 6 SPACES

FLEX / VISITOR: RESIDENTIAL:

20 DRIVEWAY SPACES 12 RESIDENTIAL LOFT SPACES

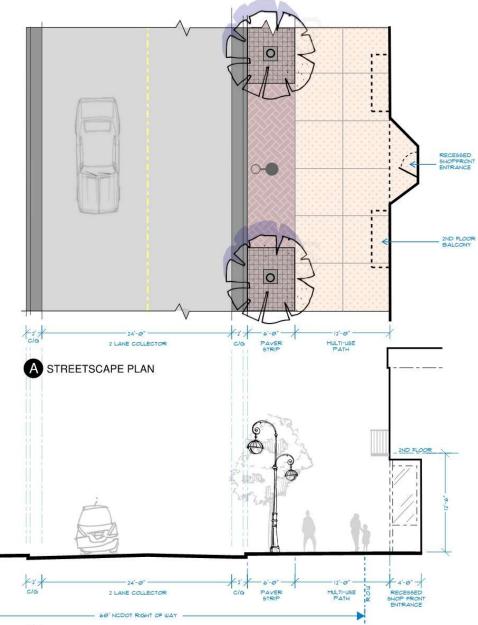
20 SURFACE SPACES

TREE CONSERVATION

N/A AREA:

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PROPOSED STREETSCAPE



B STREETSCAPE ELEVATION

VOLUME / USE ARE BIG CONSIDERATIONS FOR SIDEWALK DESIGN

A BUFFER ZONE BTWN THE SIDEWALK AND STREET GREATLY IMPROVES PEDESTRIAN SAFETY & COMFORT.

BLDG HEIGHT TO STREET WIDTH RATIO one unit of building height to three units of street width

- 1:1 IS VERY URBAN
- 1:3 RATIO IS SUBURBAN
- 1:4 IS CAR CENTRIC





PROPOSED STREETSCAPE

Summary Table: Typical Sidewalk Width Ranges

Context	Typical Width
Small/medium NC town (residential)	5 ft
Local residential (Garner, Mills River, etc.)	5 ft
Adjacent to curb / more active areas	6 ft
Streetscape with planting zones	8–12 ft
Downtown/mixed-use (Raleigh)	6–10 ft (or more)
NACTO / AASHTO GUIDANCE >15 ft wide is reserved for plazas and civic spaces	8 – 12 ft

Character Fit: More greenery, less empty pavement creates the pedestrian-friendly look best for Stallings.



PROPOSED STREETSCAPE









WHY IT MATTERS

If a street is not vibrant enough to experience more than a tiny trickle of pedestrian volumes, a relatively wide sidewalk can create a perception that the street life is dead, even if it is not entirely dead...

Dom Nozzi

ARCHITECTURAL CHARACTER

TOWN OF STALLINGS

Town Identity

- Has roots in early 20th-century rural commerce and rail connectivity
- First country store, sawmill, and grain-focused economy evoke a strong sense of agrarian and small-town heritage
- Suburban enclave with traditional structures w/ some modern design gestures, inspired by traditional, colonial, and craftsman aesthetics.

Design Considerations

- Incorporate natural, earthy materials brick, natural wood, fiber cement siding reminiscent of barns and early storefronts.
- Use symmetrical façades, gabled roofs, & strong architectural form
- Creative detailing like roofline variations, decorative brickwork, columns, and covered porches to evoke historical textures.

















ARCHITECTURAL CHARACTER

TOWNHOMES

Massing & Scale

- 2 and 3-story forms to avoid repetition
- Use staggered façades and projecting bays for rhythm
- Mix of front-loaded and surface-parked units

Materials & Colors

- Brick or stone bases w/ fiber cement or board-and-batten upper levels to echo southern vernacular.
- Earthy, muted palettes warm grays, clay reds, soft greens, creams
- Timber or Metal Accents (porch columns, brackets, window trim) nod to agricultural structures in Stallings.

Architectural Details

- Wide front porches or stoops to activate the street Reinforce Sense-of-Community
- Dormers, gables, and varied roof pitches to break up long runs of townhomes
- Shutters and window boxes as optional details for southern charm
- Consider subtle contemporary interpretations—clean lines, larger windows

ARCHITECTURAL CHARACTER

SHOPFRONT COMMERCIAL

Form & Street Presence

- •One- or Two-Story, Flat-Roofed with Parapets, cornices, and awnings
- •Scale / Proportion should feel "Main street small-town" (narrow bays, vertical emphasis, generous glass storefronts).
- •Arcades or covered walkways for pedestrian comfort

Materials & Expression

- •Predominantly brick façades with traditional detailing plus some modern features such as steel canopies, glassy corners, metal roofs.
- •Stone or cast stone accents for base courses, sills, and cornices
- •Painted wood or aluminum storefront systems with recessed entries

Design Identity

- •Unifying Elements to connect the Shopfronts to Townhomes (brick blend, trim palette, detailing, porch columns or awnings.
- •Subtle agricultural-industrial cues: corrugated metal awnings, timber post details, simple gable parapets



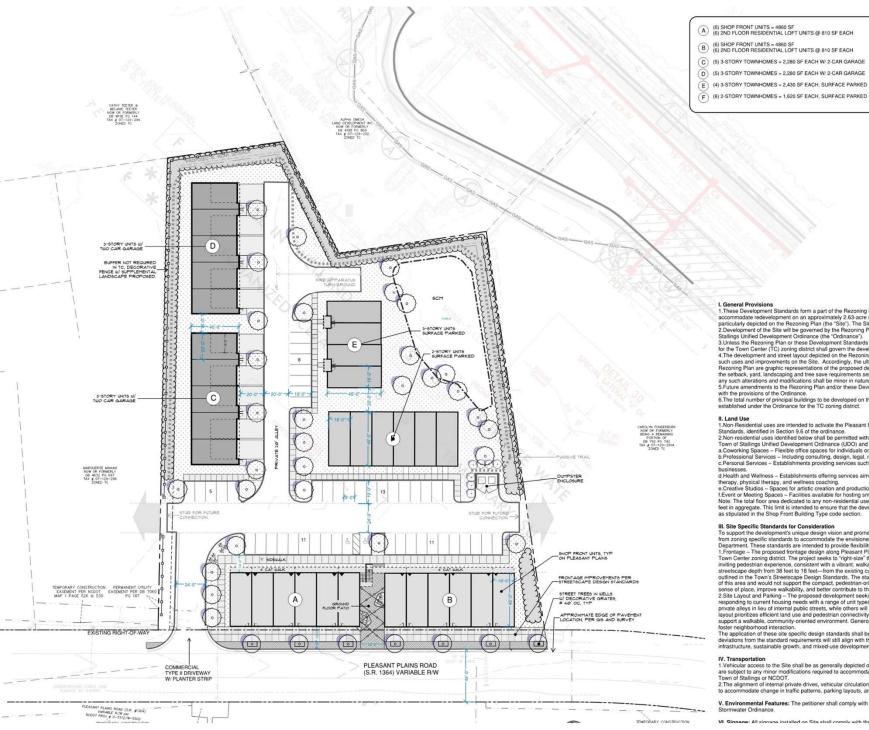












DEVELOPMENT SUMMARY

TAX PARCEL ID: 07129296B, 07129296C

TOTAL SITE AREA: 2.63 ACRES (114,562 SF)

EXISTING ZONING: TC - TOWN CENTER

PROPOSED ZONING: CZ-CONDITOINAL ZONING

FRONT 0' - 10' FROM EDGE OF SIDEWALK SIDE 0' REAR 8'

PROPOSED USE: SHOP FRONT COMMERCIAL & ATTACHED RESIDENTIAL

MAX BUILDING HEIGHT: 45 FEET

MAX DENSITY: 24 UNITS / ACRE

LINIT TAKEOFES 12 UNITS = 9,720 SF 12 RESIDENTIAL LOFTS 20 TOWNHOME UNITS

REQUIRED PARKING RETAIL: 1.5 SPACES / 1000 SF = 18 SPACES RESIDENTIAL: 1 / UNIT = 32 SPACES

PROPOSED PARKING 18 DEDICATED SHOP FRONT SPACES 20 RESI PARKING SPACES 10 VISITOR / OVERFOW SPACES 20 DRIVEWAY SPACES 78 TOTAL SPACES

REQUIRED VUA PLANTING = 15,000 VUA/1500 = 10 TREES / 40 SHRUBS PROPOSED VUA PLANTING » PER ORDINANCE PERIMETER SCREENING: NOT REQUIRED IN TC

I. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by MONA-T, LLC (the "Petitioner") to Transport of the State of the Rezoning Plan a Society of the State of

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A The development and street liquid begins and a street liquid by the development and the d any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.

5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of the Ordinance.

6. The total number of principal buildings to be developed on the Site shall be not be limited except to the extent expressly limited by the regulations established under the Ordinance for the TC zoning district.

1.Non-Residential uses are intended to activate the Pleasant Plains Road street frontage and shall comply with the Shop Front Building Type Standards, identified in Section 9.6 of the ordinance.

Standards, genitined in Section 9 to ot the ordinance.

2 Non-residential uses identified below shall be permitted within the TC zoning district, subject to compliance with all applicable requirements of the Town of Stallings United Development Ordinance (UDO) and the following conditions:

a Coworking Spaces – Floxible office spaces for individuals or small businesses seeking shared work environments.

b. Professional Services – Including consulting, design, legal, real estate, accounting, and other similar business services.

c. Personal Services – Establishments providing services such as hair and nall salons, tallor services, dry cleaning, laundry, and other personal care

d.Health and Wellness - Establishments offering services aimed at physical and mental well-being, including fitness centers, yoga studios, massage

therapy, physical therapy, and wellness coaching.

e. Creative Studios – Spaces for artistic creation and production, including photography, painting, graphic design, music, or other creative industries.

Levent or Meeting Spaces – Facilities available for hosting small community events, conferences, and meetings.

Note: The total floor area dedicated to any non-residential use or combination of non-residential uses listed above shall not exceed 15,000 square

feet in aggregate. This limit is intended to ensure that the development remains in keeping with the scale and character of the TC zoning district and as stipulated in the Shop Front Building Type code section

III. Site Specific Standards for Consideration

is size specins standards for considerative size of the development's unique design vision and promote a high-quality, context-sensitive outcome, the applicant intends to pursue deviation from zoning specific standards to accommodate the environment to the site, subject to approval by the more Planning and Zoning Department. These standards are intended to provide listolibility in the implementation of certain design elements, including but not limited to: The proposed frontage design along Pleasant Plains Road reflects a context-sensitive approach that supports the Town's vision for its Town Center zoning district. The project seeks to "right-size" the frontage setback and streetscape improvements to create a safe, accessible, and inviting pedestrian experience, consistent with a vibrant, walkable downtown environment. Specifically, the development proposes a reduction in the inviting potestial experience, consistent with a votarit, washade cowintown environment; specializing, the development proposes a reduction in the strettscape depth from 38 feet to 18 feet—from the existing cut to the building face—aligning more closely with the Downtown Core plan harder outlined in the Town's Streetscape Design Standards. The standard 38-host Type 1A section is out of scale with the existing and intended character of this area and would not support the compact, pedestian-oriented form envisioned for the Town Center. This proposed adjustment will enhance the

or inside after a singular transfer of the property of the pro private alleys in lieu of internal public streets, while others will utilize surface parking areas that exceed minimum ordinance requirements. The site layout prioritizes efficient land use and pedestrian connectivity, with flexibility in parking configuration, access points, and circulation patterns to support a walkable, community-oriented environment. Generous common open space is integrated throughout the site to enhance livability and foster neighborhood interaction.

The application of these site specific design standards shall be reviewed and approved by the Town of Stallings, ensuring that any proposed deviations from the standard requirements will still align with the community's broader planning goals, such as walkability and pedestrian infrastructure, sustainable growth, and mixed-use development that is compatible with the town center character

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and as required for approval by the Town of Stallings or NCDOT.

2. The alignment of internal private drives, vehicular circulation areas, and driveways are subject to minor modification during the permitting process nmodate change in traffic patterns, parking layouts, and/or any adjustments required by the Town of Stallings or NCDOT.

V. Environmental Features: The petitioner shall comply with the Town of Stallings / Union County approved and adopted Post Construction Stormwater Ordinance

VI Sinnage: All signage installed on Site shall comply with the requirements of the Town of Stallings Linified Development Ordinance



1213 w morehead st ste 450 charlotte, nc 28208 p 704.334.3303

02/28/2025

MONA-T, S

Arooji A-T, LLC

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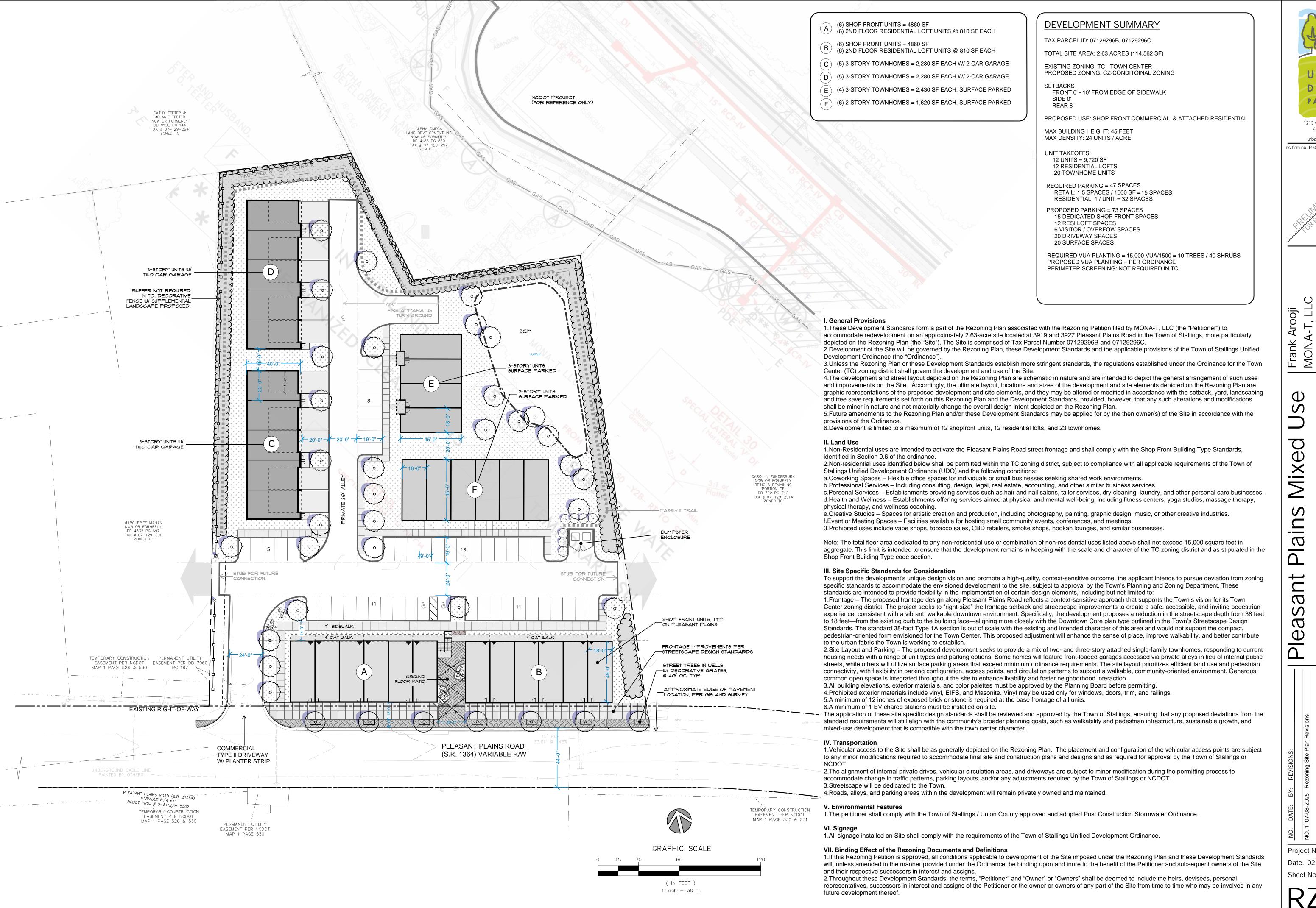
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ā Site Rd. Mat Zoning Plesant Plains Re.

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URBAN
DESIGN
PARTNERS

1213 w morehead st ste 450
charlotte, nc 28208
P 704.334.3303
urbandesignpartners.com
nc firm no: P-0418 sc coa no: C-03044

02/28/2025

JINA-I, LLC

3919 Pleasant Plai Matthews, NC 281

 α

zoning

Project No: 24-CLT-222
Date: 02.28.2025
Sheet No:

RZ-2.0



SITE DATA

ACRES: ± 2.63 AC

07129296B,07129296C

EXISTING ZONING: TC (TOWN CENTER)

DEVELOPMENT SUMMARY

CZ (CONDITIONAL ZONING) PROPOSED ZONING:

MAXIMUM DENSITY: 24 UNITS/AC

PROPOSED USE: SHOP FRONT & ATTACHED

RESIDENTIAL

SETBACKS:

FRONT:

O'-10' FROM EDGE OF **RIGHT-OF-WAY**

• SIDE:

REAR:

MAX BUILDING HEIGHT:

RESIDENTIAL: 32 DU TOTAL

TOWNHOMES: 20 UNITS • RESIDENTIAL LOFTS: 12 UNITS

COMMERCIAL:

• SHOP FRONT:

12 UNITS (9,720 SF TOTAL)

PARKING: REQUIRED:

RETAIL:

RESIDENTIAL:

47 SPACES

15 SP (1.5 SP/1000 SF) 32 SP (1 SP/ 1 DU)

PER ORDINANCE

PROPOSED: 73 TOTAL SPACES

RETAIL: 15 SPACES 6 SPACES

FLEX / VISITOR: 20 DRIVEWAY SPACES RESIDENTIAL:

12 RESIDENTIAL LOFT SPACES

20 SURFACE SPACES

TREE CONSERVATION

AREA: N/A

NOTES

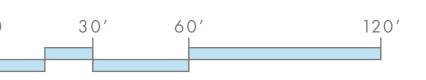
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PLEASANT PLAINS MU CONCEPT PLAN

MATTHEWS, NORTH CAROLINA





JULY, 2025

24-CLT-222



PLANNING & ZONING DEPARTMENT TOWN OF STALLINGS 315 STALLINGS ROAD STALLINGS, NC 28104 704-821-8557

APPLICATION INFORMATION				
Date Filed:				
Application #:				
Fee Paid:				

ATTN: MAX HislanG

REZONING APPLICATION

*Please reference the Fee Schedule for cost.

Zoning Information							
Current Zoning (Circle One)	AG	SFR-1	SFR-2	SFR-3	SFR-MH	MF	TC CIV
7	MU-1	MU-2	C-74	CP-485	VSR	BC	IND CZ
Proposed Zoning (Circle One)	AG	SFR-1	SFR-2	SFR-3	SFR-MH	MF	TC CIV
	MU-1	MU-2	C-74	CP-485	VSR	BC	IND
Conditional Zoning	Yes	No					

^{*}Please review Article 5 of the Stallings Development Ordinance for requirements on map amendment/rezoning submittals.

	Property l	Information		
Physical Property Address:	3919 Pleasant Plains Road and 3927 Pleasant Plains Road			
Description of Rezoning:	Conditional Rezoning to accommodate the proposed residential building types within the existing Town Center (TC) zoning district			
Parcel #:	07129296B & 07129296C	Total Acreage	Total Acreage: 2.63 Acres	
Property Owner(s):	MONA-T LLC			
Owner(s) Address (if different from submittal address):	MONA-T LLC, Mailing Address: 3919 PLEASANT PLAINS RD MATTHEWS, NC 281045955			
Phone:	704-254-3586	Email:	amow	lavi32@gmail.com
If applicant is different than	owner:			
Applicant Name:				
Applicant Address:				
Applicant Phone:		Applicant Email:		

^{*}Disclaimer: All zoning applications are public records and by providing the above information, you agree that said information can be released to the public by request.

_	/ A	4.	a	
Owner/	Anr	nlıcant	State	ment

I hereby certify that all information provid	led in this application is accurate to the best of my
knowledge, and I acknowledge compliance with all red	equirements of the Town of Stallings Ordinances.
	2 24

Signature (Owner or Owner Representative):	Contrado	Date: 2-2-1-202
	•	
Signature of Zoning Official:		Date:



To: **Mayor and Town Council**Via: Alex Sewell, Town Manager

From: Kevin Parker, P.E., Town Engineer

Date: September 8, 2025.

RE: TIA Ordinance Amendment Approval

Background

The current TIA policy requires all TIAs to be prepared by a Town-assigned consultant, with associated costs paid by the applicant. While this ensures consistency, it has limited flexibility for applicants and introduced project delays in some cases. In practice, many developers already have consultants engaged in early site design and planning who are capable of producing the TIA. This amendment accommodates that efficiency while preserving the Town's authority and review standards.

Summary of Changes

The proposed policy amendment:

- Maintains the existing option for Town-managed TIA preparation;
- Adds an alternative option for applicants to use their own consultant—subject to approval by the Town;
- Requires a TIA Review Fee to cover third-party review by a Town-selected consultant;
- Clarifies that the Town retains the right to reject a proposed consultant and require that the TIA be performed by the Town's consultant at the developer's expense;
- Ensures that quality control is maintained through mandatory scoping meetings, MOUs, and independent peer review.

Benefits

- Improves efficiency by leveraging applicant consultant teams;
- Reduces delays by avoiding bottlenecks in the Town's consultant availability;
- Maintains oversight and accountability through third-party review;
- Reduces risk and workload for Town staff and protects the Town's transportation planning objectives;
- Aligns with best practices across peer municipalities in the region.

Requested Action

Staff requests Council approval of the policy amendments as shown in the **redlined version** of Sections A and E below.

Redlined Policy - Amended Sections A and E Only

Red = new or revised text

A. TIA Determination (Redlined)

The Town shall determine the need for a TIA upon receipt of any development application (by-right or rezoning) accompanied by a sketch or schematic plan. Types of development applications could include, but are not limited to, multifamily developments, single-family developments, commercial developments, or industrial developments. If warranted, the applicant shall have the option to:

- 1. Have the Town assign a transportation consultant to prepare the TIA, [no change to this process] or
- 2. Utilize a qualified transportation consultant of their own choosing to prepare the TIA, subject to prior review and approval by the Town.

In either case, the Town shall retain the authority to require, at any time, that a Town-selected consultant perform the TIA in full, at the developer's expense, if it is determined to be in the best interest of the Town by the Town Engineer.

If the applicant elects to use their own consultant, the Town shall hire a separate, Town-selected transportation consultant to perform a technical review of the applicant-prepared TIA to ensure compliance with applicable Town and NCDOT requirements. The applicant shall be responsible for all associated costs through payment of a TIA Review Fee, as outlined in Section E.

At the discretion of the North Carolina Department of Transportation (NCDOT) and the Town, a Transportation Technical Memorandum, in lieu of a full TIA report, may be allowed for some developments. If proposed street connections are not consistent with adopted plans, then an explanation or proposed transportation mitigation alternative that is equal or better shall be discussed in the study. NCDOT and the Town will be responsible for determining whether the alternative mitigation plan meets and/or exceeds the performance standards of the proposed street connections in the adopted plans.

E. Fees (Redlined)

Option 1: TIA Prepared by Town Consultant

Prior to the scoping meeting, the transportation consultant assigned by the Town shall submit a summary of consultant fees to the Town to perform the scoping portion of the TIA. The applicant shall agree to provide payment in full to the Town for these services prior to scheduling of the scoping meeting. After the MOU is prepared, changes by the applicant which require updates to the MOU will result in additional services and must be paid for by the applicant prior to performance of the additional work.

After the scoping meeting, the transportation consultant assigned by the Town shall submit a summary of consultant fees for preparing the TIA to the Town. These fees will account for the work completed throughout the scoping process. Per the MOU, the applicant shall agree to provide payment in full to the Town for preparation of the TIA so that the Town can release the work to the consultant. The Town may require all or a portion of the estimated fees to be paid to the Town prior to commencement of the work. Any additional services incurred by the transportation consultant in addition to the MOU must be approved by the Town and paid for by the applicant.

Option 2: TIA Prepared by Applicant's Consultant with Town Review

If the applicant chooses to retain a qualified transportation consultant to prepare the TIA:

- The applicant shall be responsible for all costs associated with preparation of the TIA by their consultant.
- The Town shall retain a separate, Town-selected consultant to perform a technical review of the TIA.
- The applicant shall pay a TIA Review Fee to the Town. This fee shall be based on the scope of the review and the complexity of the project.
- The TIA Review Fee must be paid in full to the Town prior to initiation of the review.
- Additional review fees may apply if revisions are required due to scope changes, traffic modeling issues, or deficiencies in the original TIA submission.

Current Policy – Sections A and E Only

- A. <u>TIA Determination</u> The Town shall determine the need for a TIA upon receipt of any development application (by-right or rezoning) accompanied by a sketch or schematic plan. Types of development applications could include, but are not limited to, multifamily developments, single family developments, commercial developments, or industrial developments. If warranted, the transportation consultant assigned by the Town shall prepare the TIA. At the discretion of the North Carolina Department of Transportation (NCDOT) and the Town, a Transportation Technical Memorandum, in lieu of a full TIA report, may be allowed for some developments. If proposed street connections are not consistent with adopted plans, then an explanation or proposed transportation mitigation alternative that is equal or better shall be discussed in the study. NCDOT and the Town will be responsible for determining whether the alternative mitigation plan meets and/or exceeds the performance standards of the proposed street connections in the adopted plans.
- **E.** <u>Fees</u> Prior to the scoping meeting, the transportation consultant assigned by the Town shall submit a summary of consultant fees to the Town to perform the scoping portion of the TIA. The applicant shall agree to provide payment in full to the Town for these services prior to scheduling of the scoping meeting. After the MOU is prepared, changes by the applicant which require updates to the MOU, will result in additional services and must be paid for by the applicant prior to performance of the additional work. After the scoping meeting, the transportation consultant assigned by the Town shall submit a summary of consultant fees for preparing the TIA to the Town. These fees will account for the work completed throughout the scoping process. Per the MOU, the applicant shall agree to provide payment in full to the Town for preparation of the TIA so that the Town can release the work to the consultant. The Town may require all or a portion of the estimated fees to be paid to the Town prior to commencement of the work. Any additional services incurred by the transportation consultant in addition to the MOU must be approved by the Town and agreed to and paid for by the applicant prior to performance of the additional work.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX25.08.01

<u>REQUEST</u>: Staff requests an update to Article 7 of the Stallings Development Ordinance to improve clarity, efficiency, and consistency of existing TIA processes.

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

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

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

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

THEREFORE, The Town Council approves the text amendment, finding it consistent and reasonable with the Comprehensive Land Use Plan adopted on November 27, 2017, as it supports the goals of promoting quality development and ensuring compliance with state land-use regulations under NCGS § 160D. The Council concludes that the amendment aligns with the key principles, objectives, and goals outlined in the plan, for the following reasons:

- 1) The amendment supports efficient and responsible growth by allowing qualified applicant-retained consultants to prepare TIAs, while maintaining the Town's oversight through a required independent review process.
- 2) The amendment is reasonable and in the public interest because it streamlines the development process, reduces delays associated with limited consultant availability, and aligns with best practices adopted by peer municipalities. It preserves the Town's authority to ensure technical accuracy, policy compliance, and quality control through mandatory scoping meetings, memoranda of understanding (MOUs), and third-party peer reviews.

Recommended this the day of	, 2025.	
		Mayor
Attest:		
Clerk		