



August 9, 2021
 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) 05-10-2021 (2) 05-24-2021 – special (3) 05-24-2021 (4) 05-24-2021 – closed (5) 06-08-2021 – special (6) 06-14-2021 B. NCDOT substandard sidewalk curb ramps replacement C. Name Town Manager Development Administrator until a permanent replacement is found D. Solis Chestnut Farm Road Infrastructure Acceptance Resolution	Wyatt Dunn, Mayor	Approve Consent Agenda <i>(All items on the Consent Agenda are considered routine, to be enacted by one motion. If a member of the governing body requests discussion on of an item, the item will be removed from the Consent Agenda and considered separately.)</i> Motion: I make the motion to: 1) Approve the Consent Agenda as presented; or 2) Approve the Consent Agenda with the following changes: _____
2.	7:17 p.m.	Reports A. Report from Mayor B. Report from Council Members/Town Committees C. Report from Town Manager/Town Departments	Council and Staff	NA
3.	7:45 p.m.	Agenda Approval	Wyatt Dunn, Mayor	Approve agenda as written. <i>(ADD, IF APPLICABLE: with changes as described by Mayor Dunn)</i> Motion: I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: _____

4.	7:50 p.m.	RZ21.06.01: Deese Rezoning from MU-2 to SFR-1 A. Open Public Hearing B. Information from Staff C. Public Hearing D. Close Public Hearing E. Council Vote	Matthew West, Planning Technician	Approve/Deny request
5.	8:10 p.m.	MSP21.06.01: Atrium Master Sign Plan A. Open Public Hearing B. Information from Staff C. Public Hearing D. Close Public Hearing E. Council Vote	Matthew West, Planning Technician	Approve/Deny request
6.	8:30 p.m.	CZ21.04.01: CZ-Ag A. Open Public Hearing B. Information from Staff C. Public Hearing D. Close Public Hearing E. Council Vote	Matthew West, Planning Technician	Approve/Deny Request
7.	9:15 p.m.	Destination by Design – Atrium Roundabout Sign Presentation	Eric Woolridge, Destination By Design	Presentation
8.	9:45 p.m.	Planning Board Reappointments	Wyatt Dunn, Mayor	Appointment Consideration
9.	9:50 p.m.	National Day of Prayer (<i>Dunn</i>)	Wyatt Dunn, Mayor	Information
10.	10:05 p.m.	Closed Session pursuant to NCGC 143-318.11(a)(6)	Wyatt Dunn, Mayor	Closed Session
11.	10:30 p.m.	Adjournment		Motion to adjourn

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

The Town Council of the Town of Stallings met for a meeting on May 10, 2021, at 7:00 p.m. via Zoom, a virtual electronic platform, due to the North Carolina declared state of emergency because of COVID-19. Public could access the meeting via phone (1-646-558-8656), web link (<https://zoom.us/j/93307339430?pwd=VGdTQVpjTkJ3UWQwcUYvcmlxMUZUZz09>) or the Zoom app (Meeting ID: 933 0733 9430; Password: 114634).

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

Those absent were: Council Member David Scholl.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Melanie Cox, Town Attorney; Lynne Hair, Town Planner; Marsha Gross, Finance Officer; Ashley Platts, Parks and Recreation Director; Brian Price, Public Works Director; Karen Williams, Human Resources Director; and Dennis Franks, Police Chief.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

There was no one joining the meeting who wished to give public comments.

1. Consent Agenda Items

- A. Minutes from the following meetings:
 - (1) 03-08-2021
 - (2) 03-22-2021
- B. Proclamation Honoring Emergency Management System Personnel
- C. National Police Week Proclamation
- D. Epcon Settlement Agreement
- E. Exeter Settlement Agreement
- F. TX21.03.01 - Fences
- G. Statement of Consistency and Reasonableness for TX21.03.01
- H. TX21.03.02 – Flood Plains
- I. Statement of Consistency and Reasonableness for TX21.03.02

- J. TX21.03.03 – Open Space
- K. Statement of Consistency and Reasonableness for TX21.03.03
- L. Resolution Opposing HB 291
- M. Resolution Opposing HB 496

Council Member Richardson read Proclamation Honoring Emergency Management System Personnel into the record. Council Member Martin read the National Police Week Proclamation into the record. Council Member Martin made the motion to approve the Consent Agenda as presented. The motion received Council's unanimous support after a second from Council Member Ayers.

Consent Agenda Items 1.B., 1.C., 1.F. – 1.M. are attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from the Mayor

Mayor Dunn reported that he had been in continued contact with Rep. Dean Arp regarding the Hotel Tax and hoped that Rep. Arp would continue to advocate for the tax for Stallings. Rep. Arp would also be addressing voter fraud.

B. Reports from Council Members/Town Committees

Mayor Dunn reported that he was in conversation with Rep. Arp regarding Potter/Pleasant Plains Intersection and hoped to obtain some funds for that project. Rep. Arp also reported that the Hotel Tax had passed the House Committee and would go to the full House.

Council Members Martin, Scholl, Paxton, Grooms and Richardson had no reports.

Council Member Ayers informed the Council that he had followed up with citizens and conversations went well.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- Silver Line Light Rail – The line was moving forward with the 15% design phase and that further discussion was needed for financial contributions from local governments and Union County.
- 1/4 Quarter Cents Sales Tax for Transportation Improvements – Union County Commissioners would vote on this item June 7.
- American Recovery Act Funds – Eligible expenses guidelines was received and more restrictive than first presumes.
- Downtown Streetscape – The Staff was waiting to hear back from NCDOT about preliminary designs.

- Potter/Pleasant Plains Intersection Update – Council held consensus to make the Town Manager’s update available on the Town’s website and social media.
- Farmers Market – A lot of good feedback was being received.
- Bypass Landscaping – NCDOT was asking the Town to maintain the landscaping installed by NCDOT.
- Committee Appointments – Asst. Town Manager Nichols proposed advertising board and committee vacancies on the Town’s website and social media. Council held consensus to have the Boards and Committees to begin meeting again in July, waving the attendance requirement for application consideration to new appointees.
- Police Chief Franks thanked the Council for its support. Asst. Chief Flynn would also be playing tabs as a tribute to another county’s fallen officers.
- Parks and Recreation Director Platts reported that the Farmer’s Market had been a success with multiple vendors selling out each Saturday and music would be launching every third Saturday beginning in June.

3. Agenda Approval

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

4. CZ20.07.02 – Shirley White Trustees

Mayor Dunn open the public hearing. Town Planner Hair presented the Council information on CZ20.07.02 – Shirley White Trustees, a request to amend the original CZ20.07.02, 65-unit Townhome project, in order to change the proposed elevations. Ms. Hair’s presentation to Council is attached to these minutes and therefore incorporated herein. Planning Board recommended approval of this request.

Fred Matrulli, Pulte Homes, showed the Council the new renditions of the proposed elevations with hardy board siding and brick or stone. The site would have 39 units.

Erin Green, Climbing Rose Lane, was concerned about traffic and cars with the development and Union Day. She would like to know how the traffic would be controlled.

Michael Welton, Climbing Rose Lane, requested to see the proposed elevations and wanted clarification on the rear buffers.

Mayor Dunn closed the public hearing. The Council would vote on this item on Monday, May 24 at its regular meeting.

5. DA19.11.03 - Stallings Farms

The Mayor noted that the public hearing on this item was held on April 26, 2021. Town Planner Hair presented the Council reminder information on Stallings Farms, a 222-lot walkable neighborhood

at the corner of Stallings and Stevens Mill Road. The property was 83.12 acres in which 19.4 acres would be dedicated to the Town for parks and greenway development.

Council Member Paxton requested to be recused due to a financial issue. Council Member Martin made the motion to recused Council Member Paxton which was seconded by Council Member Scholl. The motion received unanimous support by Council.

Council Member Richardson made the motion to approve DA19.11.03 – Stallings Farms. The motion was seconded by Council Member Scholl and passed unanimously. The Ordinance adopting DA19.11.03 – Stallings is attached to these minutes and therefore incorporated herein.

6. DFI - Proposal to Provide Phase 1 Downtown District Feasibility Assessment Services
(Recessed from 04-12)

The Council held consensus to recess this item until further budget clarification could be obtained on this item.

7. Crime Scene Technician Position Reclassification

Chief Franks explained he would like to reclassify the civilian crime scene technician to a sworn, detective who would also be a crime scene technician which would also allow for a part-time, evening desk/records clerk which no additional funds needed.

Council Member Paxton made the motion to approve the Crime Scene Technician Position Reclassification. The motion received Council’s unanimous support after a second from Council Member Scholl.

8. Adjournment

Council Member Paxton moved to adjourn the meeting, seconded by Council Member Martin, and the motion received unanimous support. The meeting was adjourned at approximately 8:54 p.m.

Approved on _____, 2021.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

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

The Town Council of the Town of Stallings met for a special budget meeting on May 24, 2021 at 5:30 p.m. via Zoom, a virtual electronic platform, due to the North Carolina declared state of emergency because of COVID-19. Public could access the meeting via phone (1-646-558-8656), web link (<https://zoom.us/j/98890639916?pwd=MUYxTHNWOUhqek94NFdhNnc5NXBOQT09>) or the Zoom app (Meeting ID: 988 9063 9916; Password: 248462).

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

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Lynne Hair, Town Planner; Marsha Gross, Finance Officer; Ashley Platts, Parks and Recreation Director; Brian Price, Public Works Director; Karen Williams, Human Resources Director; and Dennis Franks, Police Chief.

1. Call the meeting to order

Mayor Dunn called the meeting to order.

2. Budget Discussions for the FY2021-2022

Town Manager Sewell review the Town Manager's Budget Message and the Notable Items List. These items are attached to these minutes and therefore incorporated herein. After Council discussion, Council decided to meet again to perform a line-by-line analysis of the notable items. It held consensus to hold another budget special meeting on Tuesday, June 8 at 8:15 p.m.

3. Adjournment

Council Member Richardson moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at approximately 6:53 p.m.

Approved on _____, 2021.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

DRAFT

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

The Town Council of the Town of Stallings met for a meeting on May 24, 2021, at 7:00 p.m. via Zoom, a virtual electronic platform, due to the North Carolina declared state of emergency because of COVID-19. Public could access the meeting via phone (1-646-558-8656), web link (<https://zoom.us/j/91735161272?pwd=TWICUDUzcWRmYVpmRGU0R2grQkQxdz09>) or the Zoom app (Meeting ID: 917 3516 1272; Password: 562412).

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

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Melanie Cox, Town Attorney; Lynne Hair, Town Planner; Marsha Gross, Finance Officer; Ashley Platts, Parks and Recreation Director; Brian Price, Public Works Director; Karen Williams, Human Resources Director; and Dennis Franks, Police Chief.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

There was no one joining the meeting who wished to give public comments.

1. Agenda Approval

Council Member Scholl requested replacing Agenda Item 8 with Signage Discussion. Council Member Scholl made the motion to approve the Agenda with the above noted change. The motion was seconded by Council Member Grooms and passed unanimously by Council.

2. TX21.04.01 - Tree Disturbance Permit

Mayor Dunn opened the public hearing. Town Planner Hair presented the Council information explaining TX21.04.01 - Tree Disturbance Permit. She explained this item was from staff requesting a change to Article 7.1 Permit and/or Approval Required which establishes activities requiring Town approval. The requirements for a Tree Disturbance Permit were outlined in Article 11.10 but were

absent from the list of activities requiring a permit in Article 7.1. To clear up confusion to the development community, the requirement for a tree disturbance permit had been added to the activities requiring Town approval. Ms. Hair's memo regarding this change is attached to these minutes and therefore incorporated herein.

The Planning Board recommended approval of this text amendment. No one joined the meeting who wished to give public comment on this item. Mayo Dunn then closed the public hearing. The Council would vote on this item at its June 14, 2021, meeting.

3. CZ20.07.02 – Shirley White Trustees

Town Planner Hair reminded the Council this was a request by Pulte Homes to change the elevations. The public hearing on this item was held on May 10, 2021, and the Planning Board recommended approval of this item. The Staff presentation on this item is attached to these minutes and therefore incorporated herein.

Council Member Richardson made the motion to approve CZ20.07.02 – Shirley White Trustees with the following conditions:

1. Project is subject to approval from NCDOT, Union County Public Works, DENR, and Town Engineer.
2. Elevations approved as shown (keep new elevations on file)
3. Setbacks
 - 30' on periphery of property
 - Front and Rear: 20'
 - Side: 5'
 - Between Buildings: 10'
 - Max Height: 35'
4. 30' undisturbed buffer along southern property line where adjacent to single family residential. Buffer is inclusive of setback, not in addition.
5. Sidewalk connecting the commercial portion in the east side of the property to the Town home development
6. Two (2) lifts of asphalt are required on all streets within the development
7. The overall density for the project shall not exceed 2.0 units per acre.

Applicant Matt Kearns verbally agreed to the above listed conditions. Council Member Scholl seconded Council Member Richardson's motion. The motion passed unanimously by Council. The Ordinance Amendment Approving CZ20.07.02 – Shirley White Trustees is attached to these minutes and therefore incorporated herein.

Mayor read the Statement of Consistency and Reasonableness for CZ20.07.02 – Shirley White Trustees into the record. Council Member Paxton made a motion to approve the Statement of

Consistency and Reasonableness for CZ20.07.02 – Shirley White Trustees. The motion was passed unanimously by Council after a second by Council Member Ayers. The Statement of Consistency and Reasonableness for CZ20.07.02 – Shirley White Trustees is attached to these minutes and therefore incorporated herein.

4. Resolution Supporting a Citizen Referendum on Transportation Funding (CATS Light Rail)

Town Manager Sewell explained this was a resolution which expressed the Town's support of the referendum for the light rail funding. Council Member Paxton read the Resolution Supporting a Citizen Referendum on Transportation Funding (CATS Light Rail) into the record. Council recommended slightly amending the resolution to state that Union County has 55,000 residents currently commuting daily to Mecklenburg County and Mecklenburg County has 7,000 residents currently commuting daily to Union County.

Council Member Paxton made the motion to approve the resolution with the amendment above. Council Member Scholl seconded the motion to which the Council recommended unanimously. The Resolution Supporting a Citizen Referendum on Transportation Funding (CATS Light Rail) is attached to these minutes and therefore incorporated herein.

5. Idlewild Road Widening Options

Town Manager Sewell reviewed his memo regarding the Idlewild Road Widening. This memo is attached to these minutes and therefore incorporated herein.

Council held consensus to push this item to the June 14 meeting in order to think on the matter more before a decision was made.

6. Open Burning Ordinance Amendment

Town Manager Sewell explained that Code Enforcement Officer Dickinson noticed that Union County's website stated that opening burning was not allowed in Stallings or any municipality where trash collection was provided. Further research confirmed that this was in fact the case. The North Carolina Administrative Code which contained the administrative rules of 26 state agencies plus over 50 licensing boards for North Carolina, stated when opening burning without an air quality permit was allowed. Under 15 NCAC 02D .1903 opening burning was not allowed unless there are no public pick up services available. Since trash and yard waste was provided to Stallings' residents, it was Town Attorney

Cox's recommendation that Council adopt the amendment to Ordinance 95.02 to comply with North Carolina regulations.

Council Member Scholl made the motion to approve the Open Burning Ordinance Amendment. Council passed the motion unanimously after a second from Council Member Martin. The Open Burning Ordinance Amendment is attached to these minutes and therefore incorporated herein.

7. Budget - Amended Budget Ordinance 9 and 10

Finance Officer Gross explained that Amended Budget Ordinance 9 was needed to fund the legal costs in the Economic and Physical Development department due to the development agreements. Council Member Ayers made the motion to adopt Amended Budget Ordinance 9 followed by a second by Council Member Richardson. The motion was approved unanimously by Council. The Amended Budget Ordinance 9 is attached to these minutes and therefore incorporated herein.

Finance Officer Gross explained that Amended Budget Ordinance 10 to account for the civil citations which were received and refunded in the Economic and Physical Development department. Council Member Paxton made the motion to adopt Amended Budget Ordinance 10 followed by a second by Council Member Ayers. The motion was approved unanimously by Council. The Amended Budget Ordinance 10 is attached to these minutes and therefore incorporated herein.

8. FY2021-22 Continued Budget Discussions

This item was replaced with Signage Discussion during Agenda Approval.

Council Member Scholl explained that he would like to see more signage for Town facilities in order to identify Stallings. Parks and Recreation Director Platts reminded the Council of the approved signage package for various facilities. Public Works Director Price also updated the Council on the Town Hall landscaping plans. After a brief discussion by Council, it held consensus to discuss signage during budget discussions.

9. Closed Session Pursuant to NCGS 143- 318.11(a)(3)

Council Member Paxton made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3) to which Council Member Scholl seconded. The Council passed the motion unanimously.

Council went into closed session at 8:31 p.m. and reconvened in open session at 8:58 p.m.

10. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at approximately 8:59 p.m.

Approved on _____, 2021.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

DRAFT

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

The Town Council of the Town of Stallings met for a special budget meeting on June 8, 2021 at 8:15 p.m. via Zoom, a virtual electronic platform, due to the North Carolina declared state of emergency because of COVID-19. Public could access the meeting via phone (1-646-558-8656), web link (<https://zoom.us/j/96092713990?pwd=ZUwxMUZSQkRhWUpWYWxRRXJ4RkhsZz09>) or the Zoom app (Meeting ID: 960 9271 3990; Password: 819843).

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

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Lynne Hair, Town Planner; Marsha Gross, Finance Officer; Ashley Platts, Parks and Recreation Director; Brian Price, Public Works Director; Bo Conerly, Interim Engineer; Karen Williams, Human Resources Director; and Dennis Franks, Police Chief.

1. Call the meeting to order

Mayor Dunn called the meeting to order.

2. Budget Discussions for the FY2021-2022

Mayor Dunn led the Council through the list of Notable Item line-by-line in order to hold consensus specifically for including or not including an item in the budget. The complete Notable Items listed showing the Council's consensus is attached to these minutes and therefore incorporated herein.

Council held unanimous consensus to hold 20% in fund balance reserves versus the previous Council direction of 30%. Council also held consensus to set the tax rate at \$0.186 (Council Members Scholl and Martin opposing) with Council Member Richardson proposing that rate. With the items Council agreed to have on the Notable Items List, approximately \$428,000 would be pulled out of Fund Balance to fund those items.

Council held consensus not to enforce an employee pay freeze for the upcoming fiscal year as proposed by Council Member Paxton.

3. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at approximately 10:23 p.m.

Approved on _____, 2021.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

DRAFT

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

The Town Council of the Town of Stallings met for a meeting on June 14, 2021, at 7:00 p.m. via Zoom, a virtual electronic platform, due to the North Carolina declared state of emergency because of COVID-19. Public could access the meeting via phone (1-646-558-8656), web link (<https://zoom.us/j/94537192097?pwd=Mk5nUGhYMFYvOC9OMTV2djZQdm5ndz09>) or the Zoom app (Meeting ID: 945 3719 2097; Password: 924306).

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

Staff present were: Alex Sewell, Town Manager; Melanie Cox, Town Attorney; Lynne Hair, Town Planner; Marsha Gross, Finance Officer; Ashley Platts, Parks and Recreation Director; Brian Price, Public Works Director; Karen Williams, Human Resources Director; Mac McCarley, Planning and Zoning Attorney; and Dennis Franks, Police Chief.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

David Allison, 2017 Horizon Court, addressed the Council about the intersection of Potter/Pleasant Plains Road. He started a website: fixpotterroad.com and had 400 people sign up to his website. He knew that Stallings was doing it every it could to help and he wanted to know who else he could go to in order to get change and improvements to the intersection.

1. Consent Agenda Items

A. Minutes from the following meetings:

- (1) 04-12-2021 – special
- (2) 04-12-2021
- (3) 04-12-2021 – closed
- (4) 04-19-2021 – special

Council Member Grooms made the motion to approve the Consent Agenda as presented. The motion received Council’s unanimous support after a second from Council Member Richardson.

2. Reports

A. Report from the Mayor

Mayor Dunn had no report.

B. Reports from Council Members/Town Committees

Council Members Martin and Scholl had no reports.

Council Member Paxton informed the Council that she had attended the Union County Commissioner Meeting and requested that they put the tax increase referendum for transportation/Silver Line on the ballot this fall. Council Member Paxton also reported that there was a poll of federal money that funded transportation for social services which had been decreased due to COVID and the reporting measures. A new formula was being used and the County should be receiving more funding for that.

Council Member Grooms, Ayers, and Richardson had no reports.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- The Town closed on the property at 325 Stallings Road.
- Atrium Hospital Union West had offered to give Council Members a tour of the new facility.
- American Recovery Act Funds – Mr. Sewell shared an update regarding the funds as prepared by Assistant Town Manager Nichols. This report is attached to these minutes and therefore incorporated herein.

3. Agenda Approval

Mayor Dunn requested moving Agenda Item 10, Historical Markers, to 3.A. Council Member Richardson made the motion to approve the Agenda with the above listed change. The motion was seconded by Council Member Scholl and passed unanimously by Council.

3.A. Historical Markers

Original Agenda Item 10

Historical Committee Chairperson Jill Reed requested the Council fund and approval the installation of historical markers for the Town of Stallings. She proposed one new Barry Plastics (information about Matthews Stallings and the incorporation of Stallings) and one near The Divide (information on Stevens Mill and Blair Mill). Both property owners agreed to allow the Town to install these markers on their properties. The committee requested authorization to proceed with ordering and installation.

Council had budgeted \$6000 for the FY2021-22 for historical markers. Council held consensus for the Historical Committee to purchase the Georgia style marker with the raised seal. Council Member Richardson made the motion the to authorize the Town to proceed with ordering and installation of initial two markers without easements subject to consideration of an alternate location for the sign

initially proposed at the Barry Plastics location. The motion was passed unanimously by Council after a second from Council Member Scholl.

4. TX21.06.01 General Statute 160D

Proposed Text Amendment to amend Land Development Code in accordance with General Statute 160D. Chapter 160D consolidates existing city and county planning and development regulation statutes into a single, unified chapter and does not make major policy changes or shifts in the scope of authority granted to local governments.

Mayor Dunn opened the public hearing. Town Planner Hair explained amendments were made to the Stallings Development Ordinance due to NCGS Chapter 160D which was the first major recodification and modernization of municipal and county development regulations since 1905. Ms. Hair's memo regarding all the changes is attached to these minutes and therefore incorporated herein. The Planning Board recommended approval of the text change.

No one joined the meeting to give public comment on this item. Mayor Dunn closed the public hearing. The Council would vote on this item on Monday, June 28 at its regular meeting.

5. FY2021-22 Proposed Budget

Mayor Dunn opened the public hearing. Town Manager Sewell reviewed with the Council the FY2021-22 Proposed Budget Highlights. This presentation is attached to these minutes and therefore incorporated herein.

No one joined the meeting who wished to give public comment on this item. Mayor Dunn closed the public hearing. The Council would vote on this item on Monday, June 28 at its regular meeting.

6. TX21.04.01 - Tree Disturbance Permit

Town Planner Hair reminded Council the public hearing on this item was held on May 24, 2021. She also reminded the Council that this text amendment was a change to Article 7.1 Permit and/or Approval Required which established activities requiring Town approval. The requirements for a Tree Disturbance Permit were outlined in Article 11.10 but were absent from the list of activities requiring a permit in Article 7.1. To clear up confusion to the development community, the requirement for a tree disturbance permit had been added to the activities requiring Town approval. Ms. Hair's memo on this item is attached to these minutes and therefore incorporated herein. Planning Board recommended approval of the text amendment.

Council Member Paxton made the motion to approve TX21.04.01 - Tree Disturbance Permit. The motion received Council's unanimous support after a second from Council Member Martin. The TX21.04.01 - Tree Disturbance Permit Ordinance Amendment is attached to these minutes and therefore incorporated herein.

Mayor Dunn then read the Statement of Consistency and Reasonable for TX21.04.01 - Tree Disturbance Permit in the record. Council Member Martin made the motion to approve the Statement of Consistency and Reasonable for TX21.04.01 - Tree Disturbance Permit. Council Member Scholl seconded the motion which received Council unanimously support. The Statement of Consistency and Reasonable for TX21.04.01 - Tree Disturbance Permit is attached to these minutes and therefore incorporated herein.

7. Idlewild Road Widening Options
(Tabled from May 24, 2021)

Town Manager Sewell reviewed his memo outlining the Idlewild Road Widening Options. This memo is attached to these minutes and therefore incorporated herein. Council held consensus to request NCDOT delay this project for three years. Town Manager Sewell would send NCDOT an official letter from the Town requesting this administrative delay for three years including Stallings' original request/position of a four-lane cross section.

8. Streetscape Plan

A brief presentation of the Stallings Streetscape Plan. Staff is seeking to introduce the Council to the project, project timeline and gather feedback and direction from council. This project is being done in-house by staff.

Town Planner Hair presented the Council the staff's 2021 Stallings Streetscape Plan. Ms. Hair's memo on this item is attached to these minutes and therefore incorporated herein. Council Member Richardson made the motion to have staff proceed with the Streetscape planning. The motion received Council's unanimous support after a second from Council Member Grooms.

9. Stallings Municipal Parks Items

Parks and Recreation Director Platts presented the Council with updates on various aspects of the parks. Ms. Platts presentation is attached to these minutes and therefore incorporated herein.

Clerk's Note: Council Member Grooms lost connection to the meeting at approximately 8:54 p.m. and therefore was not counted in the vote for Agenda Item 10 or 11.

A. Stallings Fest

Staff proposed a smaller, different format call Stallings Day. Council held consensus to discuss the idea at a later date.

B. Splash Pad

The Splash Pad was opened for the Town after two years. The hours were 10 a.m. – 6 p.m., closing on Thursdays for maintenance. Staff was proposed installing a pass-through drainage system. Council Member Martin made the motion to allow for the purchase and installation of the pass-through drainage system on the Splash Pad for the amount of \$36,000. The motion received a second from Council Member Paxton which passed by 4 to 1 vote with Council Member Richardson opposing.

C. Signage

Parks and Recreation Director Platts reminded Council it was preparing new signage for Stallings Parks and Blair Mill Park.

D. BMP

Staff was having landscape architects make recommendations on additional landscaping.

10. Historical Markers

This Agenda Item was moved to Agenda Item 3.A.

11. Adjournment

Council Member Martin moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at approximately 9:25 p.m.

Approved on _____, 2021.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



STATE OF NORTH CAROLINA
DEPARTMENT OF TRANSPORTATION

ROY COOPER
GOVERNOR

J. ERIC BOYETTE
SECRETARY

July 27, 2021

Mr. Wyatt Dunn
Mayor
Town of Stallings
315 Stallings Rd
Stallings, NC 28104

Dear Mr. Dunn:

The Transportation Alternative Program (TAP) was authorized under U.S. Section 1122 of Moving Ahead for Progress in the 21st Century Act and is codified at 23 U.S.C. Sections 213(b), and 101(a)(29). Section 1122 provides for the reservation of funds apportioned to States under section 104(b) of title 23 to carry out TAP.

The TAP is intended to help local sponsors fund community-based projects that expand non-motorized travel choices and enhance the transportation experience by improving the cultural, historical and environmental aspects of the transportation infrastructure.

NCDOT is proposing to utilize a small portion of TAP funds to replace substandard sidewalk curb ramps within your jurisdiction at 15 different intersections as shown on the enclosed attachment.

For NCDOT to move forward with making these sidewalk curb ramps ADA compliant, we need a statement (attached) from the Town of Stallings requesting that we proceed with this project. If you are in agreement with us proceeding, please sign and return to Terry Burleson by email, twburleson@ncdot.gov or at the address listed below no later than **Wednesday, September 1, 2021**.

No other action or funding will be required of the municipality. If you decline to submit a letter requesting the project, NCDOT will not be able to fund the project with TAP funding. If you need additional information, please contact Barrett Eatman or Terry Burleson at 704-983-4400.

Sincerely,

Brett Canipe, P.E.
Division Engineer

The Town of Stallings hereby requests that the North Carolina Department of Transportation proceed with a project to replace substandard sidewalk curb ramps at the locations shown on the attachment using Transportation Alternative Program funds

Signature: _____ Title: _____

Printed Name: _____ Date: _____

INTERSECTION LOCATIONS	
Route 1	Route 2
Pleasant Plains Rd	Arlington Downs Blvd
Pleasant Plains Rd	Aurora Blvd
Potter Rd	Jody Dr
Old Monroe Rd	Stallings Rd
Old Monroe Rd	Mills Cleaners Drive
Stallings Rd	John Deere Drive
Campus Ridge Rd	Stallings Professional Center Drive
Campus Ridge Rd	Metrolina Eye Associates Drive
Old Monroe Rd	Parkview Way
Old Monroe Rd	Kerry Greens Dr
Stallings Rd	Sweet Birch Dr
Stevens Mill Rd	Firestone Drive
Stevens Mill Rd	Harris Teeter Drive
Rock Hill Church Rd	Four Wood Dr
Idlewild Rd	Rite Aid Pharmacy Drive



MEMO

To: Major and Town Council
From: Bo Conerly, P.E. CFM, Interim Town Engineer
Date: August 3, 2021
RE: **Solis Chestnut Farms Public Road Infrastructure Acceptance**

Terwilliger Pappas has requested that the Town of Stallings accept the right-of-way designated as public right-of-way (R/W) in the approved Solis Chestnut Farm Mixed Use Center Construction Documents (see attached Application for Street Maintenance Acceptance from Terwilliger Pappas dated August 4, 2021). The proposed public R/W and associated public improvements are shown on the Construction Plans for the Solis Chestnut Farm Mixed Use Center that were approved by the Town of Stallings on December 13, 2019 (see attached sheet nos. C2.00, C4.11, and C4.12 for a depiction of the public R/W). The public improvements within the R/W consist of streets, street lighting, sidewalks and drainage infrastructure.

The streets with the proposed public R/W and corresponding distances are listed below.

STREET NAME	LINEAR FEET
Chestnut Grove Lane	564 LF
Trailside Place	338 LF
TOTAL	902 LF / 0.171 miles

The Town's Street Acceptance Policy (refer to the attached Town of Stallings Accepting Existing Private Roads by Developer) require the following criteria to be met for the Town to consider an acceptance request.

1. A fifty (50) foot R/W centered along the street must be dedicated to the Town and recorded at the Union County Register of Deeds office. For a street serving less than fifty (50) dwelling units, a forty (40) foot R/W will be acceptable.

The dedicated R/W is in accordance with the approved site construction plans providing a total R/W width of 84 feet.

2. The street width must be a minimum of twenty-six (26) feet measured from the back of the curb. For a forty (40) foot R/W, a width of twenty-two (22) feet will be acceptable.

The roads were built in accordance with the approved site construction plans providing a minimum of twenty-four (24) feet measured from the back of the curb.

3. Obstructions within the right-of-way R/W, such as excessive slopes, retaining walls, rigid mailbox structures, etc., must be removed.

There are no unpermitted obstructions with the R/W.

4. Any existing lighting, which is substandard, must be brought up to standard or moved outside the right-of-way (R/W).

All lighting was installed in accordance with the approved site construction plans.

5. A subsurface investigation report from a certified materials testing company must be submitted describing the type and condition of the subgrade and pavement.

Certified materials testing documentation was provided and reviewed by Town Staff. A certified inspector was onsite for all roadway and curb proof rolls.

6. All subgrade failures and/or damaged surfaces must be repaired as indicated by the pavement report.

There are no documented or observed subgrade failures or damaged surfaces.

7. Any private utility lines must be converted to public lines in accordance with the Utility Department or other public utility specifications. This will include service lines to any gaslights.

All utility lines have been installed and converted per Town requirements.

8. Storm drainage must meet current Town/NCDOT requirements for public streets.

All storm drainage was designed and constructed to the current Town requirements standards.

9. Two 10-foot by 70-foot (10' x 70') sight distance triangles measured along the street right-of-way (R/W) are required at the intersection of streets to be maintained. All landscaping which exceeds 30 inches in height above the elevation of the intersection within these sight triangles would have to be trimmed or removed.

The sight distance triangles were reviewed during the plan approval process and landscaping within or adjacent to the site distance triangles meets the Town requirements.

Based on the items referenced above, the applicant has met all the established criteria of the Town of Stallings Street Acceptance Policy (Accepting Existing Private Roads by Developer).

Action Requested:

A motion is requested to accept the 0.171 miles of R/W designated as public right-of-way (R/W) in the approved Solis Chestnut Farm Mixed Use Center Construction Documents and corresponding maintenance of the public improvements within the R/W consisting of streets, street lighting, sidewalks and drainage infrastructure.



TERWILLIGER
PAPPAS

TerwilligerPappas.com

Date: 8/4/21

**TOWN OF STALLINGS
APPLICATION FOR STREET MAINTENANCE ACCEPTANCE**

Town Board of Commissioners:

I hereby certify, as the owner, that to the best of my knowledge the improvements in Solis Chestnut Farms have been constructed in accordance with the construction documents and are shown on a record map filed in the Union County Register of Deeds Office. All work conforms to the construction standards of the Town of Stallings and the Town of Stallings Development Ordinance.

I, therefore, request that the following streets in Solis Chestnut Farms be considered for maintenance acceptance by the Town of Stallings. I understand that acceptance of said streets shall be made only by the Stallings Board of Commissioners in accordance with the Town's street acceptance policy.

Street Name	From	To	Approx. Length (in feet)
Chestnut Grove Lane	—	—	564'
Trailside Place	—	—	338'

(if additional space is required, continue on back)

D. C. Feld
Signature of Owner

4117 Sharon Rd Ste 4550
Address
Charlotte, NC
28210

8/4/21
Date

704/910-9202
Phone Number

NOTES:
 1. PER SECTION 13.6-2 OF THE ORDINANCE, ANGLED PARKING IS PERMITTED IN A MIXED USE CENTER WITH RETAIL.

SIGN LEGEND

- A STOP (R1-1 30"x30")
 - B ACCESSIBLE PARKING SIGN (SEE SHEET C8.01 DETAILS 1 AND 2)
 - + C STREET SIGN (SEE SHEET C8.01 DETAILS 5 AND 6)
 - D SINGLE BLADE STREET SIGN (SEE SHEET C8.01 DETAILS 5 AND 6)
- ALL SIGNS TO BE MUTCD STANDARD PROVIDED AND INSTALLED BY CONTRACTOR

SITE DATA

TAX MAP NO: 06087001
 PREVIOUS ZONING: SFR-1
 CURRENT ZONING: MU-1
 WATERSHED: SIX MILE CREEK
 REZONING PETITION NO: N/A
 SITE AREA: 31.13 AC., 1,356,022 SF
 CURRENT USE: VACANT LAND/POWER SUBSTATION
 PROPOSED USE: APARTMENT COMPLEX
 PROPOSED UNITS: 256 UNITS
 DENSITY: 8.22 DU/A

PARKING REQUIRED:
 1BR: 142 MIN. (1 SP X 142), 284 MAX (2 SP X 142)
 2BR: 102 MIN. (1 SP X 102), 204 MAX (2 SP X 102)
 3BR: 24 MIN. (2 SP X 12), 36 MAX (3 SP X 12)
 TOTAL: 268 SPACES MIN., 524 SPACES MAX

ACCESSIBLE PARKING REQUIRED: 9 SPACES
 TOTAL PARKING PROVIDED: 199 STANDARD SPACES
 98 ANGLED SPACES
 17 ACCESSIBLE SPACES
 50 COMPACT SPACES "C"
 20 GARAGE SPACES (INCLUDES 1 ACCESSIBLE GARAGE SPACE)
 TOTAL: 384 SPACES (1.50 SP/UNIT)

BICYCLE PARKING REQUIRED: 13 SPACES (5% OF REQUIRED AUTOMOBILE PARKING)
 BICYCLE PARKING PROVIDED: 14 SPACES

OPEN SPACE REQUIRED: 101,702 SF (7.5% OF SITE AREA)
 OPEN SPACE PROVIDED: 101,702 SF (2.33 AC)

TREE CONSERVATION REQUIRED: 81,362 SF (1.86 AC = 6% OF SITE AREA)
 TREE CONSERVATION PROVIDED: 81,362 SF (1.86 AC)

STREET TREES REQUIRED: 1 PER 80 LF STREET FRONTAGE
 STREET TREES PROVIDED: 11 TREES (872 LF/80 = 11)

IMPERVIOUS AREA: 338,462 SF (7.77 AC = 25.0% OF SITE AREA)

MATTHEWS-WEDDINGTON RD SETBACK: 21'
 INTERIOR STREET SETBACK: 0' (PER SECTION 9.4-2 (A) (2))
 SIDE YARD: 12'
 REAR YARD: 12'
 BUILDING SEPARATION: 12' MIN
 BUILDING HEIGHT: 41' MAX
 BUILDING GROSS SQUARE FOOTAGE: 370,915 SF

LEGEND

- CONCRETE SIDEWALK SHEET C8.03 DETAIL 2 AND SHEET C8.00 DETAIL 3
- HEAVY DUTY CONCRETE SHEET C8.02 DETAIL 1
- HEAVY DUTY ASPHALT SHEET C8.02 DETAIL 1
- REGULAR DUTY ASPHALT SHEET C8.02 DETAIL 1
- LIGHT DUTY ASPHALT SHEET C8.02 DETAIL 1
- GRASSPAVE SHEET C8.04 DETAIL 1
- ACCESSIBLE PARKING SPACE OR UNIT SHEET C8.01 DETAIL 1
- 1'-6" CURB & GUTTER SHEET C8.00 DETAIL 1 AND 2
- 2'-6" CURB & GUTTER SHEET C8.00 DETAIL 1 AND 2
- TREE PROTECTION FENCE SEE DETAIL 7 SHEET C8.02
- TREE PROTECTION CHAIN LINK FENCE SEE DETAIL 8 SHEET C8.02

- GRASSPAVE (TYP.) SEE SHEET 8.04 DETAIL 1
- SITE TRIANGLES/INTERSECTION SIGHT DISTANCES PROVIDED BY NCDOT AS PART OF THEIR PLANS
- AREA OF HEAVY DUTY CONCRETE SIDEWALK, (TYP.) SEE SHEET 8.02 DETAIL 1
- MASTER METER LOCATION
- IRRIGATION METER LOCATION
- 8" BACKFLOW LOCATION, TO BE SCREENED
- IRRIGATION BACKFLOW LOCATION, TO BE SCREENED
- PUBLIC UTILITY EASEMENT
- 2.5' VALLEY CURB (TYP.)
- CONCRETE SIDEWALK (TYP.) SEE SHEET 8.02 DETAIL 2
- 6" CHAIN LINK TREE SAVE FENCE (TYP.) SEE SHEET 8.02 DETAIL 8
- AREA OF HEAVY DUTY ASPHALT, (TYP.) SEE SHEET 8.02 DETAIL 1
- PUMP HOUSE
- REGULAR DUTY ASPHALT, (TYP.) SEE SHEET 8.02 DETAIL 1
- FUTURE ROAD EXTENSION OR EASEMENT TO BE PERMITTED AT LATER DATE. ROW OR EASEMENT TO BE DEDICATED/RECORDED PRIOR TO LAST CERTIFICATE OF OCCUPANCY
- WETLAND AREA
- 40' EXISTING ELECTRICAL EASEMENT
- 25' TREE CONSERVATION AREA (TYP.)
- 5' SIDE SETBACK

GENERAL NOTES:

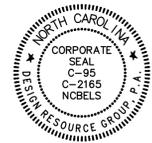
1. VEHICULAR GATES AND FENCING BY GENERAL CONTRACTOR. COORDINATE GATE TYPES AND KEY CARD LOCATIONS WITH OWNER.
2. ALL UTILITY WORK INSIDE PUBLIC RIGHT OF WAY PERFORMED BY OTHERS. ALL WORK OUTSIDE OF PUBLIC RIGHT OF WAY SHALL BE INSTALLED BY CONTRACTOR PER UNION POWER SPECIFICATIONS AND INSPECTED/APPROVED BY UNION POWER.
3. SEE ARCHITECTURAL ELEVATIONS FOR BUILDING HEIGHTS.
4. ALL SITE LIGHTING SHALL BE PEDESTRIAN SCALE WITH 25' MAX HEIGHT.
5. ALL PARKING AREA LIGHTING FIXTURES WILL BE SHIELDED WITH FULL CUT-OFF FIXTURES.
6. THE PROJECT WILL REQUIRE ROAD WIDENING ON MATTHEWS-WEDDINGTON ROAD (BY OTHERS).
7. ALL DRIVEWAYS SHOW ADEQUATE SITE DISTANCE.
8. POWER POLES ON MATTHEWS-WEDDINGTON ROAD TO BE RELOCATED BY OTHERS
9. SITE TO BE MASTER METERED.
10. IF FIRE CALCULATIONS SHOW A NEED FOR OR THERE IS A LACK OF A FIRE HYDRANT IN CLOSE PROXIMITY A PRIVATE FIRE HYDRANT(S) WILL BE PROVIDED TO MEET UNION COUNTY PUBLIC WORKS FIRE HYDRANT SPACING REQUIREMENTS.
11. ALL RESIDENTIAL BUILDINGS TO HAVE SPRINKLER SYSTEMS.
12. 60' EXISTING ROW. ADDITIONAL ROW WILL BE DEDICATED BEFORE FIRST CERTIFICATE OF OCCUPANCY FOR PROPOSED IMPROVEMENTS TO MATTHEWS-WEDDINGTON ROAD.
13. ANY WELLS AND/OR ON-SITE WASTEWATER DISPOSAL SYSTEMS DISCOVERED DURING THE SITE DEVELOPMENT PROCESS WILL BE ABANDONED IN ACCORDANCE WITH APPLICABLE NORTH CAROLINA LAWS AND RULES. SUBMIT THE REVISED PLAN FOR CONSIDERATION.

NOTE: ALL ROAD IMPROVEMENTS ON MATTHEWS-WEDDINGTON RD, INCLUDING BUT NOT LIMITED TO ROAD WIDENING, CURB AND GUTTER, MEDIAN AND TRAFFIC CIRCLE TO BE DONE BY OTHERS



LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 TRANSPORTATION PLANNING

2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
 704.343.0608
 www.drgpr.com

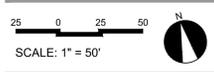


CONSTRUCTION DOCUMENTS

SOLIS CHESTNUT FARM
 MIXED USE CENTER
 STALLINGS, NC

TERWILLIGER PAPPAS
 4777 SHARON RD, SUITE 550
 CHARLOTTE, NC 28210
 704.716.3906

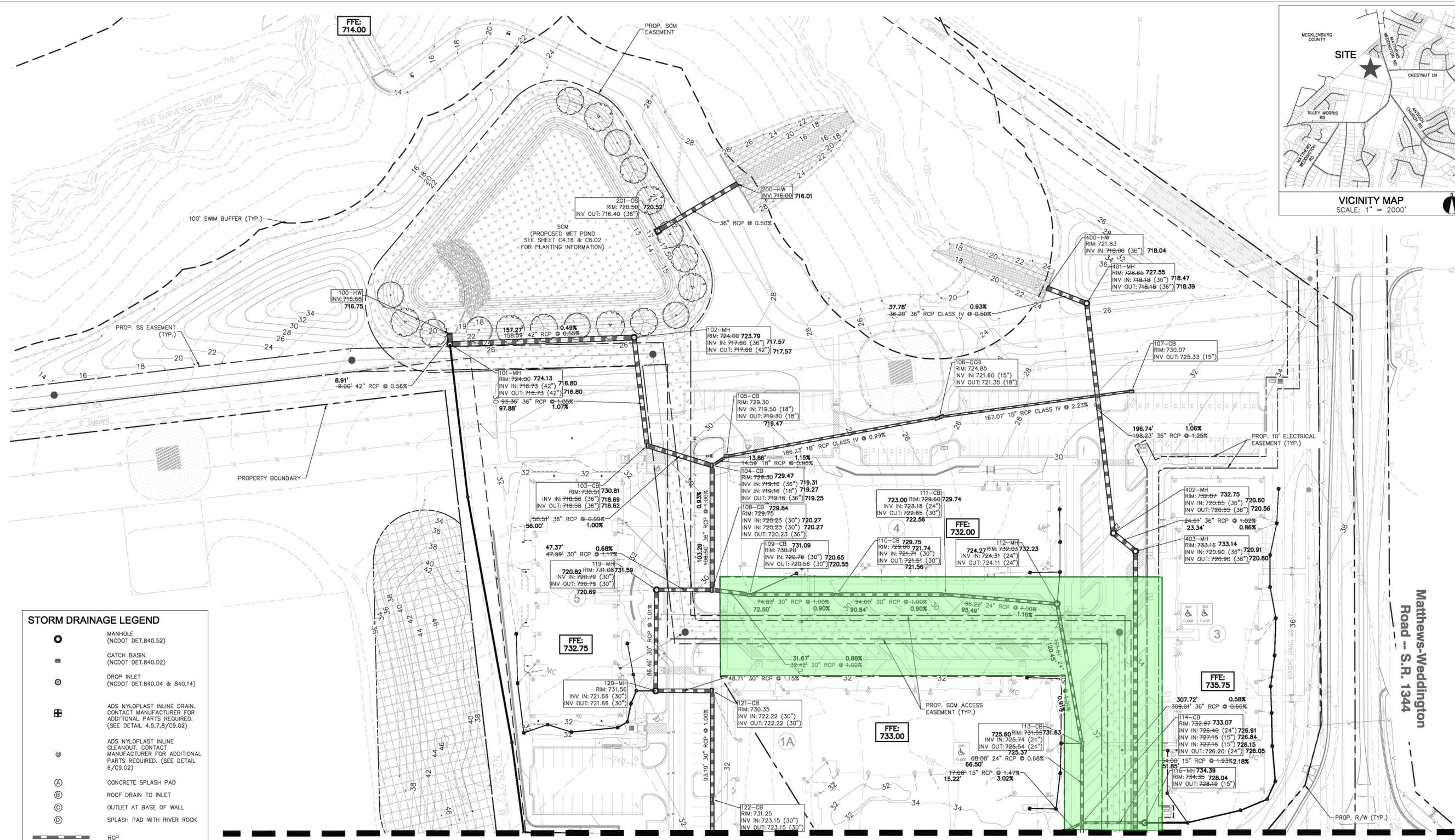
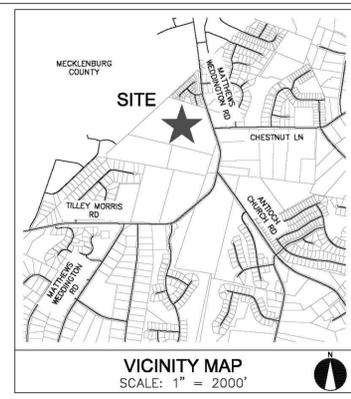
SITE PLAN



PROJECT #: 432-015
 DRAWN BY: WSM
 CHECKED BY: THH

DECEMBER 12, 2019

REVISIONS:
 02/17/20 - BLDG STD COMMENTS



STORM DRAINAGE LEGEND

○	MANHOLE (NCDOT DET.840.52)
■	CATCH BASIN (NCDOT DET.840.02)
⊙	DROP INLET (NCDOT DET.840.04 & 840.14)
⊞	ADS NYLOPLAST INLINE DRAIN, CONTACT MANUFACTURER FOR ADDITIONAL PARTS REQUIRED. (SEE DETAIL 4.5,7,8/C9.02)
⊕	ADS NYLOPLAST INLINE CLEANOUT, CONTACT MANUFACTURER FOR ADDITIONAL PARTS REQUIRED. (SEE DETAIL 6/C9.02)
Ⓐ	CONCRETE SPLASH PAD
Ⓑ	ROOF DRAIN TO INLET
Ⓒ	OUTLET AT BASE OF WALL
Ⓓ	SPLASH PAD WITH WATER ROCK
—	RCP
—	EXISTING STORM DRAINAGE PIPE
—	HDPE

MATCHLINE SEE SHEET SHEET C4.12



CONSTRUCTION DOCUMENTS

SOLIS CHESTNUT FARM
MIXED USE CENTER
STALLINGS, NC
TERWILLIGER PAPPAS
4777 SHARON RD, SUITE 550
CHARLOTTE, NC 28210
704.716.3906

STORM DRAINAGE PLAN

SCALE: 1" = 40'

PROJECT #: 432-015
DRAWN BY: RH
CHECKED BY: TC

DECEMBER 12, 2019

REVISIONS:

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



APPROVALS (SEALS)

James Pearsall
Professional Engineer
License No. 01291
State of North Carolina

Terwilliger Pappas
Professional Engineer
License No. 01291
State of North Carolina

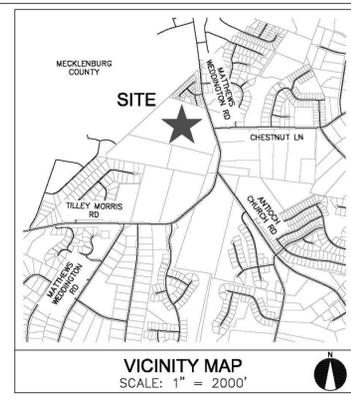
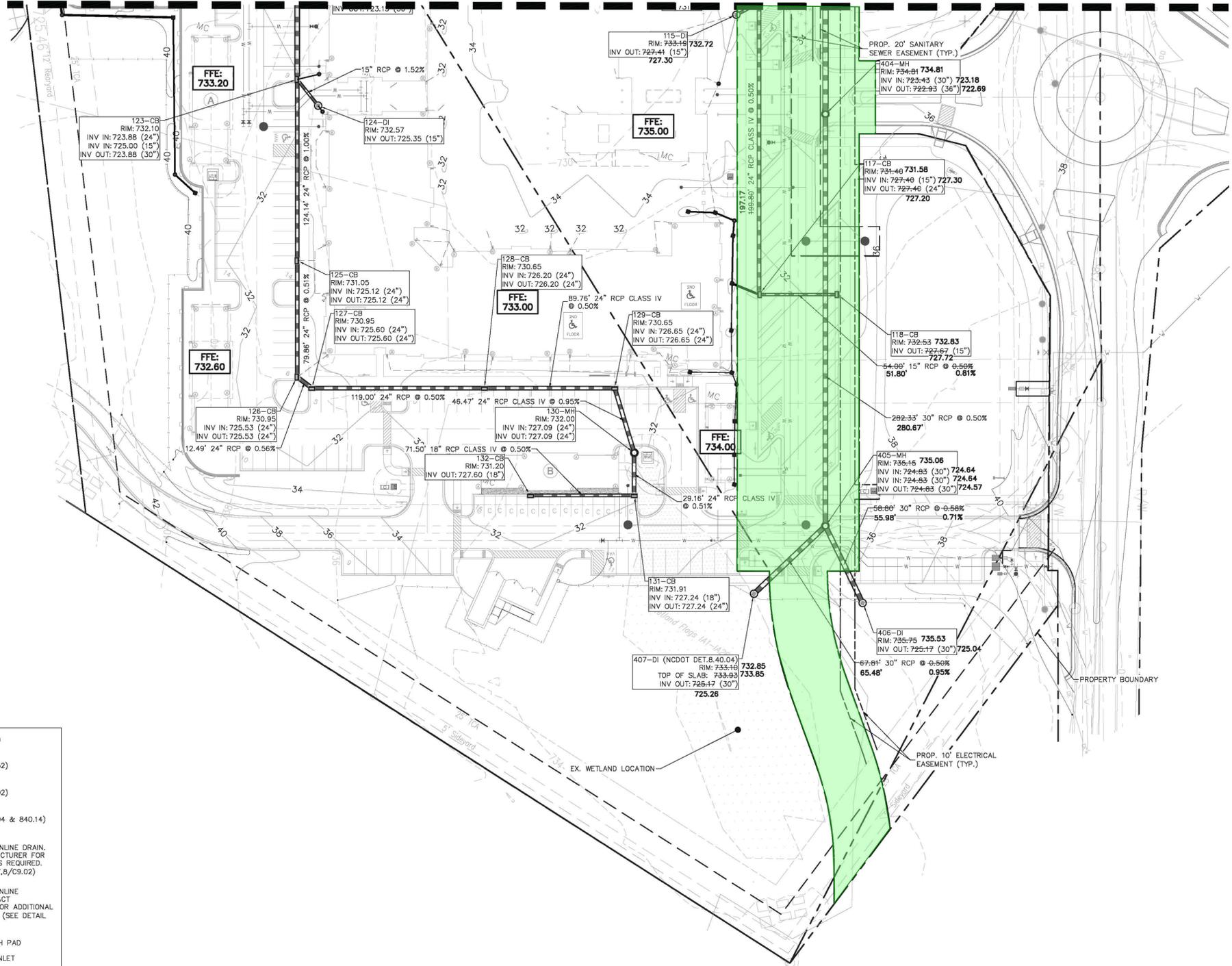
REGARDING THIS RECORD DRAWING

THIS RECORD DRAWING HAS BEEN PREPARED IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS. WHILE THE INFORMATION IS BELIEVED TO BE RELIABLE, DESIGN RESOURCE GROUP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE RECORD DRAWING OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO IT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY.

THE AS-BUILT STORM WATER MEASURES, CONTROLS, AND DEVICES ARE IN COMPLIANCE WITH THE APPROVED STORM WATER MANAGEMENT PLANS AND DESIGNS AND WITH THE REQUIREMENTS OF THE POST-CONSTRUCTION CONTROLS ORDINANCE.

* = WATER TIGHT JOINTS REQUIRED

MATCHLINE SEE SHEET SHEET C4.11



2459 Wilkinson Blvd, Ste 200 Charlotte, NC 28208
704.343.0608
www.drggrp.com



CONSTRUCTION DOCUMENTS

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TERWILLIGER PAPPAS
4777 SHARON RD, SUITE 550
CHARLOTTE, NC 28210
704.716.3906

STORM DRAINAGE LEGEND

○	MANHOLE (NCDOT DET.840.52)
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—	RCP
—	EXISTING STORM DRAINAGE PIPE
—	HDPE

- CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE OR ASPHALT, ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE-MECKLENBURG UTILITIES SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.



APPROVALS (SEALS)

James Pearsall
NCELS (AS BUILT)
CBF087/DB1408449...
7/29/2021

NCPE (AS BUILT)

RECORD DRAWING

THIS RECORD DRAWING HAS BEEN PREPARED IN PART, BASED UPON INFORMATION FURNISHED BY OTHERS, WHILE THE INFORMATION IS BELIEVED TO BE RELIABLE, DESIGN RESOURCE GROUP ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE RECORD DRAWING OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO IT. THOSE RELYING ON THIS RECORD DOCUMENT ARE ADVISED TO OBTAIN INDEPENDENT VERIFICATION OF ITS ACCURACY.

THE ASBUILT STORM WATER MEASURES, CONTROLS, AND DEVICES ARE IN COMPLIANCE WITH THE APPROVED STORM WATER MANAGEMENT PLANS AND DESIGNS AND WITH THE REQUIREMENTS OF THE POST-CONSTRUCTION CONTROLS ORDINANCE.

STORM DRAINAGE PLAN

SCALE: 1" = 40'

PROJECT #: 432-015
DRAWN BY: RH
CHECKED BY: TC

DECEMBER 12, 2019

REVISIONS:

Town of Stallings

Accepting Existing Private Roads by Developer

Accepting Existing Private Roads. -In establishing a recommendation to accept roads in this category, the Developer will incur all cost associated with the repairs or re-surfacing such that the road is brought to existing NCDOT/Town standards at the time of acceptance. If re-surfacing is required, it shall be applied in a single lift of one and half (1 1/2) inches using Type S 9.5B asphalt.

Listed below are standards the Town of Stallings requires before accepting an existing private street for public maintenance. The following list should give you an idea of the standards needed for Town streets. However, there may be other nonconforming items not known to the Town since an inspector has not visited the site.

- A fifty (50) foot right-of-way (R/W) centered along the street must be dedicated to the Town and recorded at the Union County Register of Deeds office. For a street serving less than fifty (50) dwelling units, a forty (40) foot right-of-way (R/W) will be acceptable.
- The street width must be a minimum of twenty-six (26) feet measured from the back of the curb. For a forty (40) foot right-of-way (R/W), a width of twenty-two (22) feet will be acceptable.
- Obstructions within the right-of-way (R/W), such as excessive slopes, retaining walls, *rigid* mailbox structures, etc., must be removed.
- Any existing lighting, which is substandard, must be brought up to standard or moved outside the right-of-way (R/W).
- A subsurface investigation report from a certified materials testing company must be submitted describing the type and condition of the subgrade and pavement.
- All subgrade failures and/or damaged surfaces must be repaired as indicated by the pavement report.
- Any private utility lines must be converted to public lines in accordance with the Utility Department or other public utility specifications. This will include service lines to any gaslights.
- Storm drainage must meet current Town/NCDOT requirements for public streets.
- Two 10-foot by 70-foot (10' x 70') sight distance triangles measured along the street right-of-way (R/W) are required at the intersection of streets to be maintained. All landscaping which exceeds 30 inches in height above the elevation of the intersection within these sight triangles would have to be trimmed or removed.



**RESOLUTION ADDING STREETS IN SOLIS
CHESTNUT FARM INTO THE TOWN SYSTEM FOR
MAINTENANCE**

WHEREAS, some of the streets in the Solis Chestnut Farm are privately owned; and

WHEREAS, the right-of-way exists entirely within the Town of Stallings' corporate limits.

NOW, THEREFORE, BE IT RESOLVED that the Town Council of the Town of Stallings hereby accepts the following streets into the Town's street system effective immediately:

<u>Street Name</u>	<u>Mileage</u>
Chestnut Grove Lane	.107 miles
Trailside Place	.064 miles

This is the 9th day of August 2021.

Wyatt Dunn, Mayor

Attest:

Erinn Nichols Town Clerk

Approved as to form:

Melanie Cox, Cox Law Firm



**PLANNING
& ZONING**
TOWN of STALLINGS

APPLICATION

RZ21.06.01

Earl and Deborah Deese

Rezone from MU-2 to SFR-1

Pre-Public Hearing Staff Analysis

Project Summary

Location

5908 Stevens Mill Road

Required Setbacks

Front: 16'
 Side: 5'
 Rear: 12'

Ownership

Earl and Deborah Deese

Size/Project Size

5.15 Acres
 ~250' road frontage

Zoning

MU-2

Traffic Generation

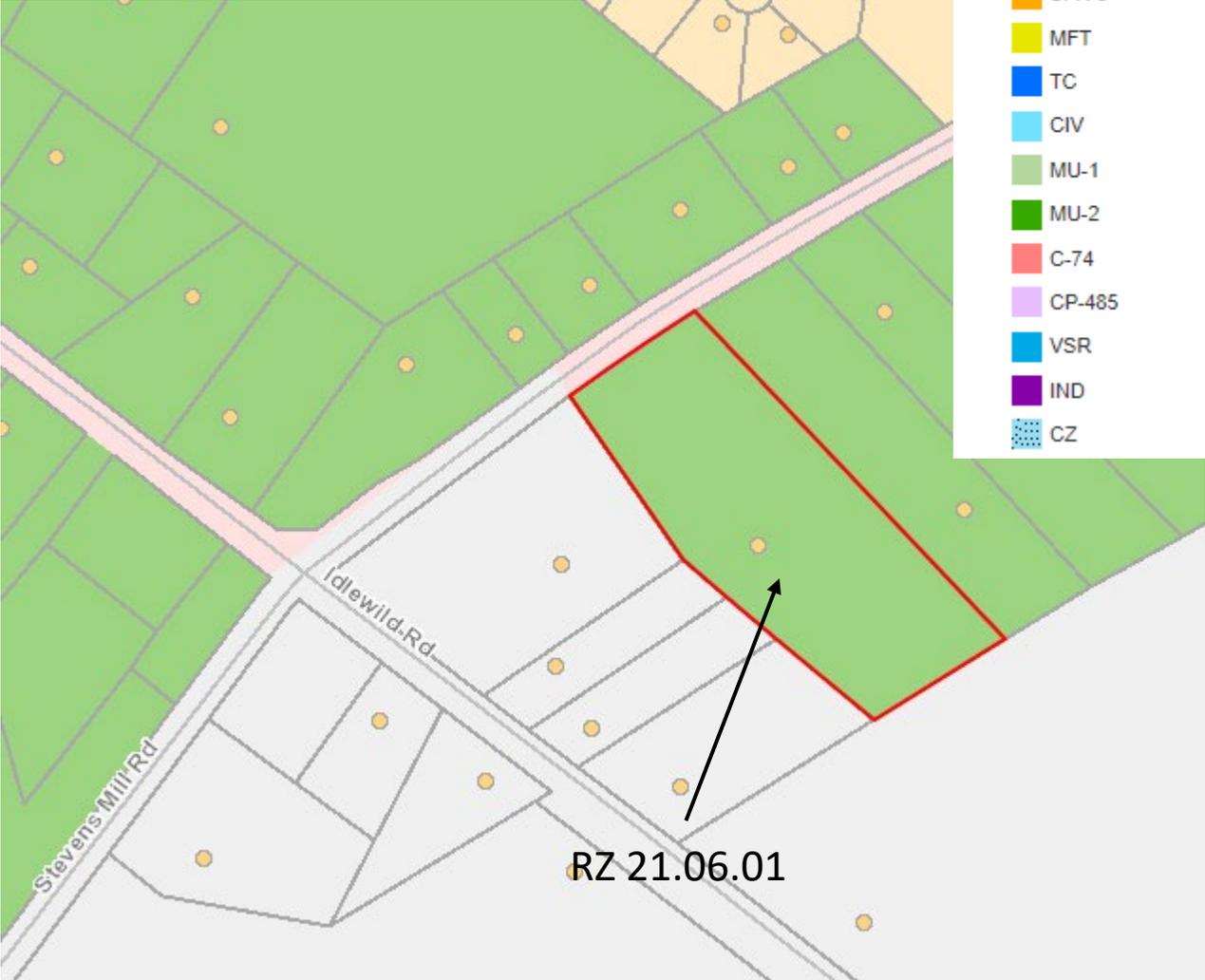
N/A No TIA required

Existing Use

Residential

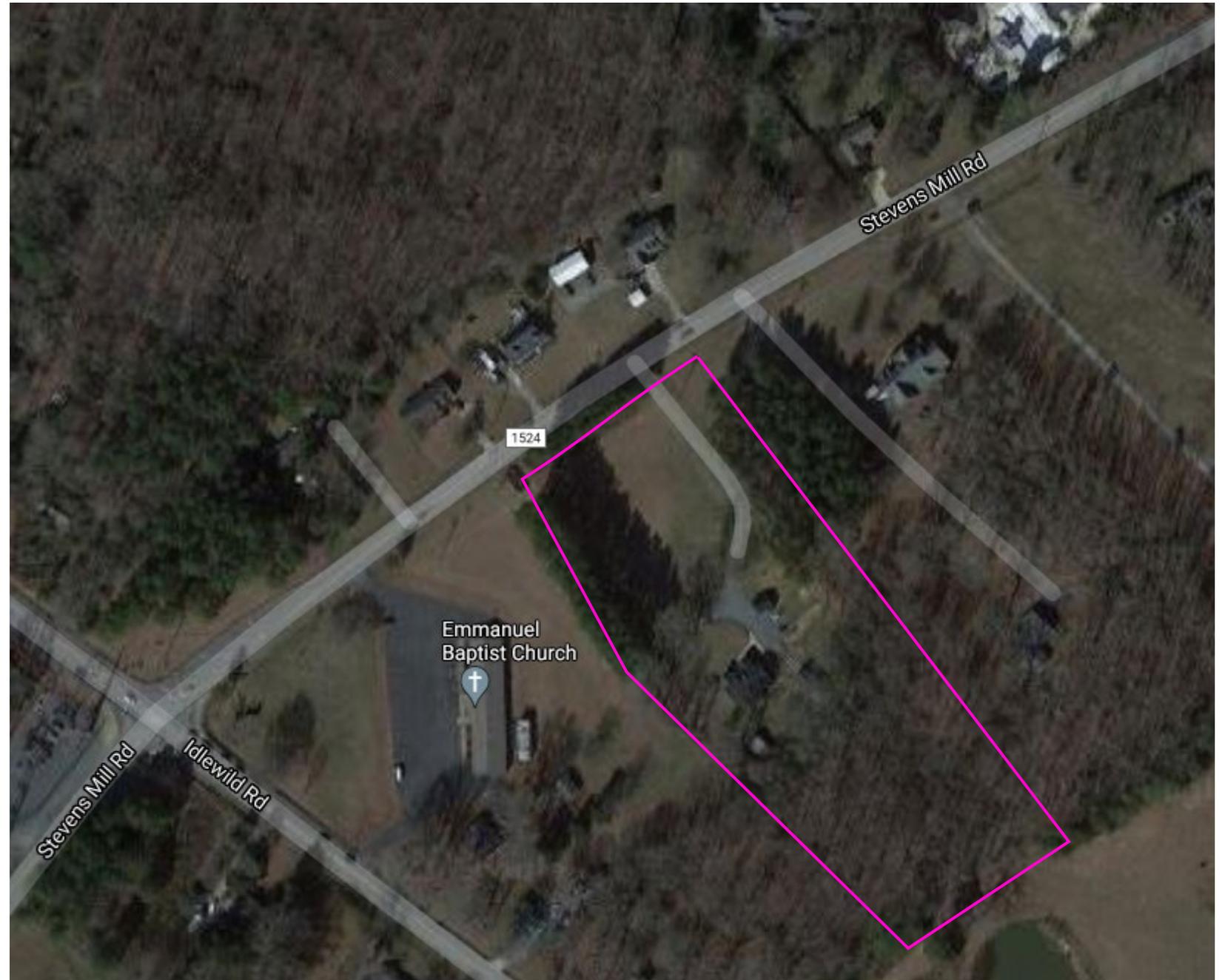
Community Meeting

NA



PROJECT AREA

2021 Aerial



Project Summary

History:

The Deese's property has been zoned MU-2 since the Town of Stallings UDO was adopted in 2018. When the property's tax value was recently re-assessed by Union County, the property value increased dramatically due to the new commercial uses allowed on the land. The applicant is seeking to return the property to a lower use, residential exclusive zoning of SFR-1.

Request

Conventional Zoning:

1. Rezone the property from MU-2 to SFR-1

TREES, VEGETATION, AND STORMWATER

Tree Save

N/A

If the property were to be further developed, 3% of the lot would be required for tree save.

Stormwater Management and PCO

No impervious surface being added

Buffers

Subject to landscaping buffer requirements as defined in Article 11

The MU-2 district requires a Type B buffer (generally)
The SFR-1 district requires a Type A buffer

Open Space

No floor area being added as part of this rezoning request; open space provisions do not apply.

LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

The Land Use Plan shows the property as:

Single Family Neighborhood.

Primary Land Uses:

Single-Family Detached Home

Secondary Land Uses:

Community Park

Community Center/Pool and Recreational Facilities

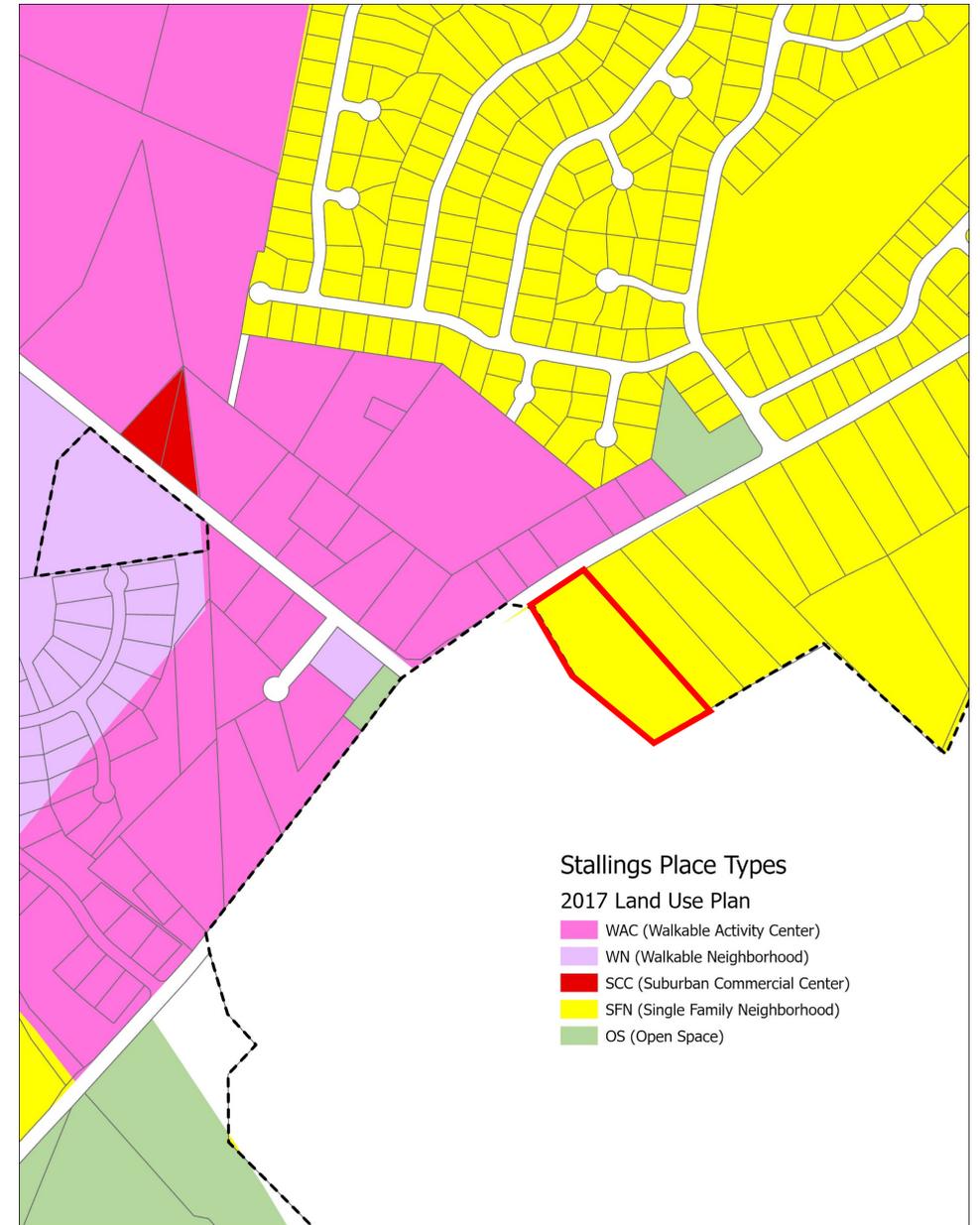
Natural Areas

Small Area Plan

Idlewild Road

Consistency

SFR-1 zoning is consistent with the Land Use Plan



Planning Board: 08/03/2021

The Planning Board heard this item at a special meeting on August 3rd. There were no questions or issues raised regarding this rezoning request.

The Planning Board recommends APPROVAL of the request as presented.



Statement of Consistency and Reasonableness

(As per NC General Statute § 160D-605)

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

ZONING AMENDMENT: RZ21.06.01

REQUEST: Rezone parcel at 5908 Stevens Mill Road, Parcel #07057009, from Mixed Use 2 (MU-2) to Single Family Residential 1 (SFR-1)

STATEMENT OF CONSISTENCY AND REASONABLENESS:

The **Stallings Town Council** hereby finds that the proposed **zoning amendment** is consistent with the 2017 Stallings Comprehensive Land Use Plan adopted November 27, 2017 based on consistency with goals and objectives set forth in the document of promoting quality development and consistency with all state mandated land use regulations established through NCGS Chapter 160D. At their **August 9, 2021** meeting the **Stallings Town Council** voted to **APPROVE** the proposed amendment and stated that the **Stallings Town Council** finds and determines that the **zoning amendment** is consistent with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan and hereby recommends its approval.

The statement and motion was seconded and passed _____.

Wyatt Dunn, Mayor

Erinn Nichols, Town Clerk



MEMO

To: Town of Stallings Planning Board
From: Matthew West, Planning Technician
Date: AUG 3, 2021
RE: **Atrium Master Sign Plan (MSP21.06.01)**

Request:

Atrium Health Union West has submitted a Master Sign Plan in accordance with Section 17.10 of the Town of Stallings Unified Development Ordinance. They make this request to accommodate adequate signage required to meet the needs of the hospital. The signs requested deviate from the sign ordinance requirements in number of signs requested; the sizes of some signs requested are also greater than what the ordinance allows. They are also requesting a temporary sign for longer than the ordinance allows to remain until the permanent signs have been installed. They have provided all required information to the Development Administrator.

Planning Board:

The Planning Board heard this item on August 3rd, 2021. There was a question regarding the consistency of the proposed signs with other hospital campuses. The applicant confirmed that the proposed signs are consistent with other Atrium hospital campus signs, including the existing signs in Monroe.

The Planning Board recommends APPROVAL of the Master Sign Plan as presented.



3108 Monroe Road
Charlotte, NC 28205

Re: Atrium Health Union West Master Sign Plan 1000 Healing Way & 1100 Healing Way

Owner: Michael Lutes, SVP, Market President – South
michael.lutes@atriumhealth.org
980-993-4057

Atrium Health Union West is a 52 acre Parcel which fronts three (3) Streets. We propose a sign package to accommodate adequate signage to meet the needs of this hospital. We propose two (2) entry signs. One on the corner of Stallings Rd and US 74 and one on Stallings Rd at the Round about. We also propose Freestanding and wall signs throughout the complex. The list of proposed signs is below.

- (5) 48 SQ FT 10' high freestanding signs
- (1) 23 SQ FT 6' high freestanding sign
- (5) 22.7 SQ FT 6' high freestanding signs
- (6) 19.5 SQ Ft 5' high directional signs
- (7) Wall signs. See sign package for details.

If you have any questions regarding this sign package please contact Sherri Hartsell 704-791-9789 sherri@advantage-permits.com or Allison Turbeville 980-321-5010 allison@rpsigns.net



Atrium Health

GUIDE Architecture

Perkins&Will

Kimley»Horn

LandDesign



EXISTING



PROPOSED



CLIENT
Atrium Health Union West
1000 & 1100 Healing Way Stallings, NC 28104
Brandon Wallace
PROJECT
Exterior Signage
SPECS
SIGN 1
7 1/2" DEEP LED ILLUMINATED "TREE OF LIFE" CAN w/ WHITE PANA FACE & 1ST SURFAC. TRANSLUCENT TEAL VINYL 3630-246, PMS 321 C TEAL RETAINER, PMS 321 C TEAL RETURNS
3" DEEP LED ILLUMINATED CHANNEL LETTERS, WHITE TRANSLUCENT ACRYLIC FACES COVERED w/ 1ST SURFACE 3M TRANSLUCENT TEAL VINYL 3630-246, PMS 321 C TEAL JEWELITE, WHITE RETURNS, RACEWAY MOUNTED
3" DEEP LED ILLUMINATED CHANNEL LETTERS, WHITE TRANSLUCENT ACRYLIC FACES COVERED w/ DAY/NIGHT VINYL, BLACK JEWELITE, WHITE RETURNS, RACEWAY MOUNTED
4 1/2" SQUARE RACEWAY
QTY. 1

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 www.rpsigns.net

Project Manager: Allison Turbeville
 allison@rpsigns.net
 Designer: JJ • Date: 1.11.21



EXISTING



PROPOSED

20" **Medical Plaza I**

99 3/8"

CLIENT

Atrium Health Union West
 1000 & 1100 Healing Way
 Stallings, NC 28104
 Brandon Wallace

PROJECT

Exterior Signage

SPECS

SIGN 2
 1/4" THICK ALUMINUM
 PLATE LETTERS PAINTED
 BLACK, STUD MOUNT
 WALL
 QTY. 1



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EXISTING



PROPOSED



CLIENT

Atrium Health Union West

1000 & 1100 Healing Way
Stallings, NC 28104

Brandon Wallace

PROJECT

Exterior Signage

SPECS

SIGN 3

7 1/2" DEEP LED ILLUMINATED "TREE OF LIFE" CAN w/ WHITE TRANSLUCENT ACRY. FACE & TRANSLUCENT TEAL VINYL, TEAL JEWELITE, TEAL RETURNS

3" DEEP LED ILLUMINATED CHANNEL LETTERS, WHITE TRANSLUCENT ACRYLIC FACES COVERED w/ 1ST SURFACE 3M TRANSLUCENT TEAL VINYL 3630-246, PMS 321 C TEAL JEWELITE, WHITE RETURNS, RACEWAY MOUNTED

3" DEEP LED ILLUMINATED CHANNEL LETTERS (URGENT CARE LOGO), WHITE TRANSLUCENT ACRYLIC FACES COVERED w/ RED TRANSLUCENT VINYL INLAY, WHITE JEWELITE, WHITE RETURNS, RACEWAY MOUNTED

4 1/2" SQUARE RACEWAY



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Designer: JJ - Date: 1.11.21



CLIENT

Atrium Health Union West

1000 & 1100 Healing Way
Stallings, NC 28104

Brandon Wallace

PROJECT

Exterior Signage

SPECS

SIGN 4

7 1/2" DEEP LED ILLUMINATED
"TREE OF LIFE" CAN w/ WHITE
TRANSLUCENT ACRYL
& TRANSLUCENT TEAL
TEAL JEWELITE, TEAL
RETURNS

3" DEEP LED ILLUMINATED
CHANNEL LETTERS, WHITE
TRANSLUCENT ACRYLIC FACES
COVERED w/ 1ST SURFACE 3M
TRANSLUCENT TEAL VINYL
3630-246, PMS 321 C TEAL
JEWELITE, WHITE RETURNS,
RACEWAY MOUNTED

4 1/2" SQUARE RACEWAY

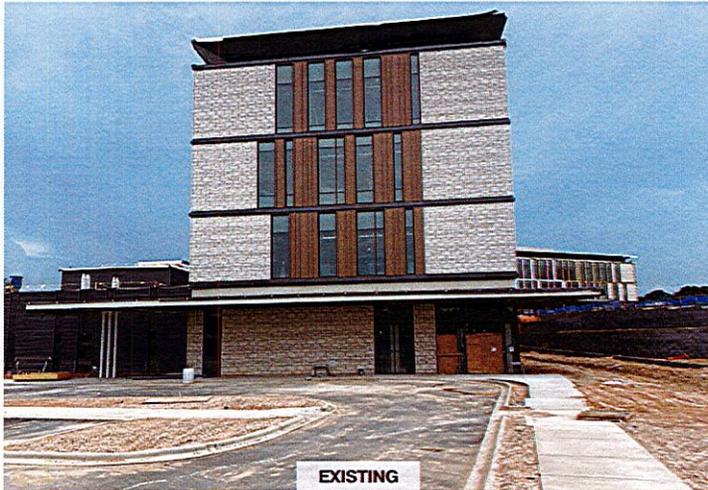


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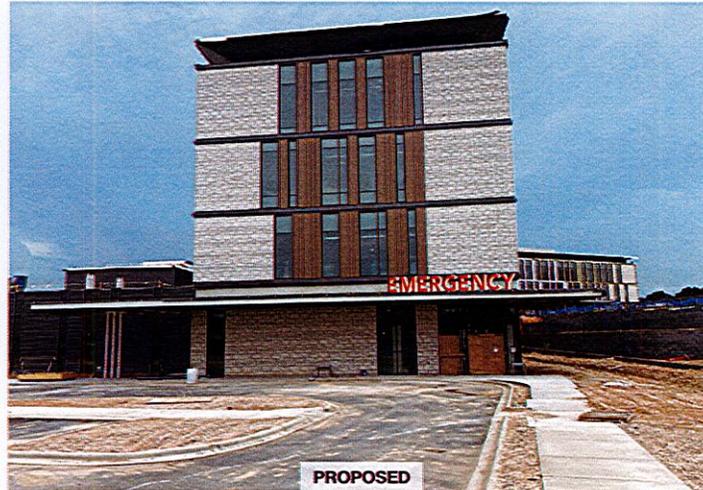
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Designer: JJ • Date: 1.11.21



EXISTING



PROPOSED



CLIENT

Atrium Health Union West

1000 & 1100 Healing Way
Stallings, NC 28104

Brandon Wallace

PROJECT

Exterior Signage

SPECS

SIGN 5

3" DEEP LED ILLUMINATED CHANNEL LETTERS, WHITE TRANSLUCENT ACRY' FACES COVERED W/ 1 TRANSLUCENT VINYL INLAY, WHITE JEWELITE, WHITE RETURNS, RACEWAY MOUNTED

4 1/2" SQUARE RACEWAY

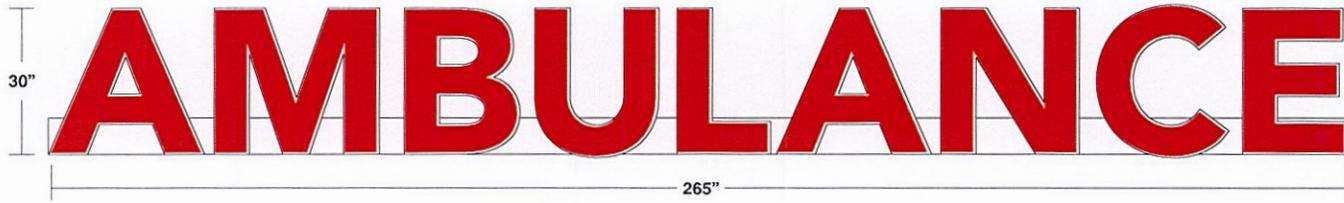
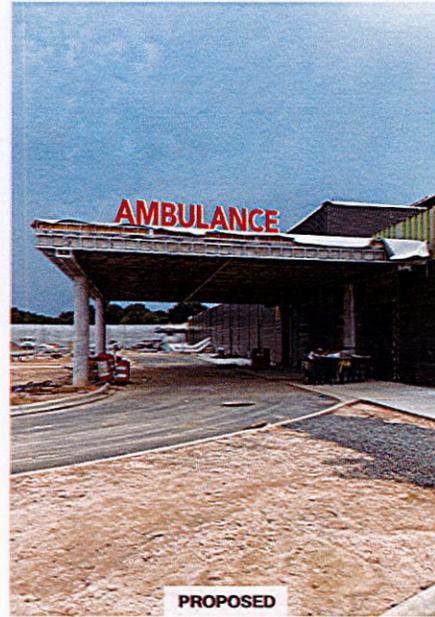


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Designer: JJ • Date: 2.11.21



CLIENT

Atrium Health Union West
 1000 & 1100 Healing Way
 Stallings, NC 28104
 Brandon Wallace

PROJECT

Exterior Signage

SPECS

SIGN 6

3" DEEP LED ILLUMINATED CHANNEL LETTERS, WHITE TRANSLUCENT ACRYLIC FACES COVERED w/ TRANSLUCENT VINYL INLAY, WHITE JEWELITE, WHITE RETURNS, RACEWAY MOUNTED

4 1/2" SQUARE RACEWAY

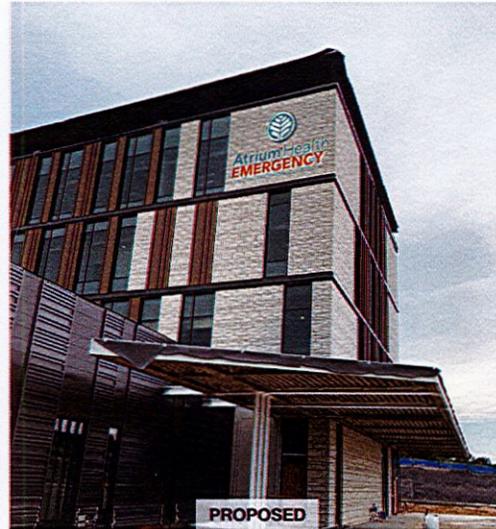


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Project Manager: Allison Turbeville
 allison@rpsigns.net

Designer: JJ • Date: 1.11.21



CLIENT

Atrium Health Union West

1000 & 1100 Healing Way
Stallings, NC 28104

Brandon Wallace

PROJECT

Exterior Signage

SPECS

SIGN 7

7 1/2" DEEP LED ILLUMINATED "TREE OF LIFE" CAN w/ WHITE TRANSLUCENT ACRYLIC FACE & TRANSLUCENT TEAL VINYL, TEAL JEWELITE, TEAL RETURNS

3" DEEP LED ILLUMINATED CHANNEL LETTERS, WHITE TRANSLUCENT ACRYLIC FACES COVERED w/ 1ST SURFACE 3M TRANSLUCENT TEAL VINYL 3630-246, PMS 321 C TEAL JEWELITE, WHITE RETURNS, RACEWAY MOUNTED

3" DEEP LED ILLUMINATED CHANNEL LETTERS (URGENT CARE LOGO), WHITE TRANSLUCENT ACRYLIC FACES COVERED w/ RED TRANSLUCENT VINYL INLAY, WHITE JEWELITE, WHITE RETURNS, RACEWAY MOUNTED

4 1/2" SQUARE RACEWAY



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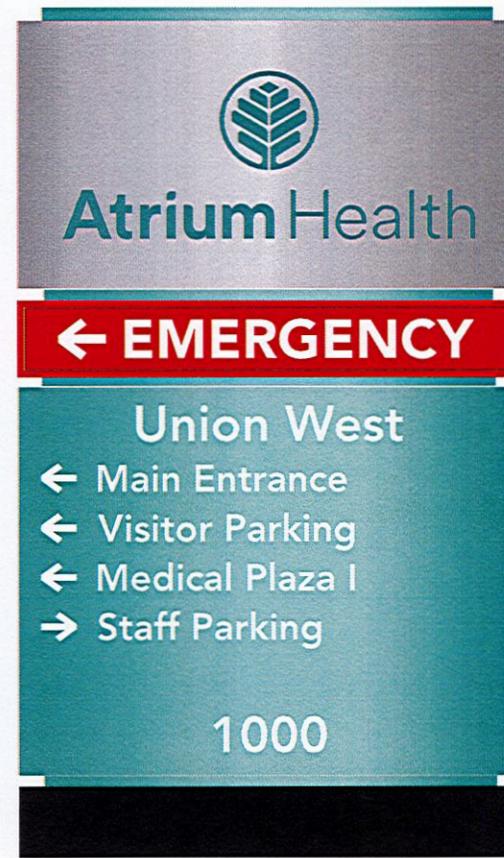
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SIDE A



SIDE B

CLIENT

Atrium Health Union West
 1000 & 1100 Healing Way
 Stallings, NC 28104
 Brandon Wallace

PROJECT

Exterior Signage

SPECS

SIGN 8 DOUBLE SIDED

MONUMENT SPECIFICATIONS

1. **SIGN CABINET:** SIGN CABINET & INTERNAL LIGHTING TO BE CONSTRUCTED IN ALUMINUM ONLY. SHEET MATERIALS MINIMUM .125"
2. **LOGO ELEMENT:** NON-ILLUMINATED SIGNS WILL HAVE DIGITALLY PRINTED OPAQUE VINYL APPLIED TO FIRST SURFACE COMPLETE W/ 3M MATTE OVERLAY
3. **EMERGENCY BAND:** TO HAVE REFLECTIVE VINYL APPLIED TO FIRST SURFACE
4. **MESSAGING:** WHITE REFLECTIVE VINYL APPLIED TO FIRST SURFACE
5. **REVEAL**
6. **SKIRT:** MINIMUM .125" THICK PAINTED ALUMINUM CLADDING
7. **SIGN POST:** 3" SQUARE POST

QTY. 1



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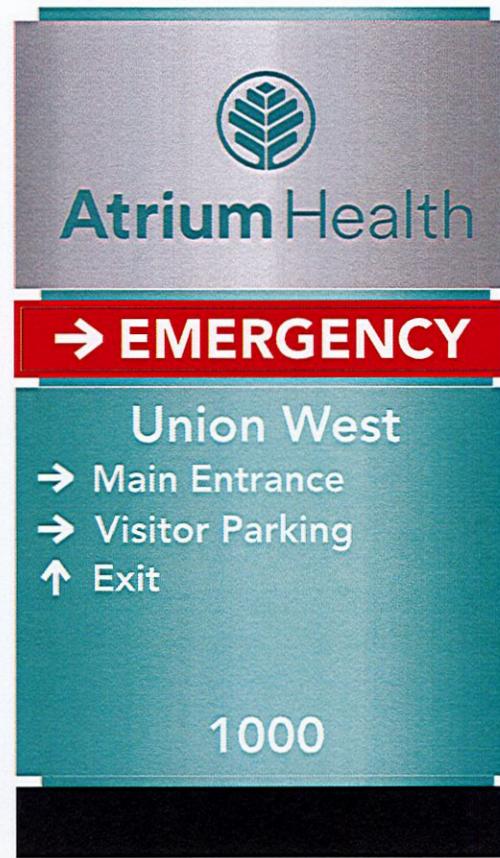
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SIDE A



SIDE B

CLIENT

Atrium Health Union West
 1000 & 1100 Healing Way
 Stallings, NC 28104
 Brandon Wallace

PROJECT

Exterior Signage

SPECS

SIGN 9 DOUBLE SIDED

MONUMENT SPECIFICATIONS

1. **SIGN CABINET:** SIG CABINET & INTERNAL TO BE CONSTRUCTED IN ALUMINUM ONLY. SHEET MATERIALS MINIMUM .125"
2. **LOGO ELEMENT:** NON-ILLUMINATED SIGNS WILL HAVE DIGITALLY PRINTED OPAQUE VINYL APPLIED TO FIRST SURFACE COMPLETE W/ 3M MATTE OVERLAY
3. **EMERGENCY BAND:** TO HAVE REFLECTIVE VINYL APPLIED TO FIRST SURFACE
4. **MESSAGING:** WHITE REFLECTIVE VINYL APPLIED TO FIRST SURFACE
5. **REVEAL**
6. **SKIRT:** MINIMUM .125" THICK PAINTED ALUMINUM CLADDING
7. **SIGN POST:** 3" SQUARE POST

QTY. 1



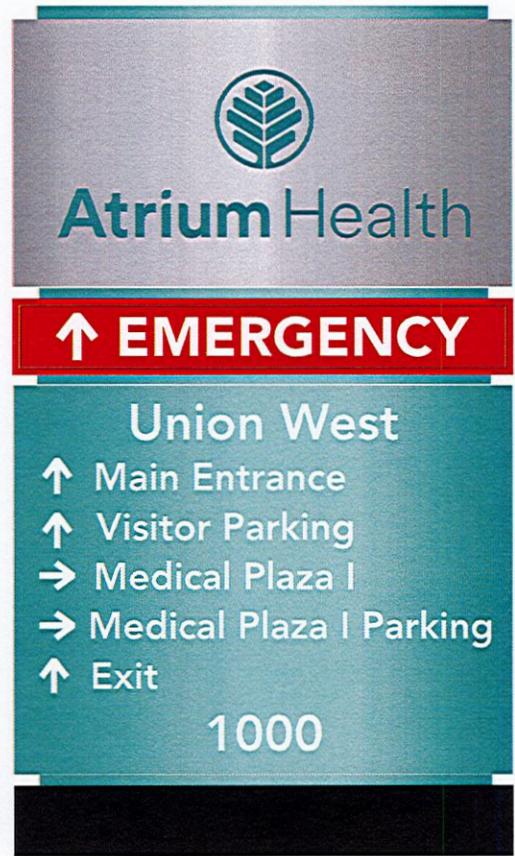
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 Designer: JJ • Date: 1.11.21



SIDE A



SIDE B

CLIENT

Atrium Health Union West

1000 & 1100 Healing Way
Stallings, NC 28104

Brandon Wallace

PROJECT

Exterior Signage

SPECS

SIGN 10 DOUBLE SIDED

MONUMENT SPECIFICATIONS

1. **SIGN CABINET:** SIGN CABINET & INTERNAL TO BE CONSTRUCTED IN ALUMINUM ONLY. SHEET MATERIALS MINIMUM .125"
2. **LOGO ELEMENT:** NON-ILLUMINATED SIGNS WILL HAVE DIGITALLY PRINTED OPAQUE VINYL APPLIED TO FIRST SURFACE COMPLETE W/ 3M MATTE OVERLAY
3. **EMERGENCY BAND:** TO HAVE REFLECTIVE VINYL APPLIED TO FIRST SURFACE
4. **MESSAGING:** WHITE REFLECTIVE VINYL APPLIED TO FIRST SURFACE
5. **REVEAL**
6. **SKIRT:** MINIMUM .125" THICK PAINTED ALUMINUM CLADDING
7. **SIGN POST:** 3" SQ. POST

QTY. 1



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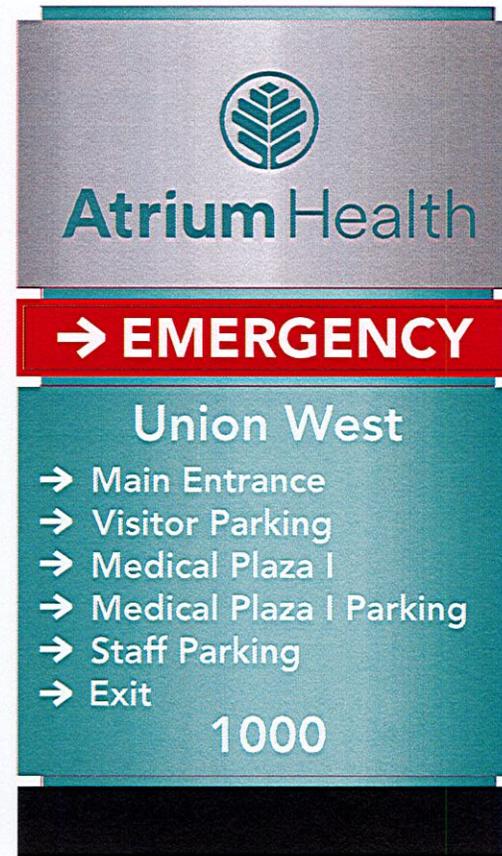
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SIDE A



SIDE B

CLIENT

Atrium Health Union West
 1000 & 1100 Healing Way
 Stallings, NC 28104
 Brandon Wallace

PROJECT

Exterior Signage

SPECS

SIGN 11 DOUBLE SIDED

MONUMENT SPECIFICATIONS

1. **SIGN CABINET:** SIGN CABINET & INTERNAL TO BE CONSTRUCTED IN ALUMINUM ONLY. SHEET MATERIALS MINIMUM .125"
2. **LOGO ELEMENT:** NON-ILLUMINATED SIGNS WILL HAVE DIGITALLY PRINTED OPAQUE VINYL APPLIED TO FIRST SURFACE COMPLETE W/ 3M MATTE OVERLAY
3. **EMERGENCY BAND:** TO HAVE REFLECTIVE VINYL APPLIED TO FIRST SURFACE
4. **MESSAGING:** WHITE REFLECTIVE VINYL APPLIED TO FIRST SURFACE
5. **REVEAL**
6. **SKIRT:** MINIMUM .125" THICK PAINTED ALUMINUM CLADDING
7. **SIGN POST:** 3" SQ. POST

QTY. 1



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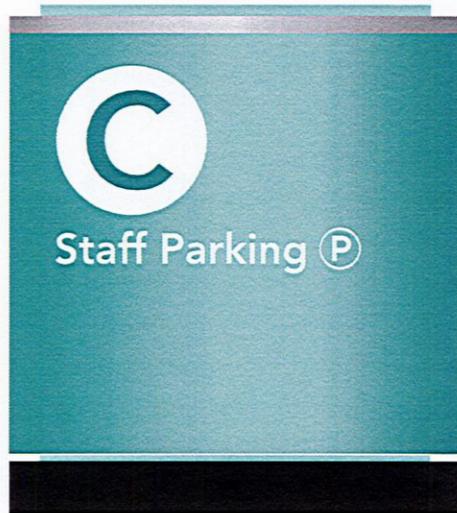
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X2



X2



X1



X2

CLIENT

Atrium Health Union West
 1000 & 1100 Healing Way
 Stallings, NC 28104
 Brandon Wallace

PROJECT

Exterior Signage

SPECS

SIGN 12 DOUBLE SIDED

PARKING ID SPECIFICATIONS

SIGN CABINET & INTERIOR FRAME TO BE CONSTRUCTED IN ALUMINUM ONLY. SIGN MATERIALS MINIMUM .125"

WHITE REFLECTIVE VINYL APPLIED TO FIRST SURFACE

REVEAL

MINIMUM .125" THICK PAINTED ALUMINUM CLADDING

SIGN POST: 3" SQUARE POST

QTY. 6



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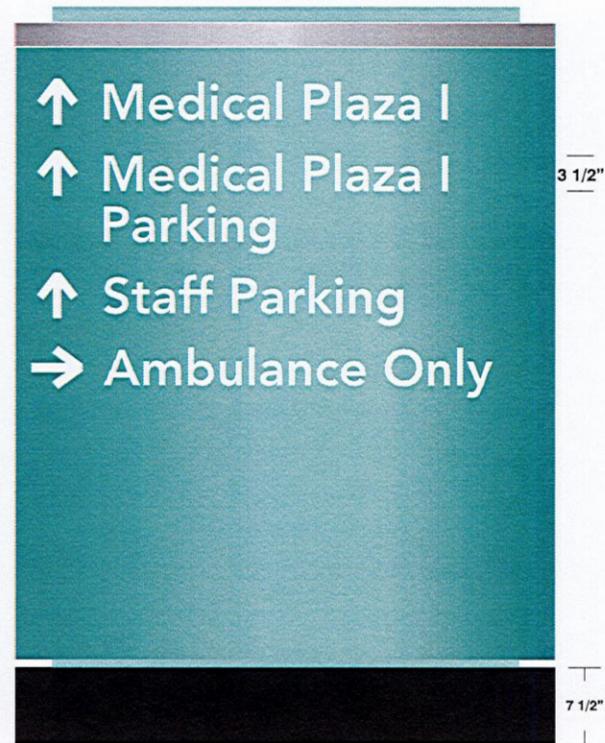
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SIDE A



SIDE B

CLIENT

Atrium Health Union West
 1000 & 1100 Healing Way
 Stallings, NC 28104
 Brandon Wallace

PROJECT

Exterior Signage

SPECS

SIGN 13 DOUBLE SIDED

DIRECTIONAL SPECIFICATIONS

SIGN CABINET & INT. FRAME TO BE CONSTRUCTED IN ALUMINUM ONLY. SHEET MATERIALS MINIMUM .125"

WHITE REFLECTIVE VINYL APPLIED TO FIRST SURFACE

REVEAL
 MINIMUM .125" THICK PAINTED ALUMINUM CLADDING

SIGN POST: 3" SQUARE POST

QTY. 1



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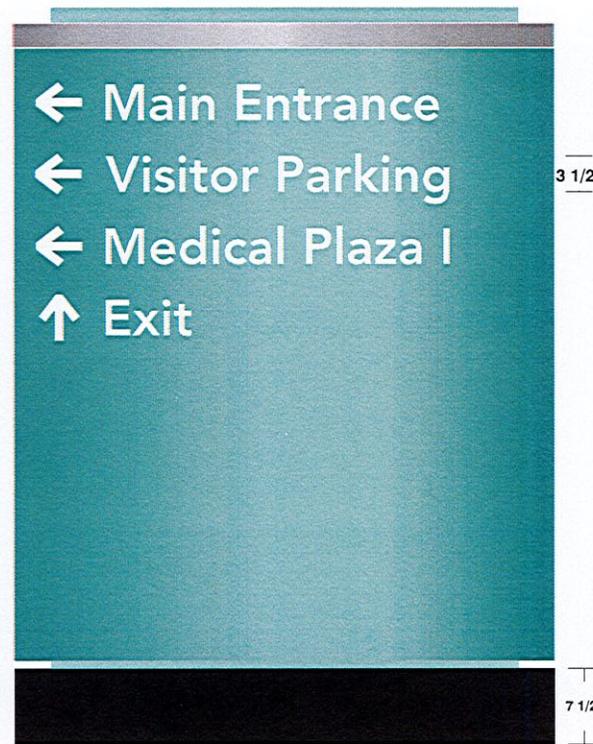
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Designer: JJ • Date: 1.11.21



SIDE A



SIDE B

CLIENT

Atrium Health Union West
 1000 & 1100 Healing Way
 Stallings, NC 28104
 Brandon Wallace

PROJECT

Exterior Signage

SPECS

SIGN 14 DOUBLE SIDED

DIRECTIONAL SPECIFICATIONS

SIGN CABINET & INTERNAL FRAME TO BE CONSTRUCTED IN A ONLY SHEET MATERIALS L .125"

WHITE REFLECTIVE VINYL APPLIED TO FIRST SURFACE

REVEAL MINIMUM .125" THICK PAINTED ALUMINUM CLADDING

SIGN POST: 3" SQUARE POST

QTY. 1

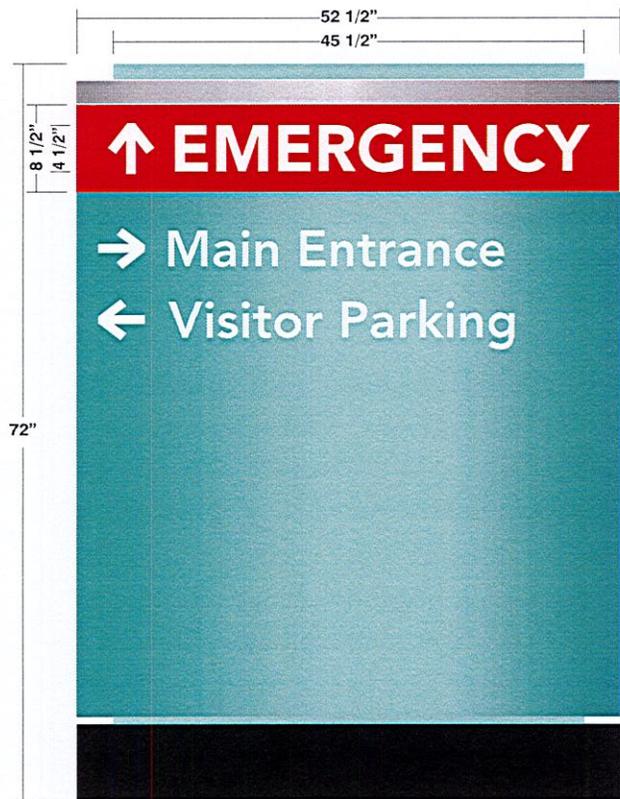


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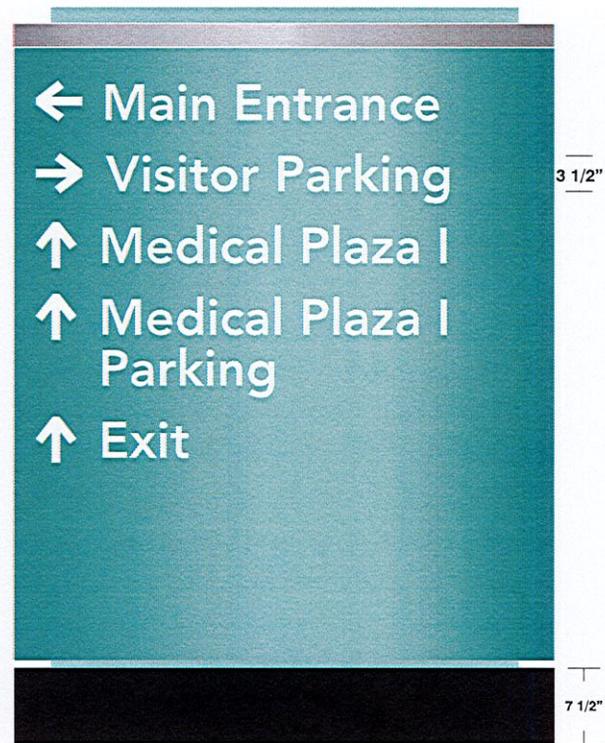
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Project Manager: Allison Turbeville
 allison@rpsigns.net

Designer: JJ • Date: 1.11.21



SIDE A



SIDE B

CLIENT

Atrium Health Union West
 1000 & 1100 Healing Way
 Stallings, NC 28104
 Brandon Wallace

PROJECT

Exterior Signage

SPECS

SIGN 15 DOUBLE SIDED

DIRECTIONAL SPECIFICATIONS

SIGN CABINET & INTERNAL FRAME TO BE CONSTRUCTED IN 1/2" ALUMINUM ONLY SHEET MATERIALS .125"

WHITE REFLECTIVE VINYL APPLIED TO FIRST SURFACE

REVEAL MINIMUM .125" THICK PAINTED ALUMINUM CLADDING

SIGN POST: 3" SQUARE POST

QTY. 1

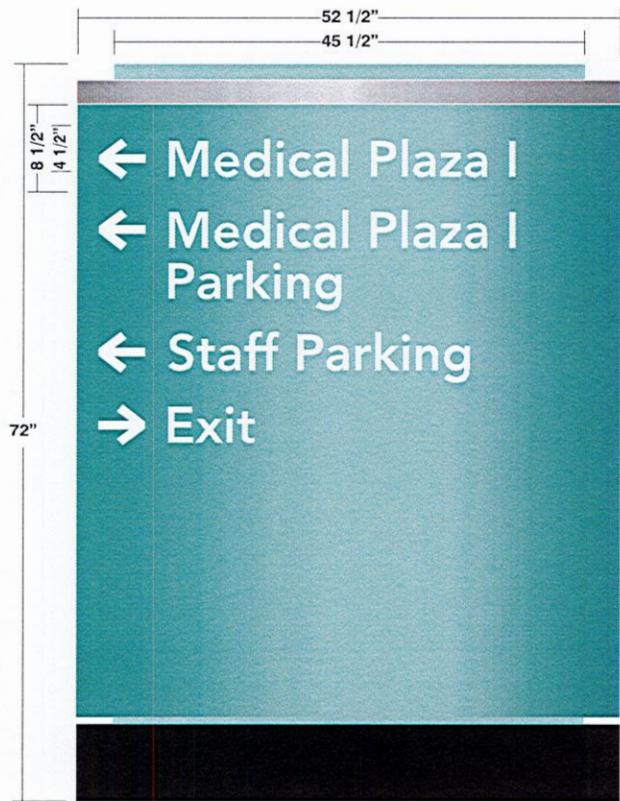


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Designer: JJ • Date: 1.11.21



SIDE A



SIDE B

CLIENT
Atrium Health Union West
1000 & 1100 Healing Way Stallings, NC 28104
Brandon Wallace
PROJECT
Exterior Signage
SPECS
SIGN 16 DOUBLE SIDED
DIRECTIONAL SPECIFICATIONS
SIGN CABINET & INTERNAL FRAME TO BE CONSTRUCTED IN ONLY SHEET MATERIALS .125"
WHITE REFLECTIVE VINYL APPLIED TO FIRST SURFACE
REVEAL MINIMUM .125" THICK PAINTED ALUMINUM CLADDING
SIGN POST: 3" SQUARE POST
QTY. 1

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SIDE A



SIDE B

CLIENT

Atrium Health Union West
 1000 & 1100 Healing Way
 Stallings, NC 28104
 Brandon Wallace

PROJECT

Exterior Signage

SPECS

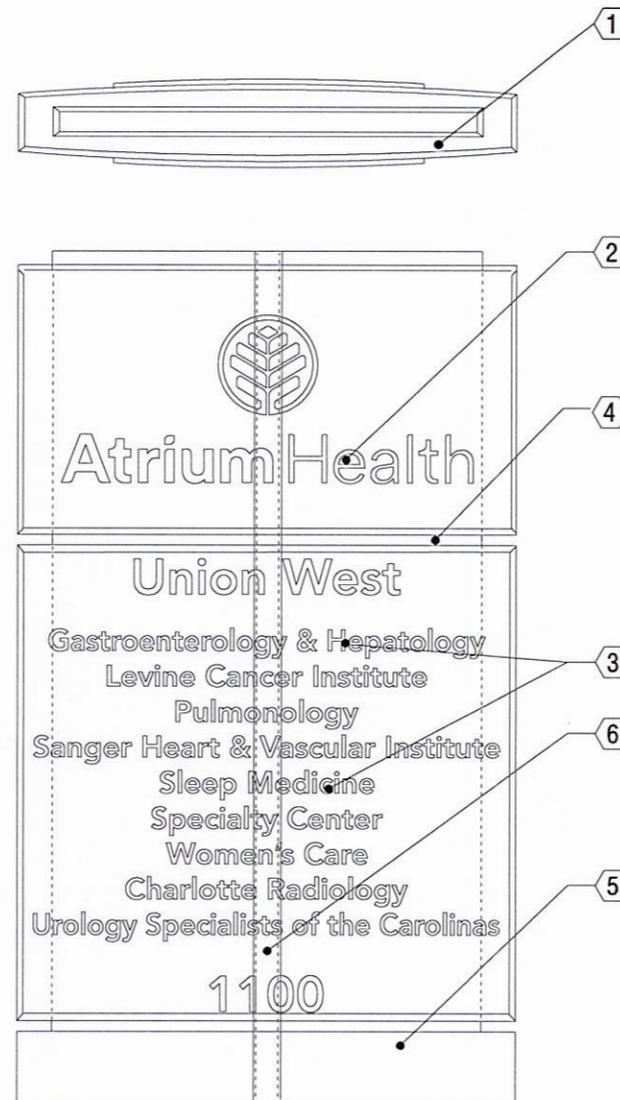
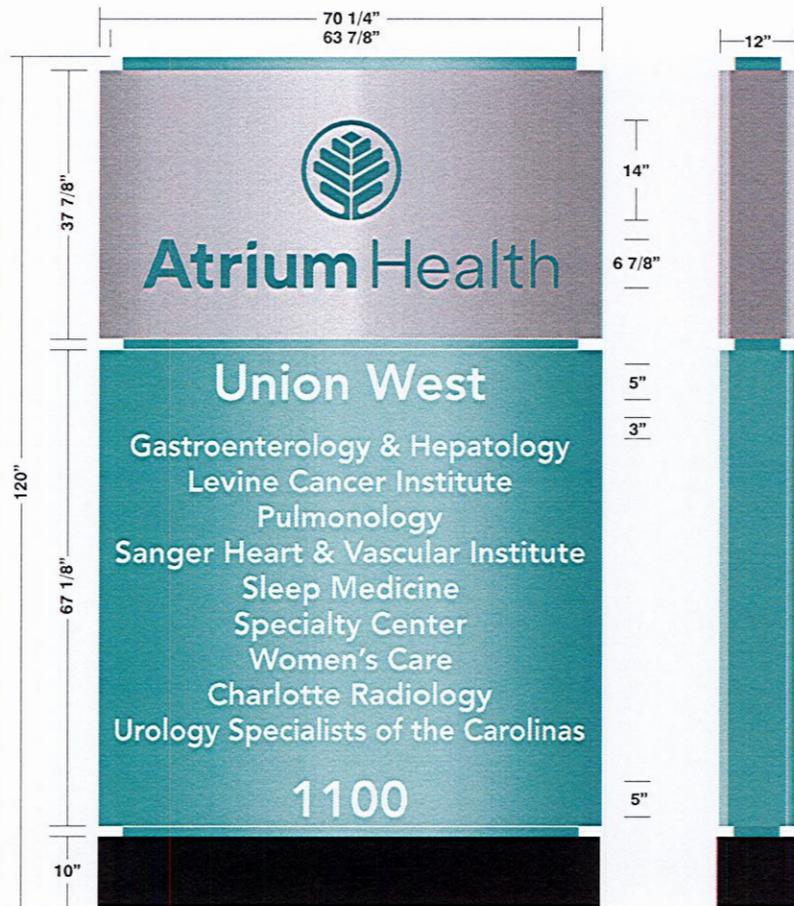
SIGN 17 DOUBLE SIDED
DIRECTIONAL SPECIFICATIONS
 SIGN CABINET & INTERNAL FRAME TO BE CONSTRUCTED IN ONLY SHEET MATERIALS .125"
 WHITE REFLECTIVE VINYL APPLIED TO FIRST SURFACE
 REVEAL MINIMUM .125" THICK PAINTED ALUMINUM CLADDING
 SIGN POST: 3" SQUARE POST
 QTY. 1

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CLIENT

Atrium Health Union West
 1000 & 1100 Healing Way
 Stallings, NC 28104
 Brandon Wallace

PROJECT

Exterior Signage

SPECS

SIGN 18 DOUBLE SIDED

MONUMENT SPECIFICATIONS

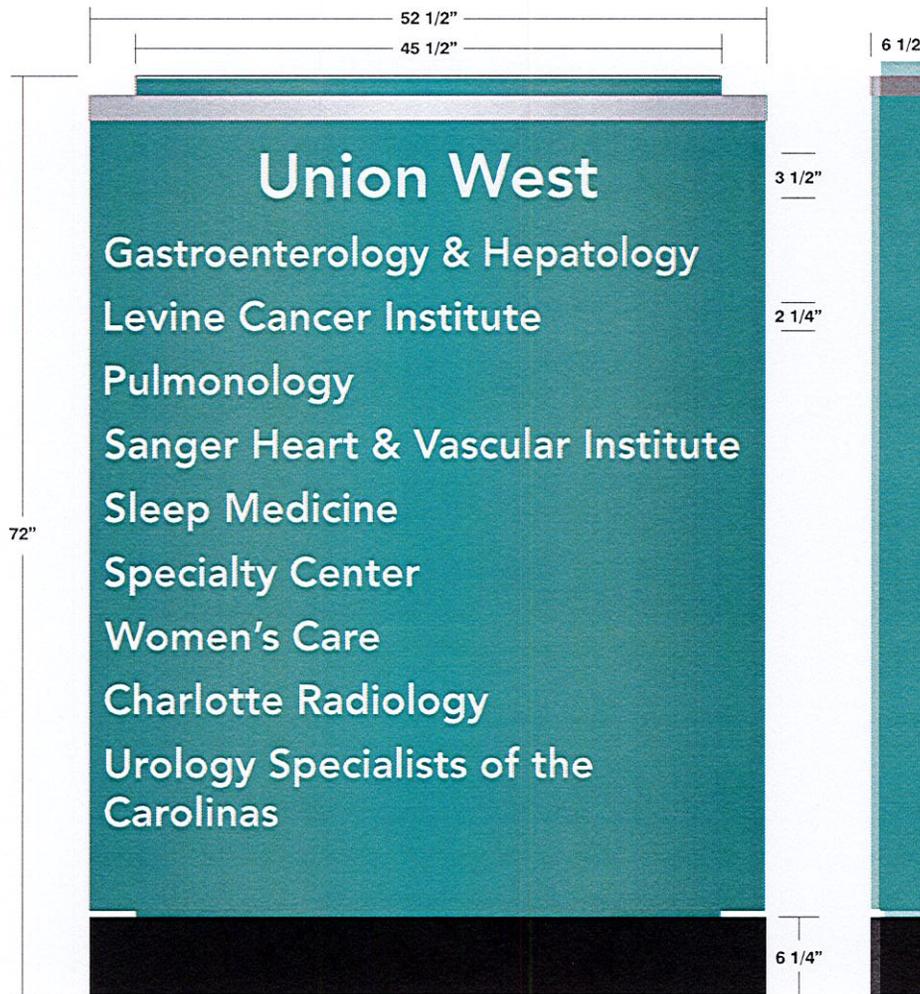
1. **SIGN CABINET:** SIGN CABINET & INTERNAL SIGNAGE TO BE CONSTRUCTED IN ALUMINUM ONLY. SHEET MATERIALS MINIMUM .125"
 2. **LOGO ELEMENT:** NON-ILLUMINATED SIGNS WILL HAVE DIGITALLY PRINTED OPAQUE VINYL APPLIED TO FIRST SURFACE COMPLETE W/ 3M MATTE OVERLAY
 3. **MESSAGING:** WHITE REFLECTIVE VINYL APPLIED TO FIRST SURFACE
 4. **REVEAL**
 5. **SKIRT:** MINIMUM .125" THICK PAINTED ALUMINUM CLADDING
 6. **SIGN POST:** 3" SQUARE POST
- QTY. 1

RPSIGNS
 3108 Monroe Road, Charlotte, NC 28205
 p: 704.344.8552 f: 704.375.8051
 www.rpsigns.net

Project Manager: Allison Turbeville
 allison@rpsigns.net
 Designer: JJ • Date: 6.16.21

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CLIENT

Atrium Health Union West

1000 & 1100 Healing Way
 Stallings, NC 28104

Brandon Wallace

PROJECT

Exterior Signage

SPECS

SIGN 19 DOUBLE SIDED

DIRECTIONAL SPECIFICATIONS

SIGN CABINET & INTL FRAME TO BE CONSTRUCTED IN ALUMINUM ONLY. SHEET MATERIALS MINIMUM .125"

WHITE REFLECTIVE VINYL APPLIED TO FIRST SURFACE

REVEAL
 MINIMUM .125" THICK PAINTED ALUMINUM CLADDING

SIGN POST: 3" SQUARE POST

QTY. 1



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 www.rpsigns.net

Project Manager: Allison Turbeville
 allison@rpsigns.net

Designer: JJ • Date: 1.11.21

24"
1000
72 5/8"

CLIENT

Atrium Health Union West

1000 & 1100 Healing Way
Stallings, NC 28104

Brandon Wallace

PROJECT

Exterior Signage

SPECS

SIGN 20

1/4" THICK ALUMINUM
PLATE NUMBERS PAINTED
BLACK, STUD MOUNT
WALL

QTY. 1



RPSIGNS

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www.rpsigns.net

Project Manager: Allison Turbeville
allison@rpsigns.net

Designer: JJ • Date: 1.11.21

24"
1 1 0 0
72 5/8"

CLIENT

Atrium Health Union West

1000 & 1100 Healing Way
Stallings, NC 28104

Brandon Wallace

PROJECT

Exterior Signage

SPECS

SIGN 21

1/4" THICK ALUMINUM
PLATE NUMBERS PAINTED
BLACK, STUD MOUNT
WALL

QTY. 1

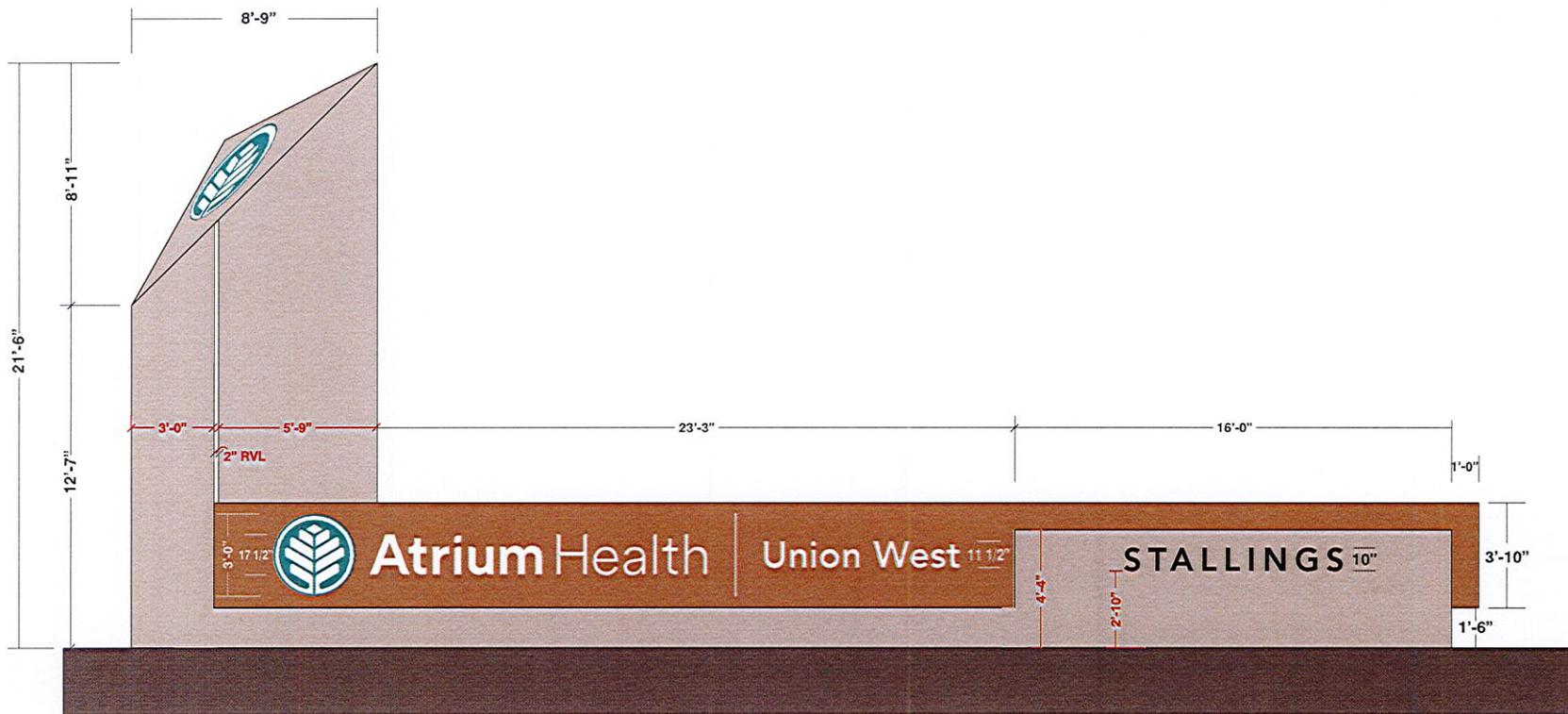


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Project Manager: Allison Turbeville
allison@rpsigns.net

Designer: JJ • Date: 1.11.21



CLIENT

Atrium Health Union West
 1000 & 1100 Healing Way
 Stallings, NC 28104
 Brandon Wallace

PROJECT

Exterior Signage

SPECS

SIGN 22



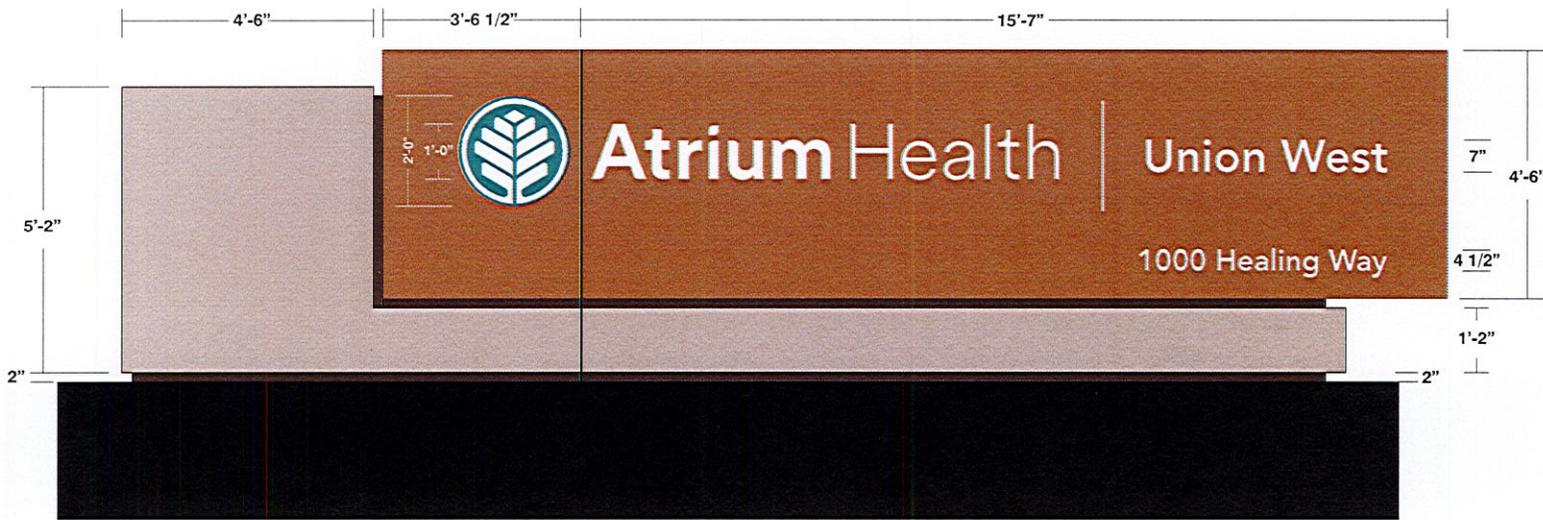
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Project Manager: Allisen Turbeville
 allison@rpsigns.net
 Designer: JJ • Date: 5.3.21



CLIENT

Atrium Health Union West
 1000 & 1100 Healing Way
 Stallings, NC 28104
 Brandon Wallace

PROJECT

Exterior Signage

SPECS

SIGN 23



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 www.rpsigns.net

Project Manager: Allisen Turbeville
 allison@rpsigns.net
 Designer: JJ • Date: 5.3.21

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**THIS IS A TEMPORARY SIGN INCLUDED
TO BE PUT UP FOR LONGER THAN
21 DAYS OUR ORDINANCE ALLOWS**



CLIENT

Atrium Health Union West

1000 & 1100 Healing Way
Stallings, NC 28104

Brandon Wallace

PROJECT

Coming Soon Site Sign

SPECS

SIGN 24

(2) 1/8" THICK WHITE ACM
PANELS w/ PRINTED
GRAPHICS

MOUNTED BETWEEN 2 4X4
POSTS



RPSIGNS

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Due to the variability of printers and display monitors, the colors you see on your screen or via desktop print may not be a totally accurate reproduction of the actual product. We strive to make our colors as accurate as possible. Screen images are intended as a guide only and should not be regarded as absolutely correct.

Project Manager: Allison Turbeville
allison@rpsigns.net
Designer: JJ • Date: 6.17.21



Statement of Consistency and Reasonableness

(As per NC General Statute § 160D-605)

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

ZONING AMENDMENT: MSP21.06.01

REQUEST: Atrium is requesting a Master Sign Plan be adopted for the hospital currently under construction to allow for deviations from the adopted Sign Ordinance.

STATEMENT OF CONSISTENCY AND REASONABLENESS:

The **Stallings Town Council** hereby finds that the proposed **zoning amendment** is consistent with the 2017 Stallings Comprehensive Land Use Plan adopted November 27, 2017 based on consistency with goals and objectives set forth in the document of promoting quality development and consistency with all state mandated land use regulations established through G.S. § 160D. At their **August 09, 2021** meeting the **Stallings Town Council** voted to **APPROVE** the proposed amendment and stated that the **Stallings Town Council** finds and determines that the **zoning amendment** is consistent with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan and hereby recommends its approval.

The statement and motion was seconded and passed _____.

Wyatt Dunn, Mayor

Erinn Nichols, Town Clerk



MEMO

To: Town Council
From: Matthew West, Planning Technician
Date: August 4, 2021
RE: **CZ21.04.01 – 4416 Stevens Mill Rd**

Request:

The applicant is requesting the conditional zoning for the continued use of the property for a landscaping business, including the processing of mulch, as well as several selected AG uses. Selected AG uses are:

1. Accessory Building Units**
2. Agricultural Based Business Facilities
3. Agricultural Production with Crops and Livestock
4. Agricultural Production within Building
5. Campground
6. Equestrian Facility
7. Event and Wedding Venue
8. Farmers Market
9. Florist
10. Landscape Services with Outside Storage
11. Single Family Dwelling*
12. Satellite Use as Accessory**
13. Sign as Accessory**
14. Swimming Pool as Accessory**
15. Temporary Construction Building or Office**

*Single Family Dwelling is an allowed use in the current MU-1 zoning but is requested so that they do not lose that use.

**Uses are allowed in all zoning districts but are requested so that that they do not lose those uses.

Background:

The landscaping business was in operation on the adjacent property prior to being annexed into the town but was expanded to the adjacent property . The mulch processing began in early 2020. The mulch processing involves receiving deliveries of raw chipped wood, storing the raw mulch, and dying the raw mulch to a landscaping quality through a machine. The Code Enforcement Officer, Kolleen Dickinson, received many complaints from the residents of the adjacent Fairhaven neighborhood. Complaints included noise from the deliveries and machinery, smell from the dying process, dust from the site, and the visual disarray.

Ms. Dickinson issued a Notice of Violation (NOV) on September 3, 2020. On September 28, 2020 a Stop Work was issued due to non-response from the initial NOV. At this time, the applicants contacted Lynne Hair to request information on the rezoning process. A compromise was reached while the applicants prepared a rezoning application to allow the applicants to continue the mulching business with the conditions of the mulch was to be moved away from the Fairhaven neighborhood and no new mulch was to be added to the site.

On April 6, 2021, 7 months after the initial NOV was issued, and there had been no rezoning application filed, Ms. Hair gave the applicants a deadline of April 15, 2021 to completely remove the mulch or civil fines would begin June 1, 2021. A rezoning application was then received on April 29, 2021.

Planning Board Recommendation:

The Planning Board heard this item on July 13th, 2021.

The Planning Board recommended DENIAL of the application as presented.

Staff Recommendations:

Staff finds this application to be inconsistent with the Comprehensive Land Use Plan.

Staff recommends, should the landscaping and mulch business be approved, that the following conditions be considered:

- A site plan be provided designating specific areas for mulch storage and processing to be located.
- Hours of operation be limited to 8 a.m. through 8 p.m., Monday through Friday.
- A Type A buffer provided along the Stevens Mill road frontage and the east side of the property adjacent to the Fairhaven neighborhood.
- A berm be provided with planting along the Stevens Mill road frontage and the east side of the property adjacent to the Fairhaven neighborhood. This berm would be inclusive of the Type A buffer, not in addition to.

Staff recommends that the additional AG uses be considered as separate conditional zoning applications or as conditional zoning amendments. The proposed additional AG uses are speculative in nature and do not include a site plan.



Town of
Stallings

315 Stallings Road • Stallings, North Carolina 28104

Zoning Map Amendment/Rezoning Application

Application # (Staff): C221.04.01

Date Filed: 04/29/2021

Hearing Date: _____

Planning Board Date: _____

Town Council/Final Decision Date:

Zoning Map Amendment - Conventional	
Less than 2 acres	\$150.00
2-10 acres	\$300.00
Greater than 10 acres	\$900.00
Zoning Map Amendment – Conditional Zoning	
Less than 2 acres	\$300.00
2-10 acres	\$600.00
Greater than 10 acres	\$1200.00
Conditional Use Permit Request	\$300.00
Zoning Text Amendment - UDO	\$500.00

To the Planning Board and Town Council of Stallings, NC:

I (we) the undersigned do hereby respectfully make application and request the Planning Board and Town Council to amend the zoning map of the Town of Stallings: In support of this application, the following facts are shown:

Current Zoning (Circle One)	<i>SFR-1 SFR-2 SFR-3 MU-1 MU-2 MFT AG TC</i> <i>CIV C-74 CP-485 VSR IND</i>
Proposed Zoning (Circle One)	<i>SFR-1 SFR-2 SFR-3 MU-1 MU-2 MFT AG TC</i> <i>CIV C-74 CP-485 VSR IND</i>
Conditional District Zoning?	Yes No

Physical Property Address:

4416 Stevens Mill Rd.

Description of Rezoning: Rezoning request to allow applicants to maintain Agri business, landscaping business, Agri farming operations, mulch processing through recycling natural products such as wood chips. Applicants request rezoning to allow for accessory buildings and outside storage to support the operations. (Also see attached.)

Tax Parcel Number(s) (PID Number): 09078012C		Total Acreage:	
Property Owner(s): Ricky and JUANITA WILSON			
Owner's Address: 4300 STEVENS MILL ROAD			
City: STALLINGS		State: NC	Zip: 28104
Contact Phone Number : c/o CHRIS DUGGAN - 704-776-9610		Property Owner Email Address: c/o CHRIS DUGGAN - cdugganlegal.com	
Applicant Name if different than owner: ERIC WILSON LAWREN WILSON		Applicant's Address: 4300 STEVENS MILL ROAD STALLINGS, NC 28104	
Applicant Email Address : cduggan@dugganlegal.com		Applicant's Phone Number: c/o CHRIS DUGGAN - 704-776-9610	

MAP REQUIREMENTS

This application shall be accompanied by two (2) maps drawn to scale. Such maps shall be produced at 18' x 24". An electronic version of the map shall also be submitted. The maps shall contain the following information:

- The subject property plus such property as to show the location of the subject property with reference to the nearest street intersection, railroad, stream or other feature identifiable on the ground.
- All properties which abut the property.
- If the property is in a subdivision of record, a map of such portion of the subdivision that would relate to the subject property to the closest street intersection.
- A written metes and bounds description of the property or properties.
- The present and proposed zoning classification of the lot(s) in question.
- The property identification number(s) of the lot(s) in question as issued by the Union County Tax Department.
- Full schematic design/site plan as described in Article 10.10 of the Stallings Unified Development Ordinance (*only if the application is for a conditional district*).

MAP AMENDMENT REQUIRMENTS

If a straight rezoning (not a CD) is requested, then please leave the space below blank.

If a Conditional District (CD) is requested, you must list the specific sections of the Unified Development Ordinance from which you seek changes. You may list these on a separate sheet of paper.

- Whenever there is a zoning map amendment, the Town of Stallings is required to notify the owner of said parcel of land as shown on the county tax listing, and the owner of all parcels of land abutting that parcel of land as shown on the county tax listing. The required notice shall be mailed by first class mail at least 10 days but not more than 25 days prior to the date of the public hearing.

ATTACHMENT TO ZONING MAP AMENDMENT/REZONING APPLICATION

The owners and the applicants request a conditional rezoning application for parcel #07078012C. The applicants are requesting a rezoning from MU-1 to AG-Conditional. The applicants wish to continue operating its longstanding business as a landscaping business, as well as a business which recycles natural product to include processing of mulch. In addition, the applicants desire a conditional rezoning to include, in addition to the application, the following uses:

1. Accessory Building Units
2. Agricultural Based Business Facilities
3. Agricultural Production with Crops and Livestock
4. Agricultural Production within Building
5. Campground
6. Equestrian Facility
7. Event and Wedding Venue
8. Farmers Market
9. Florist
10. Landscape Services with Outside Storage
11. Single Family Dwelling
12. Satellite Use as Accessory
13. Sign as Accessory
14. Swimming Pool as Accessory
15. Temporary Construction Building or Office

In addition to the foregoing, the Plaintiff submits the following as part of their Application:

1. Two Maps Produced at 18" x 24"
2. Electronic Version of the Map
3. A copy of the Deed for the property containing the metes and bounds description
4. Property Cards for all Property Abutting the Subject Property
 - A. Parcel # 07078012E
Latisha Nicole Dixon and Bradley Belton Tobias
2455 Oakspring Road, Matthews, NC, 28104
 - B. Parcel # 07081288
Hannah McKee Autry and Michael Tripp McKee
507 West End Drive, Monroe, NC, 28112
 - C. Parcel # 07078012B
Shirley K. Gaddy and Albert A. Gaddy
2449 Oak Spring Road, Matthews, NC, 28104-4300



**PLANNING
& ZONING**
TOWN of STALLINGS

APPLICATION

CZ21.04.01

Ricky and Juanita Wilson

Agri-business + Landscaping
Business

Pre-Public Hearing Staff Analysis

Project Summary

Location

4416 Stevens Mill Road

Required Setbacks

Front: 16'

Side: 5'

Rear: 12'

Ownership

Ricky Wilson and
Juanita Wilson

Size/Project Size

17.1 Acres

Zoning

MU-1

Traffic Generation

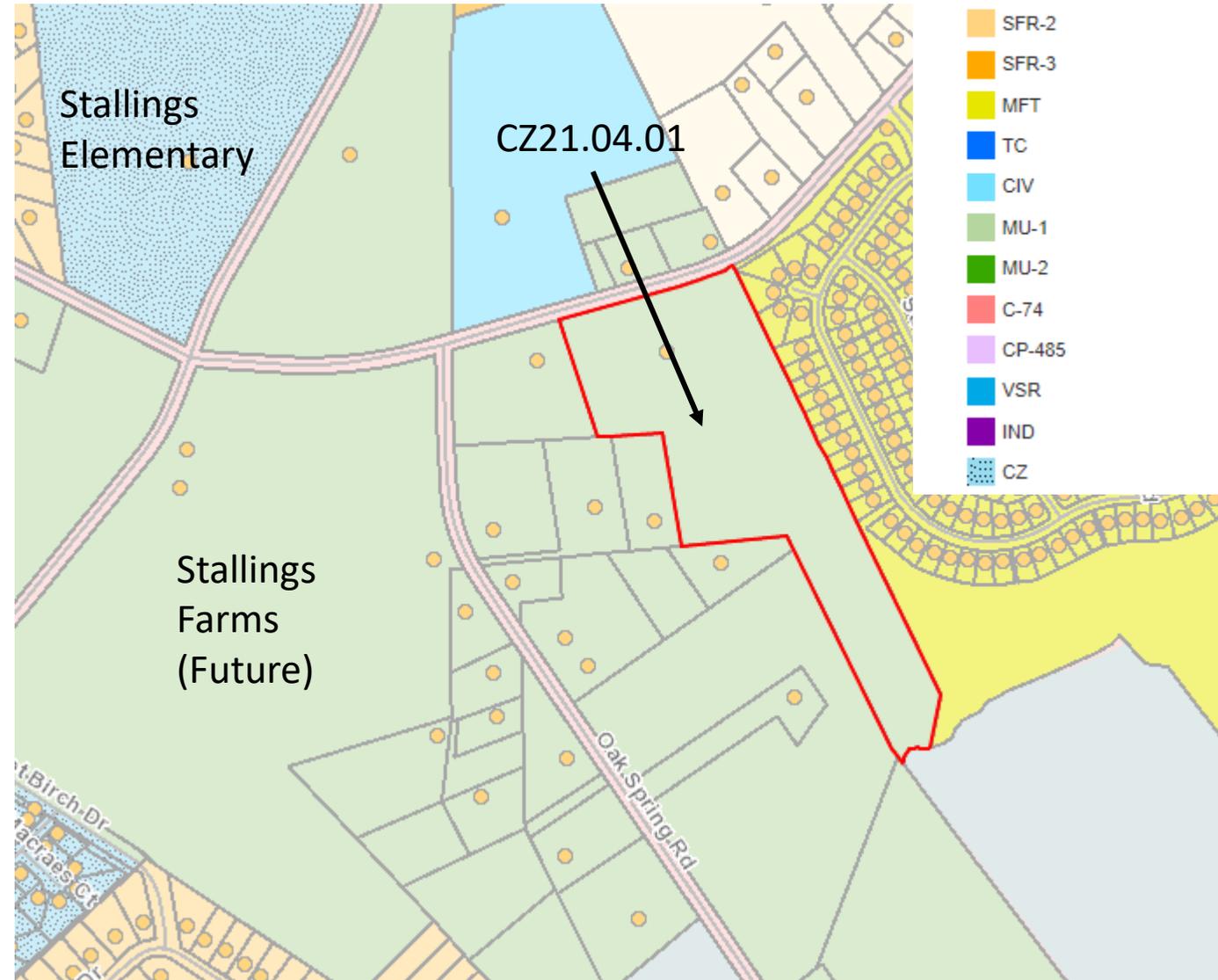
N/A No TIA required

Existing Use

Vacant

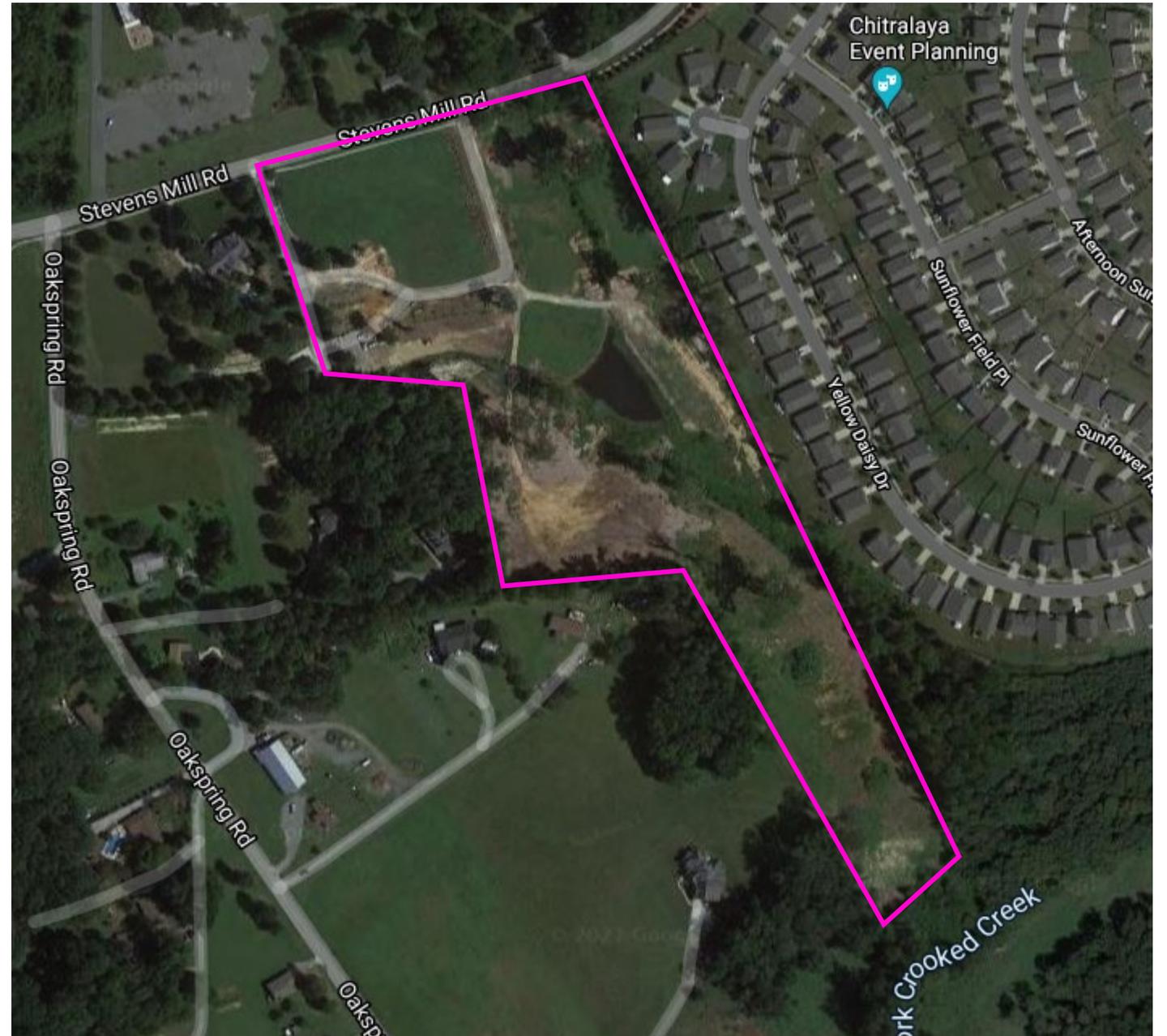
Community Meeting

05/25/2021



PROJECT AREA

2021 Aerial



Project Summary

History:

Monitoring began around April 2020 due to a suspected landscaping business being operated on this property.

September 3, 2020 - Notice of Violation (NOV) was issued for the non-conforming landscaping business.

September 28, 2020 - STOP WORK was issued based on non-response to initial NOV, additional citizen complaints (noise and smell), and evidence of an expansion of the existing non-conforming business. Mr. Wilson and his daughter-in-law contacted Lynne Hair to request information on the rezoning process.

April 6, 2021 - 7 months after the initial NOV was given, a rezoning application for the property had not been received. Ms. Hair contacted Mr. Wilson and gave a deadline of April 15, 2021 to completely remove the mulch piles or civil fines would start June 1, 2021. Discussions took place between Ms. Hair, Mr. Wilson, and the Wilson's lawyer to lift the stop work to allow them to continue to clean up the land and that no new product could be brought onto the land until after the rezoning meeting (if approved).

Code Enforcement continues to monitor the property.



10/2/2015
Picture taken prior to Current Code Enforcement Officer monitoring site.



9/2/2020
Mr. Wilson's garden



9/2/2020
Large mulch piles on Fairhaven side of property along with tree growth along the roadway in the property.



1/15/2021
Mulch piles on Fairhaven side of property, some on the Wilson house side of the property.



1/28/2021
Mulch processing



1/29/2021
Various mulch piles



5/4/20 - Processing mulch on property.



5/21/21 – Current state

Request

Conditional Zoning:

1. Continue existing landscaping business, including the processing of mulch.
2. 15 selected uses allowed in the AG (Agricultural) district:
 1. Accessory Building Units
 2. Agricultural Based Business Facilities
 3. Agricultural Production with Crops and Livestock
 4. Agricultural Production within Building
 5. Campground
 6. Equestrian Facility
 7. Event and Wedding Venue
 8. Farmers Market
 9. Florist
 10. Landscape Services with Outside Storage
 11. Single Family Dwelling
 12. Satellite Use as Accessory
 13. Sign as Accessory
 14. Swimming Pool as Accessory
 15. Temporary Construction Building or Office

TREES, VEGETATION, AND STORMWATER

Tree Save

6% of the lot area (~1 acre)

- Section 11.8-4 (D.) allows for 50% of the required TCA to be met by reforestation if approved by the *Development Administrator*.
- Section 11.8-4 (F.) allows for the *Development Administrator* to waive TCA requirements due to unusual or unique site characteristics

Stormwater Management and PCO

No impervious surface being added

Buffers

Subject to landscaping buffer requirements as defined in Article 11

Open Space

No floor area being added as part of this rezoning request; open space provisions do not apply.

LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

The Land Use Plan shows the property as:

Single Family Neighborhood.

Primary Land Uses:

Single-Family Detached Home

Secondary Land Uses:

Community Park

Community Center/Pool and Recreational Facilities

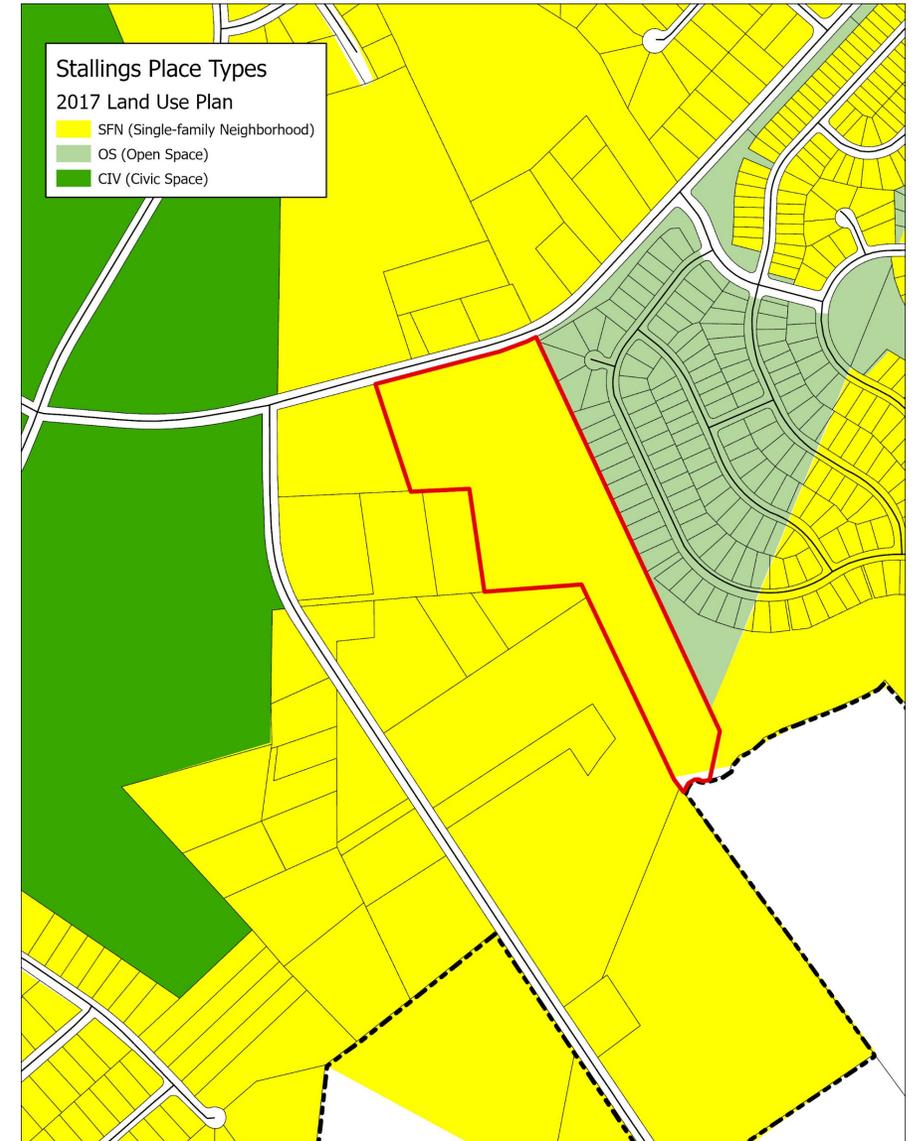
Natural Areas

Small Area Plan

Stallings Elementary School Node

Consistency

Agricultural-based business is **inconsistent** with the Land Use Plan



COMMUNITY MEETING

Meeting: 05/25/2021

The meeting was held via Zoom at 7:00 pm. There were between 15-20 residents who attended the meeting.

Summary provided by applicant:

The Applicant also discussed the allowed uses as the property is currently zoned MU-1, including the numerous commercial uses allowed by the Ordinance under the current designation. The Applicant showed the proposed site plan and the anticipated plan for the acceptance and processing of natural product, i.e. mulch. Applicant discussed the plans for screening and operation.

Of the community members in attendance, there were two who spoke against the proposed rezoning application. The concerns voiced were regarding noise, smell, and processing of mulch as a business. The opposition also expressed concerns regarding screening and plan of operation.

The Applicant answered and addressed all questions posed and the meeting was concluded at approximately 8pm.

SUBCOMMITTEE MEETING

Meeting: 07/12/2021

The conversation of the meeting was centered around the mulching business, with the additional AG uses not being addressed. The main topics discussed were:

- What are the nuisances resulting from the mulching business
 - Noise
 - Dust
 - Aesthetics
 - Smell
- What are the magnitudes of the nuisances
- How can the nuisances be mitigated

Ms. Grooms suggested that smell not be considered a significant nuisance due to the difficulty in quantifying that nuisance. Landscape buffers and berms were suggested as potential remedies to the nuisances. Mr. Scholl asked for the number of trucks that would be entering and exiting the property each day if the mulch business were approved and running at full capacity, to which Mr. Eric Wilson responded the number would be around 50.

PLANNING BOARD MEETING

Meeting: 07/13/2021

One of the main concerns discussed was the conceptual nature of the request. The submitted site plan includes a setback and proposed locations of buildings the applicant may want to build, but not specific locations or intended uses.

Increased traffic was also a concern that would not be mitigated with a berm or planted buffer.

Board members expressed concern that this use would be damaging to the existing neighborhoods, which is a priority of the Comprehensive Land Use Plan. Given the proximity of the Fairhaven and approved Stallings Farms neighborhoods, they did not feel that the mulching and agricultural uses requested were appropriate for this area.

The Planning Board recommends DENIAL of the request as presented.

STAFF SUGGESTED CONDITIONS

1. Any necessary permits must be acquired from the State, County, and Town as applicable.
2. Additional Agricultural uses, separate from the landscaping business, should be re-applied for through the conditional zoning process with a site plan provided.
3. Limit commercial impacts from the mulch processing
 - a) Provide a site plan designating a specific area for mulch storage and processing to be located
 - b) Hours of operation be limited to 8am – 8pm, Monday through Friday
4. Provide a Type A planted buffer along all sides of the property as appropriate
5. Provide a Berm with plantings along the Steven's Mill Road frontage and the east side of the property where adjacent to the Fairhaven neighborhood. The berm would be inclusive of the 40' buffer, not in addition too.



Statement of Consistency and Reasonableness

(As per NC General Statute 160D-605)

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

ZONING AMENDMENT: CZ12.04.01

REQUEST: Conditionally zone 4416 Stevens Mill Rd, PID #07078012C, to allow for the continued operation of the existing landscaping business, including processing mulch, as well as several selected agricultural uses.

STATEMENT OF CONSISTENCY AND REASONABLENESS:

The **Stallings Town Council** hereby finds that the proposed **conditional zoning** is consistent with the 2017 Stallings Comprehensive Land Use Plan adopted November 27, 2017 based on consistency with goals and objectives set forth in the document of promoting quality development and consistency with all state mandated land use regulations established through G.S. § 160D. At their **August 09, 2021** meeting the **Stallings Town Council** voted to **APPROVE** the proposed amendment and stated that the **Town Council** finds and determines that the **conditional zoning** is consistent with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan and hereby recommends its approval.

The statement and motion was seconded and passed _____.

Wyatt Dunn, Mayor

Erinn Nichols, Town Clerk