



May 28, 2024
 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.	7:10 p.m.	Consent Agenda A. Amended Budget Ordinance 17 – P3 Capital Project Fund B. Grant Policy Language Correction	Wyatt Dunn, Mayor	Approve/change Consent Agenda
2.	7:15 p.m.	Agenda Approval	Wyatt Dunn, Mayor	Approve/change Agenda as written
3.	7:17 p.m.	CZ24.03.01 A. 4923 Potter Rd (1) Open Public Hearing (2) Information from Staff (3) Public Hearing (4) Close Public Hearing (5) Council Vote B. Statement of Consistency and Reasonableness	Max Hsiang, Planning Dir.	Approve/deny conditional zoning
4.	7:30 p.m.	Potter/Pleasant Plains Intersection Progress Recognition (<i>Ayers</i>)	Steven Ayers, Council Member	Information and possible action
5.	7:35 p.m.	2725 Old Monroe Road – Broker Direction on Additional Potential Tenant (<i>Dunn</i>)	Wyatt Dunn, Mayor	Discussion and possible action
6.	7:40 p.m.	Continued Budget Discussion (<i>if necessary</i>)	Alex Sewell, Town Manager	Discussion
7.	8:00 p.m.	Closed Session Pursuant to 143-318.11(a)(5) and (6) <i>Parcel #07129315</i>	Wyatt Dunn, Mayor	Recess into closed session
8.	8:20 p.m.	Adjournment	Wyatt Dunn, Mayor	Adjourn meeting



MEMO

To: Mayor Dunn and Stallings Town Council
Via: Alex Sewell, Town Manager
From: Jessie Williams, Finance Officer
Date: May 22, 2024
RE: **Amended Budget Ordinance No. 17**

At the end of FY23, Council approved signing a contract with NCDOT for the completion of Potter Road/Pleasant Plains intersection. At that time, the FY23 budget was amended with the anticipation that the Town would pay these funds in FY23. Unfortunately, the contract was not approved by NCDOT until July 2024 and the payment to NCDOT fell in FY2024. Budgets are not perpetual, in that if the funds are not spent in that particular fiscal year, they fall into fund balance unless appropriated for use in the next year. While Council approved the actions to pay the state to take over the intersection, the FY2024 Budget was not amended. The attached amendment appropriates the \$261,827 needed from fund balance for the transfer to the Capital Project Fund for the Capital Project Fund Payment. This amendment makes the necessary recordkeeping changes in preparation for the fiscal year-end. Note that these items were discussed and approved in FY2023 in previous meetings with Council and need to be in FY2024 since the action was a carry-over item.

Attached is a copy of Amended Budget Ordinance 17 for your review

Action: Adoption of attached Amended Budget Ordinance 17

AMENDED BUDGET ORDINANCE – NO. 17

TOWN OF STALLINGS, NORTH CAROLINA

FISCAL YEAR 2023-2024

BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina, that the estimated expenditures for the fiscal year 2023-2024 are hereby amended as set forth below:

Category	Account Number	Budgeted Amount	Amend to the Following	Net Increase or (Decrease)
<u>General Fund:</u>				
<u>Revenue Budget:</u>				
Unrestricted Fund Balance Appropriation - GF	10-99-3991-600	\$ 540,058	\$ 801,885	\$ 261,827
<u>Expense Budget:</u>				
Transfer to Capital Project Fund 41 - Potter Road/Pleasant Plains	10-99-9840-097	\$ -	\$ 261,827	\$ 261,827
<u>Capital Project Fund - Potter Road/Pleasant Plains:</u>				
<u>Revenue Budget:</u>				
Transfer from General Fund - Potter Road/Pleasant Plains	41-00-3984-097	\$ -	\$ 261,827	\$ 261,827
<u>Expense Budget:</u>				
Right of Way Acquisition	41-85-8170-088	\$ 1,157,900	\$ 1,419,727	\$ 261,827

Explanation: To appropriate \$261,827 from Unrestricted General Fund Fund Balance and transfer it to the Potter Road Pleasant Plains Capital Project Fund for the additional funding needed for the completion of roadway improvements at the Potter Road Pleasant Plains intersection and to adopt the amended budget ordinance accordingly.

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

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

ADOPTED this the 28th day of May 2024.

Wyatt Dunn, Mayor

Erinn Nichols, Deputy Town Manager/Town Clerk

Approved as to form:

Melanie Cox, Town Attorney, Cox Law Firm, PLLC



MEMO



To: Mayor and Council
Via: Alex Sewell, Town Manager
From: Dennis Franks, Chief of Police; Eunice Donnelly, Parks, and Recreation Director
Date: May 22, 2024
RE: Correction to Grant Application Policy

Background:

In April 2023 the Council approved amending the Grant Application policy. Due to a formatting error, the last three bullet points in Section 3 were supposed to be stricken through and were not. The three items that were supposed to be stricken are shown in red. The corrected version of the Grant Application Policy is below:

Procedure:

1. When a Town department or staff member identifies an opportunity, which can be addressed or a problem that can be solved with grant funds, they should take the following steps:
 - Develop a short business case which includes at a minimum:
 - o A description of the opportunity or problem to be addressed by the grant;
 - o The amount of the grant;
 - o The term or duration of the grant;
 - o The name of the granting agency;
 - o The amount of matching Town funds or effort, if any, to be used in conjunction with grant funds;
 - o Any recurring costs, not considered matching funds, related to acceptance and implementation of the grant that will be the responsibility of the Town during and/or after the term of the grant; and
 - o Any condition(s) of the funding agency of the grant that the Town must meet in the event of the grants award to the Town.
2. Present the business case to the Town Manager for approval.
3. The Town Manager, upon approving the business case developed and presented above, shall approve whether the submittal of a grant application should proceed or if the Town will participate if another entity is initiating the grant. The Town Manager is authorized to approve submitting grant applications and accepting grants, if awarded, on behalf of the Town up to \$50,000. This authority is permitted if the grant meets all the following conditions:
 - Matching funds are appropriated, or the grant does not require matching funds.
 - The Town will not be required to otherwise commit resources or maintain any services after the end of the grant period.
 - No positions will be added with the grant.

- No vehicles will be added to the Town fleet replacement schedule as a result of acceptance of the grant.
- ~~Any grant application that is to be used for job related or continuing professional education that does not require matching funds from the Town and does not have any conditions that the Town must meet.~~
- ~~Any grant application in an amount under one thousand (1,000) dollars that does not require matching funds from the Town and does not have any conditions that the Town must meet; and~~
- ~~Any grant application in support of an approved, budgeted or Town planned initiative that does not require matching funds from the Town, which would exceed the previously approved budgeted amount for the initiative and, which does not have any conditions that the Town must meet.~~

The Town Manager will notify the Town Council of the grant application at the next Council meeting and, upon receiving approval or disapproval of the grant(s), shall notify Town Council at the next scheduled regular meeting or otherwise through standard reporting processes such as monthly staff reports. The Town Manager and appropriate staff are authorized to execute all required documents associated with grants accepted under this provision. When an application is submitted, the Finance Director will be informed to ensure development of appropriate budget amendments if necessary.

4. Council shall approve or deny the request to apply for grants that do not meet the criteria noted above. If an application deadline will pass before bringing the item to the Council, then the application, if approved by the Town Manager, should be submitted to avoid missing the deadline and then brought forward for the Council's consideration after the grant has been submitted.

5. Receipt of grant funds does not exempt Town personnel from conducting grant-funded activities in accordance with Town policies and procedures which govern fiscal processes, hiring of personnel, employee travel, etc. Regulations and reporting requirements of the funding agency are in addition to, not replacement for, Town policies and procedures.

Requested Action:

I request the Council to approve the corrections listed above in the Grant Application policy.



Town of
Stallings

315 Stallings Road ▪ Stallings, North Carolina 28104

Zoning Map Amendment/Rezoning Application

***Please reference the Fee Schedule for cost.**

Application # (Staff): _____

Date Filed: _____

Community Meeting Date (If Applicable): _____

Planning Board Date: _____

Town Council/Hearing Date:

Zoning Map Amendment - Conventional	
Less than 2 acres	
2-10 acres	
Greater than 10 acres	
Zoning Map Amendment – Conditional Zoning	
Less than 2 acres	X
2-10 acres	
Greater than 10 acres	
Conditional Use Permit Request	
Zoning Text Amendment - UDO	

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:

Conditional District Zoning?	<input checked="" type="radio"/> <i>Yes</i> <input type="radio"/> <i>No</i>
Current Zoning (Circle One)	<i>SFR - 1 SFR - 2 <input checked="" type="radio"/> SFR - 3 SFR-MH SRF - MH MU - 1 MU - 2</i> <i>MFT AG TC CIV C - 74 CP - 485 VSR IND</i>
Proposed Zoning (Circle One)	<i>SFR - 1 SFR - 2 SFR - 3 SFR - MH MU - 1 MU - 2 <input checked="" type="radio"/> MFT</i> <i>AG TC CIV C - 74 CP - 485 VSR IND</i>
Overlay Districts (If Applicable): (Circle One)	<i>TNDO SCO HIO</i>

Physical Property Address:

Description of Rezoning:

Tax Parcel Number(s) (PID Number):		Total Acreage:	
Property Owner(s):			
Owner's Address:			
City:		State:	Zip:
Contact Phone Number :		Property Owner Email Address:	
Applicant Name if different than owner:		Applicant's Address:	
Applicant Email Address :		Applicant's Phone Number:	

MAP REQUIREMENTS

This application shall be accompanied by two (2) maps drawn to scale. Such maps shall be produced at a minimum of 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 7.7 of the Stallings 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.

- As described in Article 5.4 of the Stallings Development Ordinance, 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 meeting.



Conditional Rezoning Application CZ24.03.01

05-21-2024

Staff Report | Planning Board



Request

□ Zoning Request

Emilio Conciatori submitted a Conditional rezoning request for a change in zoning from **Single-Family Residential 3 (SFR-3)** to **Conditional Zoning Multi-Family Transitional (CZ-MFT)** for the use of attached single-family residential at the location at parcel ID #07129004, a property 1.75 acres in size at 4923 Potter Rd.

Community Meeting
03/26/2024



Subcommittee Meeting
4/22/2024



Planning Board:
5/21/2024



Town Council Hearing:
5/28/2024

Street View



Aerial



SITE DATA

JURISDICTION: TOWN OF STALLINGS
 SITE ADDRESS: 4923 POTTER ROAD
 PIN: #07129004
 EXISTING ZONING: SFR-3 (SINGLE-FAMILY RESIDENTIAL)
 EXISTING USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED ZONING: MFT (MULTI-FAMILY TRANSITIONAL)
 PROPOSED USE: SINGLE-FAMILY ATTACHED (TOWNHOMES)
 TOTAL SITE AREA: 1.71 ACRES (74,495 SF)
 (0.25 ACRES WITHIN NCDOT R/W)
 ALLOWABLE DENSITY: 16 DU/A (23 UNITS BASED ON 1.46 ACRES)
 PROPOSED UNITS: 10 TOWNHOMES
 PROPOSED DENSITY: 6.85 DU/A
 MIN. LOT WIDTH: 42'
 MIN. LOT AREA: 5,000 SF
 MIN. SETBACKS: (PER MFT ZONING)
 FRONT: 12'
 SIDE: 4'
 REAR: 4'
 MIN. BUILDING SEPARATION: 12'
 MAX. BUILDING HEIGHT: 25'
 MEASURED FROM MEAN ELEV. OF FINISHED GRADE TO MID OF THE PEAK AND EAVE HEIGHTS)
 MIN PARKING REQUIRED: 6 SPACES (1.5 PER UNIT)
 PARKING PROVIDED: 8 SPACES (2 PER UNIT)
 OPEN SPACE REQUIRED: 15% OF SITE AREA (0.219 AC. [9,540 SF])
 7.5% IMPROVED (0.110 AC. [4,770 SF])
 0.250 AC. (10,890 SF) TOTAL = 17.12%
 0.125 AC. (5,445 SF) IMPROVED = 8.56%
 1.5% OF SITE AREA (0.022 AC. [954 SF])
 TREE SAVE REQUIRED: 0.240 AC. (10,460 SF) = 16.44%
 TREE SAVE PROVIDED:

40' CLASS "A" BUFFERYARD
 BASE REQUIREMENTS:
 • 40' AVERAGE WIDTH (MIN. 35' / MAX. 65')
 • 55 PLANTS PER 100 LINEAR FEET
 • MIN. 8 EVERGREEN TREES, MIN. 8' HEIGHT AT PLANTING
 • MIN. 4 CANOPY TREES (25" O.C.), MIN. 2" CALIPER AT PLANTING
 • MIN. 10 UNDERSTORY TREES (18" O.C.), MIN. 1.5" CALIPER AT PLANTING
 • MIN. 33 SHRUBS (3" O.C.), MIN. 18" HEIGHT AT PLANTING

20' & 28' CLASS "A" BUFFERYARD (REDUCED BY 30% W/ 5' FENCE OR WALL)
 BASE REQUIREMENTS:
 • 20' & 28' AVERAGE WIDTH
 • 6" OPAQUE FENCE OR WALL
 • 33 PLANTS PER 100 LINEAR FEET
 • MIN. 6 EVERGREEN TREES, MIN. 8' HEIGHT AT PLANTING
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TREE INSTALLATION NOTES:
 1) CONTRACTOR TO COORDINATE TREE TYPES WITH TOWNSTALLATION.
 2) TREES AND SHRUBS MUST BE SELECTED BASED ON THIS LIST.
 3) CONTRACTOR TO MARK ALL UTILITIES AT TIME OF INSTALLMENTS IN THE LOCATION OF TREES CAN BE MADE (WITH TOWN APPROX).
 4) ALL TREES TO BE STRAPPED DOWN FOR ONE YEAR, AT CAN BE REMOVED.
 5) THERE WILL BE A MINIMUM ONE YEAR WARRANTY ON A
 6) ALL EXISTING VEGETATED BUFFER AREAS TO BE PROT

LINEAR FOOTERS	
POTTER ROAD STREET	1' F.L.L.S.
20' TYPE "A" REDUCED BUFFERYARD	
28' TYPE "A" REDUCED BUFFERYARD	
40' TYPE "A" BUFFERYARD	

K2 ENGINEERING NC
 1315 BEDLINGTON DR. NW
 CHARLOTTE, NC 28269
 FIRM LICENSE # P-2488

JUL 17
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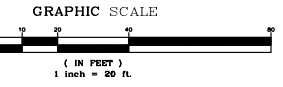
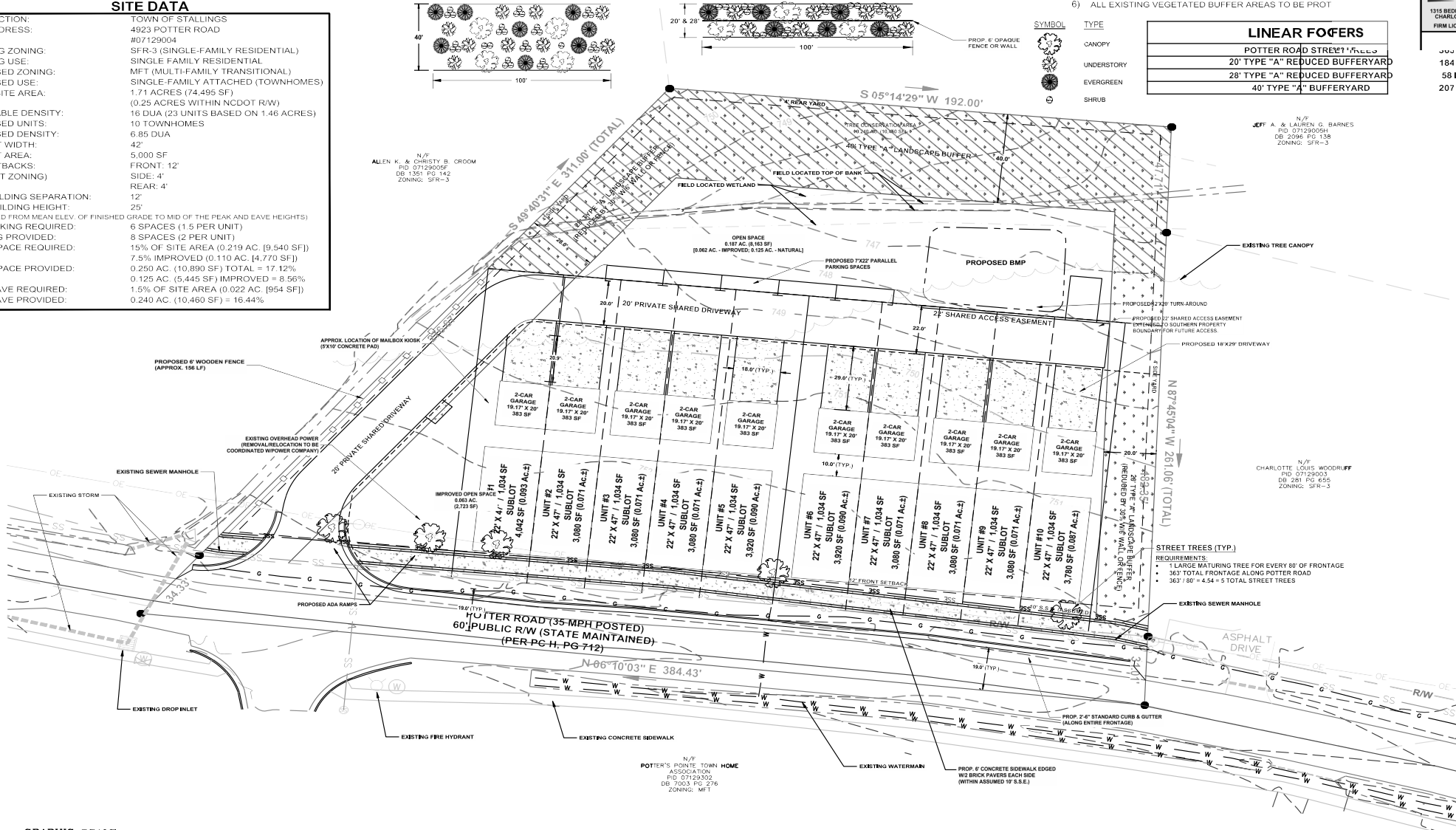
POTTER ROAD TOWNHOMES



NO.	DATE	BY	DESCRIPTION
1	4/22/24	PLM	Revisions per Town comments

REZONING PLAN	SCALE	1" = 20'
PLM	SCALE	1" = 20'
DRAWN BY	DATE	MARCH 2024
PROJECT		

SHEET NO.
RZ - 1



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Dimensional Information

Zoning	Lot Size	Lot Width	Front Setback	Rear Setback	Side Setback	Corner Side Setback	Allowed Uses	Residential Density
Current SFR-3 Dimensions	10,000 SF	80'	30'	30'	10'	20'	Single-Family Detached Residential	2.9 DUA
CZ-MFT Provided Dimensions	5,000 SF	42'	12'	4'	4'	4'	Single-Family Attached Residential Requested	6.85 DUA

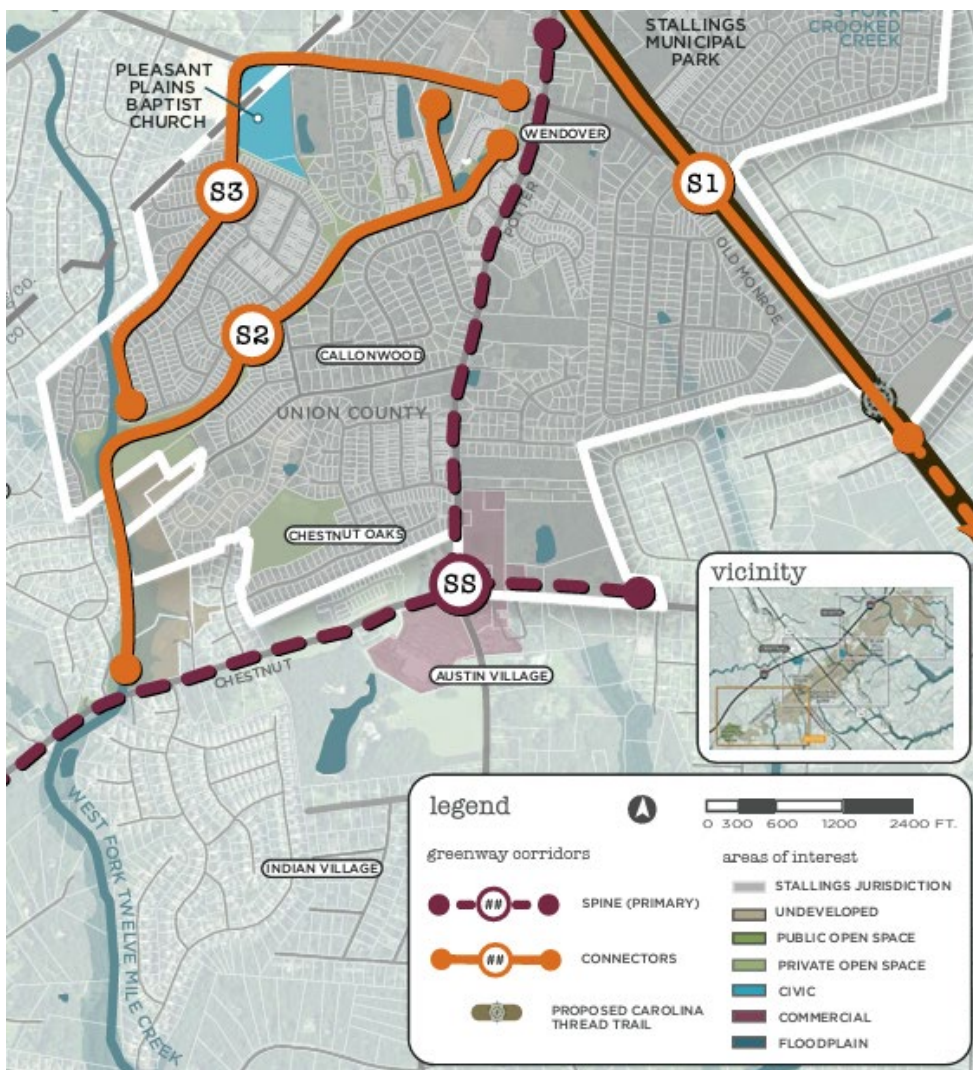
Future Land Use



- The Land Use Plan shows this area as a **Walkable Neighborhood**
 - Primary Land Uses: Single-family detached, Multi-family
 - Secondary Land Uses: Community Park, Recreational Facilities, Natural Areas
- Consistency with request: Mostly consistent with residential uses and FLU density
- There is no Small Area Plan for this area.



Greenway Master Plan



- The GMP calls for this area to include a 12'-14' multi-use concrete greenway path.
- The applicant is providing a 6' concrete sidewalk edged two brick pavers on each side (from the streetscape plan).
- There are no streetscape plan requirements for this area

SITE DATA

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 SITE ADDRESS: 4923 POTTER ROAD
 PIN: #07129004
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 EXISTING USE: SINGLE FAMILY RESIDENTIAL
 PROPOSED ZONING: MFT (MULTI-FAMILY TRANSITIONAL)
 PROPOSED USE: SINGLE-FAMILY ATTACHED (TOWNHOMES)
 TOTAL SITE AREA: 1.71 ACRES (74,495 SF)
 (0.25 ACRES WITHIN NCDOT R/W)
 ALLOWABLE DENSITY: 16 DU/A (23 UNITS BASED ON 1.46 ACRES)
 PROPOSED UNITS: 10 TOWNHOMES
 PROPOSED DENSITY: 6.85 DU/A
 MIN. LOT WIDTH: 42'
 MIN. LOT AREA: 5,000 SF
 MIN. SETBACKS: (PER MFT ZONING)
 FRONT: 12'
 SIDE: 4'
 REAR: 4'
 MIN. BUILDING SEPARATION: 12'
 MAX. BUILDING HEIGHT: 25'
 MEASURED FROM MEAN ELEV. OF FINISHED GRADE TO MID OF THE PEAK AND EAVE HEIGHTS)
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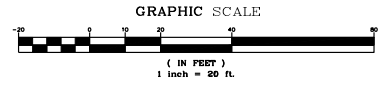
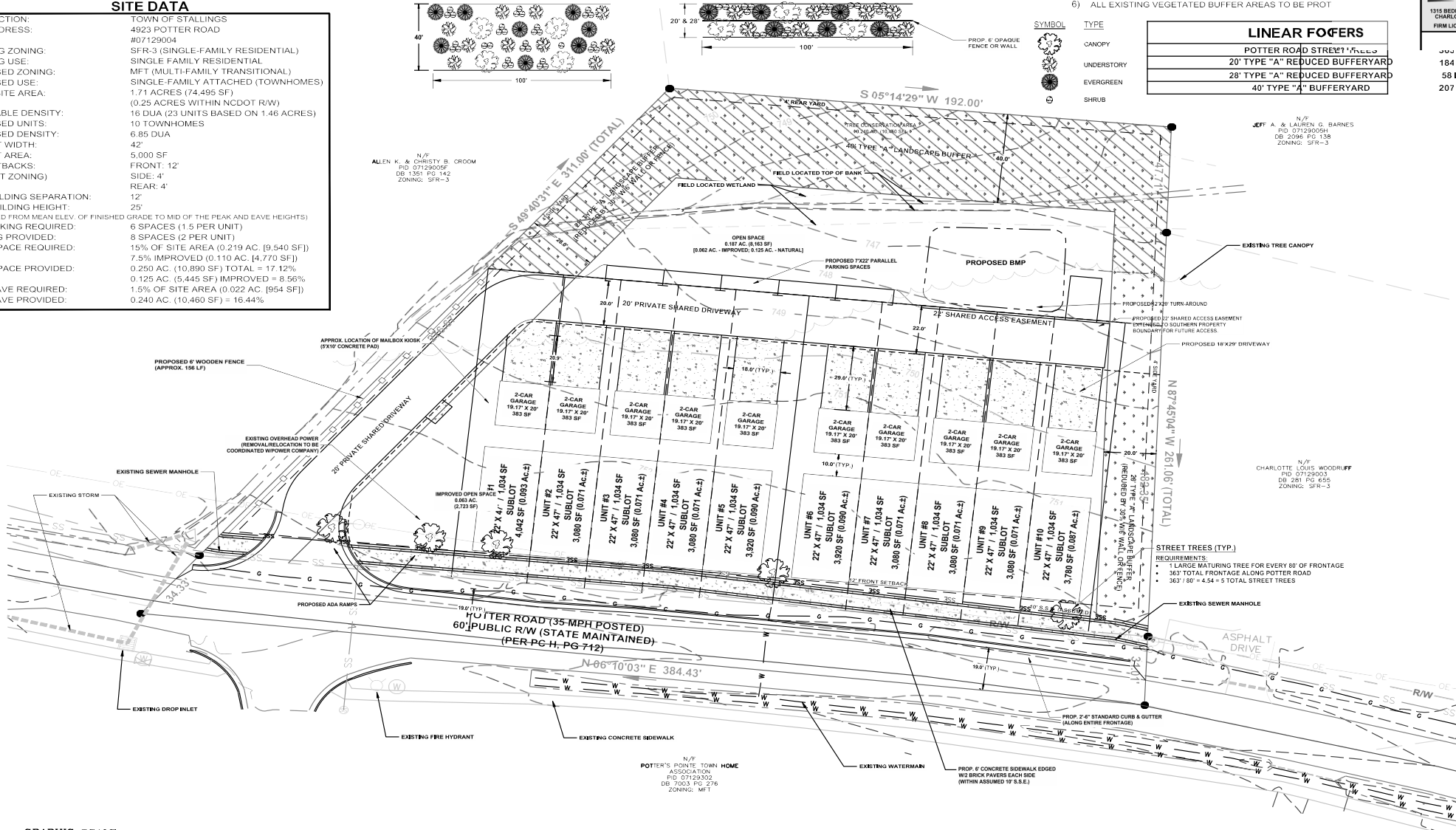
POTTER ROAD TOWNHOMES

SEAL
 036836
 NORTH CAROLINA
 PROFESSIONAL ENGINEER
 J. A. WILSON

NO.	DATE	BY	DESCRIPTION
1	4/22/24	PLM	Revisions per Town comments

REZONING PLAN	SCALE 1" = 20'
PLM	SCALE
DRAWN BY MARCH 2024	DATE

SHEET NO.
RZ - 1



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Staff Recommendation

- The Comprehensive Land Use Plan's Future Land Use designation of Walkable Neighborhood is primarily consistent with single-family attached residential, and the Greenway Master Plan is inconsistent because this proposal shows a smaller width. Still, staff believes the use of residential in this area is reasonable.

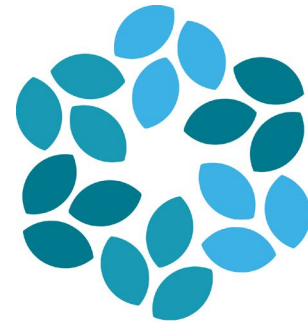
Vote and Statement of Consistency & Reasonableness



- **Step 1.**
 - Motion to recommend [Approval/Denial](#) for CZ24.03.01.

- **Step 2.**
 - With a statement of consistency that the proposal is [Consistent/Inconsistent](#) and [Reasonable/Not Reasonable](#) with the Comprehensive Land Use Plan.

- **Step 3.**
 - Staff suggested reasoning:
 - Pro:
 - The Comprehensive Land Use Plan's Future Land Use designation of Walkable Neighborhood is primarily consistent with single-family attached residential,
 - Con:
 - The Greenway Master Plan is inconsistent because this proposal shows a smaller width.



**PLANNING
& ZONING**
TOWN of STALLINGS

Questions?



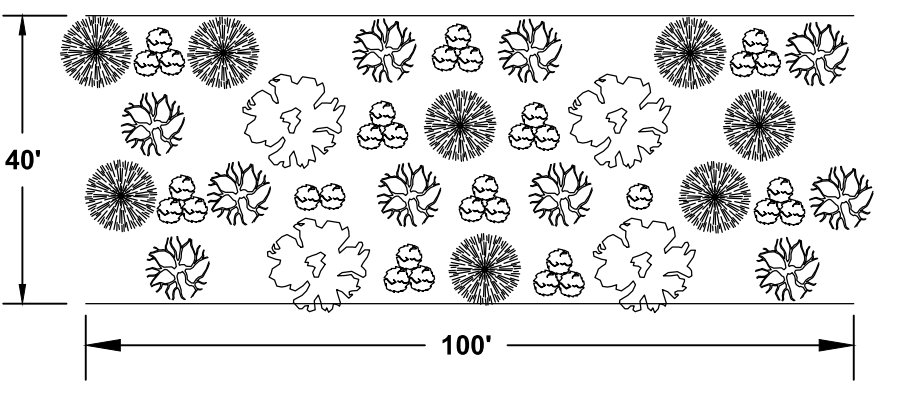
NO.	DATE	BY	DESCRIPTION
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REZONING PLAN	SCALE	1" = 20'
	DATE	MARCH 2024
	PROJ. #	2023-06-29

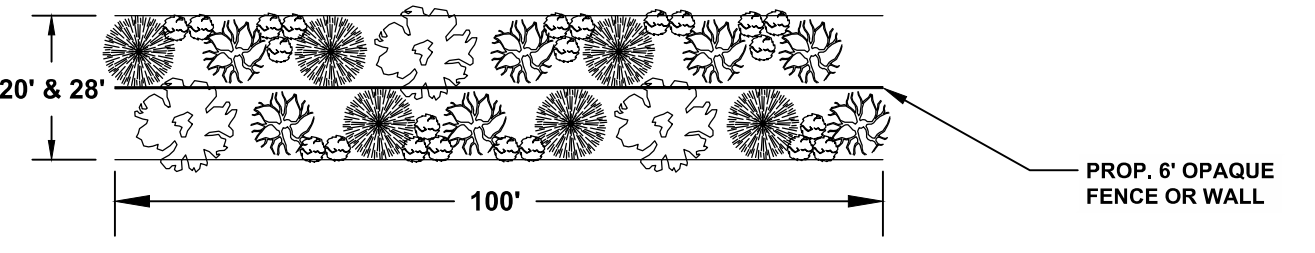
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 • 20' & 28' AVERAGE WIDTH
 • 6' OPAQUE FENCE OR WALL
 • 39 PLANTS PER 100 LINEAR FEET
 • MIN. 6 EVERGREEN TREES, MIN. 8' HEIGHT AT PLANTING
 • MIN. 3 CANOPY TREES (25' O.C.), MIN. 2" CALIPER AT PLANTING
 • MIN. 7 UNDERSTORY TREES (10' O.C.), MIN. 1.5" CALIPER AT PLANTING
 • MIN. 23 SHRUBS (3' O.C.), MIN. 18" HEIGHT AT PLANTING



TREE INSTALLATION NOTES:

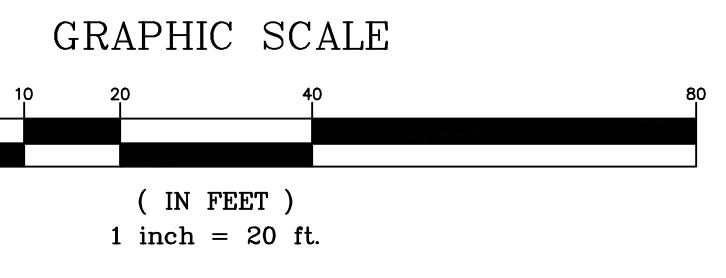
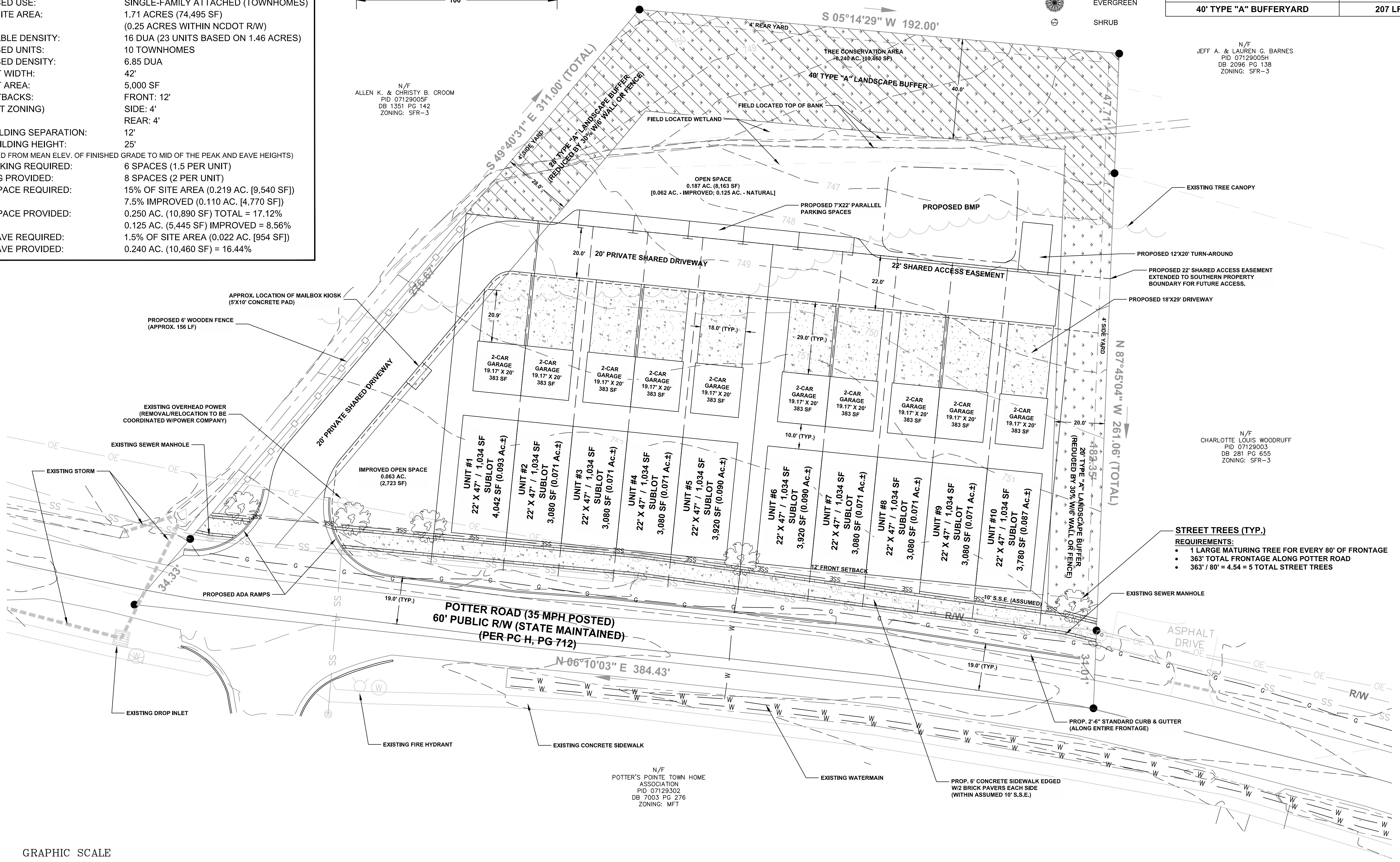
- 1) CONTRACTOR TO COORDINATE TREE TYPES WITH TOWN ARBORIST PRIOR TO INSTALLATION.
- 2) TREES AND SHRUBS MUST BE SELECTED BASED ON THE PRE-APPROVED SPECIES LIST.
- 3) CONTRACTOR TO MARK ALL UTILITIES AT TIME OF INSTALLATION AND MINOR SHIFTS IN THE LOCATION OF TREES CAN BE MADE (WITH TOWN APPROVAL) IF THE NEED ARISES.
- 4) ALL TREES TO BE STRAPPED DOWN FOR ONE YEAR. AT SUCH TIME ALL STRAPS CAN BE REMOVED.
- 5) THERE WILL BE A MINIMUM ONE YEAR WARRANTY ON ALL TREES AND SHRUBS.
- 6) ALL EXISTING VEGETATED BUFFER AREAS TO BE PROTECTED AND PRESERVED

SYMBOL	TYPE
	CANOPY
	UNDERSTORY
	EVERGREEN
	SHRUB

LINEAR FOOTAGE OF BUFFERS	
POTTER ROAD STREET TREES	363 LF
20' TYPE "A" REDUCED BUFFERYARD	184 LF
28' TYPE "A" REDUCED BUFFERYARD	58 LF
40' TYPE "A" BUFFERYARD	207 LF

N/F
 JEFF A. & LAUREN G. BARNES
 PID 07129005H
 DB 2096 PG 138
 ZONING: SFR-3

N/F
 CHARLOTTE LOUIS WOODRUFF
 PID 07129003
 DB 281 PG 655
 ZONING: SFR-3



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Staff & Applicant Agreed Conditions

1. **Development Requirements:**
 - a. **Buildings and Layout:** The final development must match the initial concept plan submitted for approval.
2. **Open Space:**
 - a. **Parking Allowance:** Open space can be reduced to create parallel parking spaces.
3. **Buffers:**
 - a. **Reduced Buffers with Fences:** The north and south side buffers can be shortened, but only if a 6-foot fence is installed in the locations shown on the approved concept plan.
4. **General:**
 - a. **Conditional Zoning Vesting:** The approval for this development will be valid for five years from the date it is granted.
 - b. **Parking:** Parallel parking will be allowed on the private shared driveway.
 - c. **Homeowners Association (HOA):** A homeowners association (HOA) must be established, and their rules (covenants) need to be submitted before the final plat is approved.
 - d. **Regulations:** The development must follow all federal, state, and local laws regarding permits and plans.
5. **Building Design:**
 - a. **Material Restrictions:** The first 18 inches of the building base (from the ground) on the front and sides must be made of either exposed brick or stone. Vinyl siding is not allowed. Acceptable alternatives include cementitious siding, brick, stone, or any combination of these approved materials.
 - b. **Shutters and Trim:** All units must have shutters and trim. Shutters will be made of high-quality materials resembling wood or a smooth finish.
 - c. **Design Variation:** To create visual interest, neighboring units cannot have the same exact design and color scheme.
 - d. **Building Offsets:** Building frontage should be positioned at least 1 foot apart from each other.
6. **Placement of Equipment:**
 - a. **Location Restrictions:** Air conditioning units, utility meters, satellite dishes, permanent grills, and permanent play equipment can only be placed in the backyards or side yards. They must not be visible from the street or public sidewalks.
7. **Sidewalk on Potter Rd:**
 - a. **Sidewalk Specifications:** A concrete sidewalk path will be built along the frontage of Potter Rd. The concrete sidewalk path shall be 6 feet wide and then edged with two brick pavers on each side.
 - b. **Design Harmony:** The sidewalk, landscaping, and lighting for this path shall be installed and designed to visually match the plans outlined in the Parks & Recreation Greenway Master Plan and the Stallings Streetscape Design Standards Detail Plan.
8. **Road and Connection Requirements:**
 - a. **Curb and Gutter:** Curb and gutter will be built along the entire frontage of the property bordering Potter Rd. The curb and gutter will be positioned 19 feet away from the centerline of the road, measured to the back of the curb.
 - b. **Southern Parcel Access Easement:** An easement must be secured to allow access to the southern parcel from the private shared driveway.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ24.03.01

REQUEST: Conditional rezoning request for a change in zoning from Single-Family Residential 3 (SFR-3) to Conditional Zoning Multi-Family Transitional (CZ-MFT) for the use of attached single-family residential at the location at parcel ID #07129004, a property 1.75 acres in size at 4923 Potter Rd.

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

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

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

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

THEREFORE, The Town Council hereby votes that the proposed conditional zoning amendment is inconsistent and reasonable with the Comprehensive Land Use Plan adopted on November 27, 2017 based on the goals and objectives set forth in the document of promoting quality development and consistency with all state-mandated land use regulations established through NCGS § 160D. The Town Council **APPROVES** the proposed amendment and stated that the Town Council finds and determines that the conditional zoning amendment is inconsistent and reasonable with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan for the following reasons:

1. The conditional zoning request is consistent and reasonable with the comprehensive land use plan.

Adopted this the __ day of _____, 2024.

Mayor

Attest:

Town Clerk