



July 14, 2025
 Stallings Government Center
 321 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

Town Council Agenda

	Time	Item	Presenter	Action Requested/Next Step
	7:00 p.m.	Invocation Pledge of Allegiance Call the Meeting to Order	Wyatt Dunn, Mayor	NA
	7:05 p.m.	Public Comment Council Responses to Public Comment	Wyatt Dunn, Mayor	NA
1.	7:15 p.m.	Consent Agenda A. Minutes from the following meetings: (1) 06-09-2025 (2) 06-09-2025 – closed (3) 06-23-2025 (4) 06-23-2025 - closed B. Stop Sign Ordinance C. Resolution Authorizing Condemnation to Acquire Certain Property or Interest in Property for Idlewild Road Improvements Properties: <ul style="list-style-type: none"> • McClain • Cunningham D. MS4 Storm Water Infrastructure Survey E. Smith Grounds Management Updated Contract	Wyatt Dunn, Mayor	Approve Consent Agenda
2.	7:17 p.m.	Reports A. Report from Mayor B. Report from Council Members/Town Committees C. Report from Town Manager/Town Departments	Council and Staff	NA
3.	7:25 p.m.	Agenda Approval	Wyatt Dunn, Mayor	Approve agenda as written
4.	7:30 p.m.	Annexation 58 – Mill Creek Public Hearing	Wyatt Dunn, Mayor	Consider deferment per applicant’s request

5.	7:35 p.m.	CZ25.02.01 - Mill Creek Public Hearing	Max Hsiang, Planning Director	Consider deferment per applicant's request
6.	7:40 p.m.	CZ25.02.03 A. 3919 & 3927 Pleasant Plains CZ - TC (1) Conditional Zoning (1) Open Public Hearing (2) Information from Staff (3) Close Public Hearing (4) Council vote B. Statement of Consistency and Reasonableness	Max Hsiang, Planning Director	Approve/deny CZ25.02.03
7.	7:55 p.m.	RZ25.03.01 A. Lawrence Daniel General Rezoning MU-2 to MFT (1) Open Public Hearing (2) Information from Staff (3) Close Public Hearing (4) Council vote (5) Statement of Consistency and Reasonableness	Katie King, Sr. Planning Tech.	Approve/Deny RZ25.03.01
8.	8:10 p.m.	Blair Mill Park Signage Damage A. Information B. Amended Budget Ordinance 1	Eunice Donnelly, Parks & Rec. Dir.	Approve ABO
9.	8:20 p.m.	Town Center Available Listed Land <i>(Council Priority)</i>	Brig Sheeny, Planning Tech.	Information
10.	8:35 p.m.	Timeline for NCGA members engagement regarding repairing roads and potential property annexation in Union West Business Park <i>(Council Priority)</i>	Alex Sewell, Town Manager	Discussion and possible action.
11.	8:45 p.m.	Stormwater and Infrastructure Committee Application Consideration	Erinn Nichols, Asst. Town Mgr.	Consider appointment
12.	8:50 p.m.	TIA Policy Update	Kevin Parker, Engineering Dir.	Information
13.	9:00 p.m.	Adjournment	Wyatt Dunn, Mayor	Motion to adjourn

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

The Town Council of the Town of Stallings met for its regular meeting on June 9, 2025, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Mayor Pro Tempore David Scholl; Council Members Steven Ayers, Graham Hall, Brad Richardson and Laurie Wojtowicz.

Those absent were: Council Member Taylor-Rae Drake.

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

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

Carol Hall, 226 Smith Circle, stated that Stallings Park was comprised of senior citizens and was just informed that there were three or more homes in the subdivision that were Sober Living Homes. She and the neighbors were concerned about those homes. They are concerned about the oversaturation that many of those homes in one neighborhood. They were concerned about the elements those types of homes would bring into the neighborhood. The citizens were telling the Council that they did not want those types of homes in their neighborhood.

Mike Foster, 124 Smith Circle, lived close to one of the Sober Living Homes in Stallings Park. He feels uncomfortable and having cameras installed on his home for his safety. He stated he would call the police if there were issues.

Andrew Johnson, 125 Smith Circle, stated that his truck got broken into two weeks after the homes came in the neighborhood. He stated he wanted the homes out.

Linda Berglof, 125 Smith Circle, lived in Stallings Park for 42 years. She felt she might be forced to sell, and the property values would go down.

1. Consent Agenda

A. Minutes from the following meetings:

(1) 04-28-2025

(2) 04-28-2025 – closed

- (3) 05-12-2025 – special
- (4) 05-12-2025
- (5) 05-19-2025 – special – 1 of 2
- (6) 05-19-2025 – special – 2 of 2
- B. ABO 20 – Stinson Farms Condemnation
- C. ABO 21 – PD Donations
- D. Annexation 58 – Mill Creek – Resolution to (re)Set the Public Hearing Date
- E. Speed Limit Reduction from 45 mph to 35 mph on Matthews-Weddington from Antioch Church to Mecklenburg County Limits
- F. Police Department COPS Staffing Grant Application

Mayor Dunn requested the Council pull *Consent Agenda Item 1.F., Police Department COPS Staffing Grant Application*, off the Consent Agenda and make it regular Agenda Item 9.A. Council Member Richardson made the motion to approve the Consent Agenda with the removal of *Consent Agenda Item 1.F., Police Department COPS Staffing Grant Application*. The motion received Council's unanimous support after a second from Council Member Hall. *Amended Budget Ordinance 20 – Stinson Farms Condemnation, Amended Budget Ordinance 21 – PD Donations, and Annexation 58 – Mill Creek – Resolution to (re)Set the Public Hearing Date* are attached to these minutes and therefore incorporated herein.

2. Reports

Mayor Dunn had no report.

Council Member Hall and Council Member Wojtowicz had no reports.

Council Member Ayers reported that Rep. Willis and Arp attended the WUMA meeting.

Council Members Scholl and Richardson had no reports.

Town Manager Sewell has no report.

Parks and Recreation Director Donnelly reminded all about the Golden Reception on June 23, 2025, prior to the Council Meeting.

3. Agenda Approval

Council Member Richardson requested moving Agenda Item 8, *Stallings Request - Speed Limit & Pedestrian Crossing by Chestnut/Matthews-Weddington Roundabout*, to Agenda Item 5, swapping Agenda Item 8 for 5. Council Member Richardson made the motion to approve the Agenda with the change above in addition to adding Agenda Item 9.A., *Police Department COPS Staffing Grant Application*, and removing

Agenda Item 7.3., *Letitia McClain Haigler and Billy Todd Haigler*. The motion was seconded by Council Member Hall and passed unanimously by Council.

4. CZ25.02.02 - Cottage Green Mixed-Use Residential

A. Conditional Rezoning CZ-MU-2 for 222 units + commercial space

Planning Director Max Hsiang explained The Cottage Green at Stallings and The Shoppes at The Cottage Green ("The Development") was a horizontal multi-family and commercial multi-use community that aimed to add value to the Town of Stallings, and provide new housing, dining and shopping options for area residents. This type of development met several of the goals and objectives stated in Stallings' Comprehensive Plan. The complete Staff Report on CZ25.02.02 is attached to these minutes and therefore incorporated herein.

Mayor Dunn open the public hearing. John Carmichael, Attorney; Frank Warren, Developer; and Randy Goddard, Traffic Consultant, presented to the Council about the project. This presentation is attached to these minutes and therefore incorporated herein.

The following individuals spoke at the public hearing:

Christy Brookerd, 2002 Viscount Drive, Indian Trail, stated she backed up to Chestnut Road and that was six years there has been a ton of growth with many new developments in two miles. She stated that her peace was gone with all the traffic noise. She wanted Council

Bronson Brookerd, 2002 Viscount Drive, Indian Trail, said change did not bother him but did not feel that no one was thinking collectively about the area because it was in several different municipalities. He suggested getting the items out of the developer prior to building the apartments.

Timothy Smith, Courtyard at Weddington Road, lived there for 10 years. The traffic would not improve with the development and was concerned that the water was coming from Union County due to existing low water pressure. He stated he did like the roundabout. He gave credit to Council Member Richardson for his work in this area.

Laura McElroy, 3001 Fairforest Drive, was disappointed with traffic study not accounting for all factors. She also stated the southern exit was on a blind curve. She wanted clarification on resident demographics in TX and did not think it compared to Union County. She was clarification on commercial properties.

Sandy Fairley, 3200 Fairforest Drive, was concerned about the demographics mentioned and used from Texas. She was concerned about increased traffic at Chestnut roundabout and did not think a pedestrian crossing was safe. She did not feel that this new development was a positive for existing residents.

Shannon Wellton, 2137 Rose Lane, researched the developer and read from their website concerning their business model. She stated that at the end of the construction they would leave and have no long-term accountability. Cottage Green was listed as a proto type on their website. She wanted safeguards in place to protect Stallings.

Brian McCammet, 2141 Climbing Rose Lane, main concern was traffic. He wanted the Council to say no to apartments and just build single family homes.

Francis Harpel had been in area in 2015. He noticed that no Council Members were present at the community meeting. He wanted to know why the Council was not present at the Rose Gate Holding meeting. (This was a different development than the one at the public hearing.)

Melissa Swanful was the wife of the gentlemen above. She was speaking about another development and was concerned about the traffic.

Vanessa Chance, Butterbur Drive, was concerned like the other residents about the traffic and water pressure.

The developer clarified some of the residents questions. Mayor Dunn closed the public hearing. Council Member Richardson made the motion to table this item until the June 23 or July 14 meeting until the approval of the TIA was received by the state and the staff. The motion was passed unanimously by the Council after a second from Council Member Wojtowicz.

B. Statement of Consistency and Reasonableness

This item was not discussed or decided upon due to tabling the prior item.

5. Stallings Request - Speed Limit & Pedestrian Crossing by Chestnut/Matthews-Weddington Roundabout

Original Agenda Item 8.

Council Member Richardson explained this was an update to inform that staff would start the process with the state to implement a beacon crossing at the Chestnut/Matthews-Weddington Roundabout.

6. Charter Change Public Hearing

Town Attorney Cox explained that in order to change the Charter, the Town must hold a public hearing. The public hearing was advertised in the newspaper. Mayor Dunn opened the Charter Change Public Hearing. No one was present to give public comment on the proposed Charter change. Mayor Dunn then closed the public hearing.

7. Resolution(s) Authorizing Condemnation to Acquire Certain Property or Interest in Property for Idlewild Road Improvements

Properties:

1. 9 Ventures LLC
2. Larry Clinton Arant Revocable Trust; Northeast Tool and MFG. Company; American Tower Asset Sub, LLC; US Bank & Trust Company, NA; First Carolina Bank; Spectrasite Communications, LLC; Alltel Communications of NC, LP; SprintCom LLC
3. Letitia McClain Haigler and Billy Todd Haigler
This property was removed during the Agenda Approval.
4. Francile T. McClain
5. PTTA Holdings, LLC; Toorack Capital Partners, LLC

Town Attorney Cox explained as a part of the Development Agreements with JLA3, LLC (Stinson Farms), the developer was responsible for installing transportation improvements in accordance with NCDOT specifications in addition to having the Town legally acquiring the necessary off-site right-of-way and/or easement to help facilitate the transportation improvements. The resolutions for the above properties were required to complete the transportation improvements.

The *Resolution(s) Authorizing Condemnation to Acquire Certain Property or Interest in Property for Idlewild Road Improvements* for the following properties are attached to these minutes and therefore incorporated herein:

- 9 Ventures LLC

Council Member Richardson made the motion to approve the Resolution Authorizing Condemnation to Acquire Certain Property or Interest in Property for Idlewild Road Improvements for the property listed above. Council Member Ayers seconded the motion to which Council approved unanimously.

- Larry Clinton Arant Revocable Trust; Northeast Tool and MFG. Company; American Tower Asset Sub, LLC; US Bank & Trust Company, NA; First Carolina Bank; Spectrasite Communications, LLC; Alltel Communications of NC, LP; SprintCom LLC

Council Member Wojtowicz made the motion to approve the Resolution Authorizing Condemnation to Acquire Certain Property or Interest in Property for Idlewild Road Improvements for the property listed above. Council Member Hall seconded the motion to which Council approved unanimously.

- Francile T. McClain

Council Member Scholl made the motion to approve the Resolution Authorizing Condemnation to Acquire Certain Property or Interest in Property for Idlewild Road Improvements for the property listed above. Council Member Hall seconded the motion to which Council approved unanimously.

- PTTA Holdings, LLC; Toorack Capital Partners, LLC

Council Member Wojtowicz made the motion to approve the Resolution Authorizing Condemnation to Acquire Certain Property or Interest in Property for Idlewild Road Improvements for the property listed above. Council Member Hall seconded the motion to which Council approved unanimously.

8. 2025-2026 Fiscal Year Budget
Original Agenda Item 5.

A. Public Hearing

Mayor Dunn opened the public hearing for the 2025-2026 Fiscal Year Budget. Town Manager Sewell reviewed the budget and explained the Union County tax revaluation as it pertained to the tax rate at Stallings and other municipalities. No one was present to give public comment on the 2025-2026 Fiscal Year Budget. Mayor Dunn closed the public hearing.

B. Budget Ordinance and Fee Schedule Adoption

Council Member Richardson made the motion to approve the *2025-2026 Fiscal Year Budget Ordinance and Fee Schedule*. Council unanimously approved the motion after a second from Council Member Ayers. The *2025-2026 Fiscal Year Budget Ordinance and Fee Schedule* is attached to these minutes and therefore incorporated herein.

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

Council took a five minute recess at 9:40 p.m. and reconvened at 9:45 p.m.

Council Member Richardson made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3) inviting Chief Franks and Town Engineering Parker into the session to which Council Member Scholl seconded. Council approved the motion unanimously.

Council recessed into closed session at approximately 9:45 p.m. and reconvened back into open session at approximately 10:00 p.m.

9.A. Police Department COPS Staffing Grant Application

Original Consent Agenda Item 1.F.

Police Chief Franks explained that the US DOJ COPS Hiring Program had recently opened its grant window for FY25. The program provided funds directly to law enforcement agencies to hire new or rehire additional career law enforcement officers with the intentions to increase a department's community policing capacity and crime-prevention efforts.

Based on the SPD staffing analysis, it was recommended to hire four (4) additional officers, if the two that have been appropriated in the FY26 budget were approved. If awarded funding for the four additional officers, the department would have five years to hire these officers and use the grant funds. Additionally, the funding was provided to pay officers' salaries and benefits for three years. The grant had a minimum 25 percent local cash match (cost share) requirement. The maximum federal share per officer position was \$125,000 over the three-year period. An officer hired under this grant must be retained for at least 12 months after the grant funding had expired. If awarded the grant and awarded the maximum share per officer, it would cover 50% of the officer's salary and benefits for the three-year duration. Staff requested the grant funds be applied during FY27 and FY28.

Council Member Wojtowicz made the motion to allow the Police Department to apply for the COPS hiring grant. The motion was passed unanimously by Council after a second from Council Member Richardson.

10. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at 10:05 p.m.

Approved on _____, 2025.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



Ordinance Amending Code of Ordinances, Title VII: Traffic Code, Chapter 71 Traffic Schedules, Schedule V. Traffic-Control Devices

WHEREAS, the Town of Stallings has experienced growth in the last few years;

WHEREAS, the current chapter is in need of an update;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina that the Ordinance is amended as follows:

SCHEDULE V. TRAFFIC-CONTROL DEVICES.

(A) There shall be erected and placed stop signs and markers indicating the manner of operating vehicles along residential and Town owned streets within the corporate limits of the town.

(B) The existence of stop signs or markers along residential and Town owned streets shall be prima facie evidence that the signs or markers were erected or placed by authority of the Town Council.

(C) Any person failing or refusing to comply with the directions indicated on any stop sign or marker along residential and Town owned streets when so placed or erected shall be guilty of an infraction; provided, however, that enforcement shall not be construed to apply when the driver of a vehicle is otherwise directed by a law enforcement officer, or when an exception would be granted by state law to the driver of an authorized emergency vehicle.

Penalty. Violations for failure to stop for a stop sign shall follow the same penalties as violations of NCGS § 20-158, a \$50.00 fine plus court costs and fees as noted in the Union County Court Costs and Fees Chart, as amended: [https://www.nccourts.gov/assets/documents/publications/Criminal-Costs-effective-January-1-2025.pdf?VersionId=AketoCC1HLUqSOsSVy2JJaEt1ybnZVLS#:~:text=Court%20Costs%20and%20Fees%20Chart%E2%80%94304\(a\)\(10\)](https://www.nccourts.gov/assets/documents/publications/Criminal-Costs-effective-January-1-2025.pdf?VersionId=AketoCC1HLUqSOsSVy2JJaEt1ybnZVLS#:~:text=Court%20Costs%20and%20Fees%20Chart%E2%80%94304(a)(10)) .

Adopted this the 14th day of July, 2025.

Wyatt Dunn, Mayor

Attest:

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

**A RESOLUTION AUTHORIZING CONDEMNATION TO ACQUIRE CERTAIN
PROPERTY OR INTEREST IN PROPERTY FOR IDLEWILD ROAD IMPROVEMENTS**

WHEREAS, the governing body of the Town of Stallings hereby determines that it is necessary and in the public interest to acquire certain property or interest in property owned by the following person(s) (now or formerly):

1. Doris McClain

For the following public purposes:

- a. Right of Way
- b. Temporary Construction Easement

WHEREAS, the proper officials or representatives of the Town of Stallings have been unable to acquire the needed interest in these properties by negotiated conveyance.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Stallings, that:

1. The Town of Stallings shall acquire by condemnation, for the purposes stated above. The property or interest in property is described as follows:

Easement and right of way in and over and across certain land, located in the Town of Hemby Bridge and more particularly described on the attached page/ legal description.

2. The attorney representing the Town of Stallings is directed to institute the necessary proceeding under Chapter 40A of the North Carolina General Statutes to acquire property or interest in property hereinabove described.

ADOPTED: This the _____ day of July, 2025.

Wyatt Dunn, Mayor

ATTEST:

Erinn Nichols, Town Clerk

APPROVED AS TO FORM:

Melanie D. Cox, Town Attorney

LEGAL DESCRIPTION FOR DORIS MCCLAIN PROPERTY

RIGHT OF WAY

That certain parcel or tract of land situated, lying and being in the Vance Township, Union County, NC and being more particularly described as follows:

Commence at a point in the center of Stevens Mill Road; said point being the northeast corner of Doris McClain property as described in Deed Book 279, Page 550 of the Union County Public Registry and the northwest corner of Francile T McClain property as described in Deed Book 252, Page 722 of said Registry and run South 49°43'40" East a distance of 27.72 to the point on the existing southeasterly right-of-way margin of Stevens Mill Road, said point being the true point and place of Beginning; thence continuing with the line of Doris McClain and Francile T McClain South 49°43'40" East a distance of 8.52 feet to a point being the new right-of-way margin of Stevens Mill Road; thence a new line the following two (2) courses and distances: (1) South 39°35'46" West a distance of 149.15 feet to a point; (2) South 45°58'55" West a distance of 34.90 to a point on the existing southeasterly right-of-way margin of Stevens Mill Road; thence along and with the existing southeasterly right-of-way margin of Stevens Mill Road North 38°09'05" East a distance of 184.00 feet to a point being the point or place of BEGINNING, containing 1,073 Square Feet, or 0.025 Acres more or less

TEMPORARY CONSTRUCTION EASEMENT

That certain parcel or tract of land situated, lying and being in the Vance Township, Union County, NC and being more particularly described as follows:

Commence at a point in the center of Stevens Mill Road; said point being the northeast corner of Doris McClain property as described in Deed Book 279, Page 550 of the Union County Public Registry and the northwest corner of Francile T McClain property as described in Deed Book 252, Page 722 of said Registry and run South 49°43'40" East a distance of 36.24 to the point and place of Beginning; thence continuing with the line of Doris McClain and Francile T McClain South 49°43'40" East a distance of 5.00 feet to a point; thence the following three courses and distances: (1) South 39°35'46" West a distance of 149.37 feet to a point; (2) South 45°58'55" West a distance of 34.84 feet to a point; (3) South 38°09'05" West a distance of 218.17 feet to a point on line of Friede A Scherer property as described in Deed Book D152, Page 706 of said Registry; thence along and with the line of Friede A Scherer North 54°01'49" West a distance of 5.00 feet to a point on the southeasterly right-of-way margin of Stevens Mill Road; thence along and with the right-of-way margin of Stevens Mill Road the following three (3) courses and distances: (1) North 38°09'05" East a distance of 218.70 feet to an a point; (2) North 45°58'55" East a distance of 34.90 feet to a point; (3) North 39°35'46" East a distance of 149.15 feet to a point being the point or place of BEGINNING, containing 2013 Square Feet, or 0.046 Acres more or less.

**A RESOLUTION AUTHORIZING CONDEMNATION TO ACQUIRE CERTAIN
PROPERTY OR INTEREST IN PROPERTY FOR IDLEWILD ROAD IMPROVEMENTS**

WHEREAS, the governing body of the Town of Stallings hereby determines that it is necessary and in the public interest to acquire certain property or interest in property owned by the following person(s) (now or formerly):

1. Donald Jackson Cunningham and Doris Cunningham
2. First Citizens Bank & Trust Company

For the following public purposes:

- a. Right of Way
- b. Temporary Construction Easement

WHEREAS, the proper officials or representatives of the Town of Stallings have been unable to acquire the needed interest in these properties by negotiated conveyance.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Stallings, that:

1. The Town of Stallings shall acquire by condemnation, for the purposes stated above. The property or interest in property is described as follows:

Easement and right of way in and over and across certain land, located in the County of Union and more particularly described on the attached page/ legal description.

2. The attorney representing the Town of Stallings is directed to institute the necessary proceeding under Chapter 40A of the North Carolina General Statutes to acquire property or interest in property hereinabove described.

ADOPTED: This the _____ day of July, 2025.

Wyatt Dunn, Mayor

ATTEST:

Erinn Nichols, Town Clerk

APPROVED AS TO FORM:

Melanie D. Cox, Town Attorney

LEGAL DESCRIPTION FOR CUNNINGHAM PROPERTY

RIGHT OF WAY

That certain parcel or tract of land situated, lying and being in the Vance Township, Union County, NC and being more particularly described as follows:

Beginning at a point in the center of Idlewild Road, said point being the northwest corner of Donald Jackson Cunningham property as described in deed Book 183, Page 659 of the Union County Public Registry, said point also being the northeast corner of Larry Clinton Arant property as described in deed Book 232, Page 136 of said Registry; and runs thence along and with the center of Idlewild Road the following three (3) courses and distances: (1) South 51°15'11" East a distance of 126.27 feet to a point; (2) South 51°35'51" East a distance of 216.25 feet to a point; (3) South 51°20'03" East a distance of 220.21 feet to a point being the northwest corner of S D Masonry, INC property as described in Deed Book 6368, Page 73 of said Registry; thence along and with the line of S D Masonry, INC South 06°37'06" East a distance of 42.80 feet to a point being the new southwesterly right-of-way margin of Idlewild Road; thence along and with the new southwesterly right-of-way margin of Idlewild Road the following three (3) courses and distances: (1) North 52°42'59" West a distance of 88.65 feet to a point; (2) North 52°20'44" West a distance of 271.75 feet to a point; (3) North 51°29'54" West a distance of 236.53 feet to a point on line of Larry Clinton Arant property as described in deed Book 232, Page 136 of said Registry; thence along and with the line of Larry Clinton Arant North 44°24'17" East a distance of 37.10 feet to a point being the point or place of BEGINNING, containing 20272 Square Feet, or 0.465 Acre more or less as shown on Exhibit Survey Map prepared by James H. Mauney, Jr. on March 3, 2025.

TEMPORARY CONSTRUCTION EASEMENT

That certain parcel or tract of land situated, lying and being in the Vance Township, Union County, NC and being more particularly described as follows:

Commence at a point in the center of Idlewild Road, said point being the northwest corner of Donald Jackson Cunningham property as described in deed Book 183, Page 659 of the Union County Public Registry, said point also being the northeast corner of Larry Clinton Arant property as described in deed Book 232, Page 136 of said Registry; and run with the line of Donald Jackson Cunningham South 44°24'17" West a distance of 37.10 feet to a point on the southeasterly right-of-way margin of Idlewild Road, said point being the true point and place of Beginning; and runs thence along and with the southeasterly right-of-way margin of Idlewild Road the following three (3) courses and distances: (1) South 51°29'54" East a distance of 236.53 feet to a point; (2) South 52°20'44" East a distance of 271.75 feet to a point; (3) South 52°42'59" East a distance of 88.64 feet to a point on line of S D Masonry, INC property as described in Deed Book 6368, Page 73 of said Registry; thence along and with the line of S D Masonry, INC South 06°36'00" East a distance of 6.94 feet to a point; thence a new line the following three (3) courses and distances: (1) North 52°42'59" West a distance of 93.47 feet to a point; (2) North 52°20'44" West a distance of 271.80 feet to a point; (3) North 51°29'54" West a distance of 237.09 feet to a point on line of Larry Clinton Arant property as described in Deed Book 232, Page 136 of said Registry; thence along and with the line of Larry Clinton Arant North 44°24'17" East a distance of 5.03 feet to a

point being the point or place of BEGINNING, containing 2998 Square Feet, or 0.069 Acres more or less as shown on Exhibit Survey Map prepared by James H. Mauney, Jr. on March 3, 2025.



Memo

To: **Mayor and Town Council**
Via: Alex Sewell, Town Manager
From: Kevin Parker, P.E., Town Engineer
Date: July 14, 2025.
RE: Authorization of MS4 Storm Water System Survey – Phase 2

Background

In accordance with our NPDES MS4 Permit, the Town is required to maintain an accurate inventory of our stormwater infrastructure as part of our approved Storm Water Management Program (SWMP). This ensures regulatory compliance and supports effective system maintenance and planning. Bolton & Menk, our on-call consultant who has assisted us in the past with achieving compliance with MS4 requirements, has prepared a proposal for additional survey services. This work represents Phase 2 of this project, as Phase 1 revealed a significant amount of unforeseen and undocumented stormwater infrastructure.

Scope of Work:

- Survey of up to 300 stormwater structures and associated pipes within specific developments where record information is unavailable or incomplete.
- A kickoff meeting with Town staff to establish the schedule, prioritize areas to be surveyed, and coordinate property access.
- Preparation of reference maps to guide the survey crews.
- Use of Real-Time Kinematic (RTK) Survey methods to collect detailed data, including:
 - Structure type
 - Rim and grate elevations
 - Interior and exterior elevations
 - Condition assessment
 - Pipe inverts
 - Pipe size and material
- Processing of survey data to map pipe alignments and connections to other structures and stormwater control measures (SCMs).
- Delivery of electronic files and a survey report summarizing findings, data accuracy, and survey dates.

Schedule and Cost:

Field work is proposed to start in mid-July, with deliverables prepared by September. The estimated cost for this phase is \$49,500, billed hourly on a not-to-exceed basis.

While this specific survey was not included in the adopted FY2026 budget, Staff believes that sufficient funding is available within the adopted FY2026 storm water budget to cover this survey. However, depending on future stormwater repairs or emergency situations that may arise, a budget amendment could be necessary later in the fiscal year.

Requested Action:

Staff requests Council's approval of the Phase 2 Storm Water System Survey for an amount not to exceed \$49,500.



Real People. Real Solutions.

418 S Dawson Street
Raleigh, NC 27596

Ph: (919) 719-1800
Bolton-Menk.com

July 1, 2025

Mr. Kevin Parker
Director of Engineering, Town of Stallings
315 Stallings Road
Stallings, NC 28104

RE: MS4 Services Task Order Proposal – Stormwater System Survey

Kevin,

Thank you for the opportunity to propose additional MS4 services for the Town of Stallings. We have prepared scope and fee for survey of missing stormwater system structures and pipes within the Town's MS4 area.

Task 1 – Stormwater System Survey

Bolton & Menk will survey the locations of up to 300 stormwater structures in specific developments where record information is either not available or incomplete. Prior to field work, we will hold a kickoff meeting with Town staff to establish schedule of services, prioritization of developments to be surveyed, and coordination procedures for property access.

Following the kickoff, we will generate reference maps for the survey crew and field work will begin. Real-Time Kinematic Survey (RTK) method will be used to establish survey control. The following structure attributes will be gathered during survey:

- Type
- Rim/grate elevations
- Interior and exterior elevations
- Condition
- Pipe invert
- Pipe size
- Pipe material

Survey data will be processed to denote pipe alignments and connections to structures and existing stormwater control measures (SCMs). Deliverables will include electronic files and a survey report denoting accuracies and survey dates.

If amenable to the Town, we would like to start field work in mid-July to facilitate delivery of electronic files in September, with specific dates established at the kickoff meeting.

Assumptions/Exclusions

- The Town will arrange access to parcels required to complete services. Additional services may be required if unanticipated access issues are encountered.
- Survey will not include channels, driveway culverts, or SCM features other than outfall pipes.

Fee Estimate

Based on the scope of services described above, we propose a fee of \$49,500 for this task, to be billed on an hourly not-to-exceed basis.

Thank you for choosing to work with Bolton & Menk. If this proposal is acceptable to you, we will submit a Task Order for your approval and authorization. Please reach out if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Mary Beth Meumann". The signature is written in a cursive style with a large, looped initial "M".

Mary Beth Meumann, P.E. (NC)
Water Resources Project Engineer



Memo

To: **Mayor and Town Council**
Via: Alex Sewell, Town Manager
From: Kevin Parker, P.E., Town Engineer
Date: July 14, 2025.
RE: Smith Grounds Management Updated Contract Approval

Background

During the FY2025 budget discussions, Council approved a three-year contract (July 1, 2024, through June 30, 2027) with Smith Grounds Management. At that time, staff requested that Council waive the Town's bidding policy due to the favorable pricing of the proposed contract—well below projected inflation—and the consistently high quality of service Smith Grounds has provided.

The originally approved contract pricing was:

- FY2025 – \$53,568
- FY2026 – \$54,636
- FY2027 – \$55,728

However, these figures did not account for landscaping along the Monroe Expressway, which was still under NCDOT maintenance obligations during the initial contract approval. The Town has assumed responsibility for maintaining this area beginning July 1, 2025.

To prepare for this transition, staff coordinated with Smith Grounds Management to update the contract to include Monroe Expressway landscaping for FY2026 and FY2027. The addition increased the contract by approximately \$31,000, including roughly \$17,000 for general landscaping and \$14,000 for annual mulching.

The revised contract pricing is as follows:

- FY2026 – \$85,632
- FY2027 – \$87,348

Importantly, this increased cost was anticipated and already included in the adopted FY2026 budget. In addition, despite the expanded scope, the contract maintains a year-over-year increase of only about 2%, which remains below projected inflation. Staff continues to be very satisfied with the quality, responsiveness, and reliability of Smith Grounds' work, and we believe the updated contract remains highly competitive given current market conditions.

Under the Town's bid policy, service contracts exceeding \$30,000 must be informally bid. Since the total contract cost has increased by approximately \$31,000 due to the added scope, staff is bringing this back to Council for review. There are no state requirements governing bidding procedures for service contracts, so Council has the authority to waive the Town's policy in this instance.

Action Requested

Staff respectfully requests that Council waive the Town's bidding policy and approve the updated contract with Smith Grounds Management as outlined above.



SMITH GROUNDS MANAGEMENT, LLC

P.O. BOX 2134

MATTHEWS, NC 28106

(704) 821-4066

THIS AGREEMENT ENTERED INTO BETWEEN **SMITH GROUNDS MANAGEMENT, LLC**, hereinafter, CONTRACTOR and **THE TOWN OF STALLINGS**, hereinafter, AGENT OR REPRESENTATIVE for work to be performed upon property of the owner at: **PUBLIC WORKS - Town Hall/Police Station, Roadsides, 2725 Old Monroe Rd, 325 Stallings Rd., Roadsides and Traffic Circle at Chestnut Lane, 329 Stallings Rd., Roadsides @ Hospital, STALLINGS NC, 28104.**

July 1, 2024 through June 30, 2027

SCOPE OF WORK

SMITH GROUNDS MANAGEMENT, LLC agrees to furnish all Horticultural Supervision, Labor, Equipment, Materials and Transportation as described hereinabove necessary to maintain the landscape per the above and per the attached Practical Specifications for Contract Landscape Management and the General Terms and Conditions.

TURF MANAGEMENT

➤ Mowing

- Lawns shall be mowed weekly during the growing season.
- Mowing height shall be appropriate to the turf species.
- Mowing patterns shall be established and changed on a regular basis to prevent compaction and to present the most aesthetically pleasing appearance.
- Excessive grass clippings and other debris caused by contractor shall be blown from adjacent walks, curbs and other paved areas.
- During the non-cutting season the property will be visited every 10-14 days. At that time the property will be policed and blown. Trash and debris will be removed on the property during these visits.
- **TOWN HALL/POLICE STATION** – Full Service
- **ROADSIDES ALL MULTIPLE ADDRESSES** (Road to sidewalk, plus one pass on other side of sidewalk) – Cut, edge, trim and blow ONLY. Bi-weekly roundup for sidewalks.
- **2725 OLD MONROE RD** – (Old John Deere Bldg on police station side of town hall) Bi-weekly service to include cut, edge trim, blow ONLY. Bi-weekly roundup for sidewalks.
- **325 STALLINGS RD** – (House directly beside the police station/town hall) Bi-weekly service to include cut, edge trim, blow and roundup for sidewalks. Will receive shrubbery pruning 3 times per year and leaf removal 3 times per year.
- **ROADSIDES AND TRAFFIC CIRCLE** at Chestnut Lane (opposite the Chestnut Farm Apartment Bldg):
 - **BI-WEEKLY** Service for turf on roadsides to include mowing, edging, trimming and blowing ONLY.
 - **BI-WEEKLY** Service for Traffic circle at Chestnut and Matthews-Weddington to include the following: Weeding by hand/chemical, policing the grounds for trash and shrub pruning three (3) times per contract year.
- **329 STALLINGS RD** – (House beside the police station/town hall) Bi-weekly service to include cut, edge trim, blow and roundup for sidewalks. Will receive shrubbery pruning 3 times per year and leaf removal 3 times per year.
- **ROADSIDES @ HOSPITAL** – (Atrium Health Union West, 1000 Healing Way, Stallings, NC 28104) Bi-weekly service to include cut, edge trim, blow and roundup. Will receive shrubbery pruning 3 times per year, grass and/or rose pruning 1 time per year and leaf removal 3 times per year.

➤ **Trimming**

- Monofilament line trimming around obstacles within the lawn area shall be performed in conjunction with mowing.

➤ **Edging**

- All lawn edges along curbs and sidewalks will be edged every other mowing during the cutting season to prevent encroachment of turf and present a neat appearance.
- Edging shall be performed with a blade type mechanical edger.

➤ **Turf Fertilization**

- A quality fertilizer shall be applied to turf **(4)** times per year. **Timing, frequency and rate of application shall be adjusted to meet horticultural conditions.**
 - **Early Spring:** A high quality, balanced fertilizer shall be applied to promote color, encourage root development and establishment of newly planted turf.
 - **Late Spring:** A high quality, balanced fertilizer shall be applied to prepare turf for Summer conditions.
 - **Early Fall:** A high quality, professional grade fertilizer shall be applied to promote Fall recovery and aid newly seeded turf in germination and root development.
 - **Late Fall:** A high quality, professional grade fertilizer shall be applied to encourage peak color maintenance over winter season and promote heavy root growth.

➤ **Turf Herbicide**

- A pre-emergent weed control shall be applied to all turf **(2)** per year in the spring to minimize weed seed germination. **Rates and timing of applications will be determined as product and conditions dictate.**
- All turf areas shall be sprayed in the spring to control Broadleaf weeds. **Rates and timing of applications will be determined as product and conditions dictate.**
- Additional turf chemical applications may be needed for extremely difficult to control weeds, such as Yellow Nutsedge and Dallisgrass. **Any additional applications needed to treat weeds and grasses that cannot be controlled through the application of pre-emergent will be brought to the attention of the owner and applied upon approval at an additional fee.**

➤ **Turf Fungicide**

- Turf fungicide may be applied if needed, in the spring and throughout the growth season as to help keep brown patch and other fungi under control. **Applications of fungicide will be applied with the approval of the owner for an additional cost.**

➤ **Insect and Disease Control**

- An employee versed in the recognition, diagnosis and treatment of turf damaging diseases and insects shall be on alert for an outbreak of insect damage or disease. Management shall be notified of an outbreak, recommended treatment and costs. **Work shall commence with authorization and billed at as a separate cost.**
- Insecticide for control of Grub worms may be applied if necessary, with the approval of the owner at an additional cost. Rates and frequency of application will be determined as product and conditions dictate.

➤ **Lime**

- A soil test will be taken upon request to determine whether an application of lime is necessary. If lime is necessary to adjust pH levels in turf, owner will be notified. **Applications are available upon approval at an additional cost.**

➤ Aeration and Overseeding

- All turf areas shall be renovated once **(1)** in the fall. Aeration shall be performed to permit better penetration of moisture and nutrients, and to relieve compaction. All cores will be left on turf to help break down the thatch layer.
- All turf shall be overseeded in conjunction with the aeration process. Grade A Turf-Type Fescue blend seed mix shall be applied at a rate of **3.5 pounds per 1000 square feet**.
- All irrigated turf areas will have the irrigation heads marked as a precaution to avoid damage during the aeration process. **Smith Grounds cannot assume liability for any sub-surface lines which are not normally located and marked by the local utility location services.** These include, but are not limited to, invisible dog fences, cable TV, security lines, irrigation or lighting systems, gas barbecue lines or pool equipment lines.
- **Wheat Straw is not included and is available at an additional cost.**

FIRE ANT

➤ Fire Ant Control will be Extra

- Property will be monitored regularly for evidence of Fire Ant activity. Treatment of Fire Ant infestation is available at an additional cost.

TREE AND SHRUB CARE

➤ Fertilization

- Shrubs and groundcovers shall be fertilized once **(1)** per year in late winter with a slow release fertilizer.

➤ Weed Control

- Mulched areas, shrub beds, tree rings, curbs and other paved areas will be weeded on a continuous as needed basis throughout the growing season to maintain a neat appearance.
- Weeds are controlled through the use of herbicides as well as hand-weeding. Chemicals will be applied under the direction of licensed personnel. Rates and frequency will be determined by product and as conditions dictate.

➤ Insect and Disease Control

- Smith Grounds Management utilizes the principles of an Integrated Pest Management program. Smith Grounds will be aware of potential pests and will make regular inspections of plant material.
- The goal of an **IPM program** is to introduce the least amount of chemicals into the landscape as is necessary to maintain acceptable levels of insect and disease problems.
- Treatments for infestation of migratory pests, such as Japanese beetle, Oak worm, Pine Bark beetle, mites, aphids, scale etc. are not included. Since these concerns occur fairly infrequently, recommended treatments will be communicated to management and applied upon approval at an additional cost.

➤ Tree and Shrub Pruning

- Trees in landscaped areas will be monitored with each visit.
- Trees in landscaped areas will be limbed **up to 8 feet** from the base of the trunk shall be pruned once per year, to develop the natural form of the plant, and to promote growth.
- Crape Myrtles shall be allowed to grow to their natural height and form. Per city ordinances, Smith Grounds will not perform “topping” of Crape Myrtles. Crape Myrtle pruning is not included.
- Tree care for larger trees is not included. Services are available on an individual basis at an additionally quoted price.
- Shrubs and groundcovers shall be pruned as necessary to maintain the natural form of the plant, to maintain growth within space limitations, and to eliminate damage or disease.
- Formal hedges shall be pruned to maintain a hedge type appearance.
- All shrubbery shall receive **(3)** pruning per year based upon growing season.
- Grasses and roses shall receive **(1)** pruning per year based upon growing season.
- All tree and shrubbery trimmings shall be cleared and removed from property.

LEAF REMOVAL

➤ Turf and Parking Areas

- All leaves shall be blown from lawn areas, walkways, ornamental beds, tree rings, parking areas during the fall and winter months.

➤ Ornamental Beds

- Leaves shall be removed from beds as needed to maintain a neat appearance. On the last leaf removal the beds will be thoroughly cleaned of leaves.

➤ Disposal

- Accumulated leaves shall be removed from the site with each visit during the fall and winter months.
- Bulk leaf removal shall occur **(3)** times per season.

POLICING AND DEBRIS REMOVAL

➤ Turf

- Turf areas shall be inspected on day of service and debris removed prior to mowing.

➤ Property

- Litter and trash shall be removed from all landscaped areas with each visit.
- Debris resulting from maintenance operations shall be removed from property and disposed of properly.
- All curbs, sidewalks and entrances will be blown with each visit.

IRRIGATION

➤ Audit

- Audits are an Extra Cost to the Contract.

➤ Start-up

- Irrigation system start-up/audit is performed in the spring. At this time controllers will be set to an appropriate seasonal schedule, using the least amount of water necessary to maintain growth and health of all landscape and plant material.

➤ Monitoring

- Irrigation clocks will be adjusted up to 4 times throughout the watering season

➤ Winterization

- Irrigation system shut-down is performed in late fall. At this time controllers will be turned off and backflow preventer will be drained for winter. **Full drainage of the irrigation system is available at an additional charge per zone to prevent winter damages. Wells are not included in shutdown.**

➤ Repairs

- Necessary system repairs, water leaks and system malfunctions will be reported to management. Repairs to the irrigation system are not included in this contract. A proposal for labor and materials will be made available to management and work completed only upon approval.

➤ Hand Watering

- All watering is the responsibility of property owner. Hand watering of flowers, trees, shrubs, groundcover and turf is the sole responsibility of owner except where a pre-arrangement has been made for Smith Grounds to provide the service at an additional cost of \$45.00 dollars an hour.
- **FOR THE WARRANTY ON PLANT MATERIAL TO BE VALID, THE IRRIGATION MUST BE KEPT IN WORKING ORDER OR THE CUSTOMER MUST PAY FOR HAND WATERING AT THE PRICE STATED ABOVE.**

SEASONAL PLANTINGS

➤ Bed Preparation

- Annuals will be installed in existing flowerbeds.
- All beds will be tilled prior to planting.
- A balanced fertilizer shall be applied to beds prior to installation of annuals.

➤ Maintenance

- Proper weeding of beds shall be performed on an on-going basis as needed to maintain appearance.
- Deadheading / Pruning as necessary to maintain appearance.

➤ Installation

- Timing of installation shall be determined and scheduled based upon seasonal conditions to optimize growth potential.
- *This is an **estimate** of the number of flats of flowers needed. Additional flats will be available for an additional cost.*

- **Spring**

Flower Flat Count: N/A

Materials: Assorted Annuals

Total Cost: \$ N/A

Authorized By: _____

- **Fall**

Flower Flat Count: N/A

Materials: Assorted Annuals

Total Cost: \$ N/A

Authorized By: _____

MULCHING

➤ Preparation and Installation

- Hardwood Mulch is available for installation twice per year, in the late fall or winter months and again in the spring or summer months.
- Only Grade A Hardwood mulch will be used.
- Removal of existing Pine Needles/Hardwood Mulch will be an additional cost.
- *This is an **estimate** of the amount of Hardwood Mulch needed. Additional Hardwood Mulch will be available for an additional cost.*

Application - TOWN HALL/POLICE STATION

Mulch Yardage: **45 yds**

Price per Yard (installed): \$ **70.00**

Total Cost: \$ **3,150.00**

Authorized By: _____

Application – ROADSIDES @ HOSPITAL

Mulch Yardage: **200 yds**

Price per Yard (installed): \$ **INCLUDED**

Total Cost: \$ **INCLUDED**

Authorized By: _____

***Any mulch provided by an outside vendor should be properly installed and cleaned off of plant material and curb lines or Smith Grounds will provide an additional charge for clean-up. Smith Grounds will also not be held responsible for any mulch removed during clean-up of leaves or pruning debris due to mulch being applied at the wrong time by an outside vendor.*

GENERAL SPECIFICATIONS

- All work shall be performed by trained, properly supervised personnel in accordance with accepted horticultural practices. Chemicals shall be applied under the direction of licensed personnel.
- Materials will be applied in accordance with manufacturer directions. Where alternate products are available, the environmental impact of the products shall govern which is used.
- Adequate personnel and equipment will be provided to permit the timely completion of all operations.
- Smith Grounds Management will maintain all proper insurances to be in force at all times. Certificates of Insurance will be provided upon signing of contract.
- Smith Grounds Management will maintain current pesticide licenses at all times.
- All Smith Grounds Management employees will be uniformed and easily recognized by your staff.
- All crews have a crew leader and he/she has direct communications to area managers.
- Severe weather clean up is not included in this contract. Smith Grounds Management will be available for clean up at an additional charge. Severe weather includes but is not limited to Ice Storms, Wind storms, Tornados and Hurricanes.
- During the non-cutting season the property will be visited every 10-14 days. At that time the property will be policed and blown. Trash and debris will be removed on the property during these visits.
- Night Lighting Service/Enhancements will be provided at an additional cost.
- Landscape Enhancements will be provided at an additional cost.
- There will be a 1.5% processing fee for credit/debit card payments.
- The property manager will approve all additional work before work begins.
- Smith Grounds reserves the right to impose a gas surcharge not to exceed:

1% of the annual contract price if gas prices exceed \$4.00/gallon

2% of the annual contract price if gas prices exceed \$5.00/gallon

(For every \$1.00 increase in average gas price over \$5.00 per gallon, the fuel charge will also increase by 1%.)

The surcharge is reviewed on a monthly basis. Surcharge will be billed on a monthly basis with the monthly contract billing. The gas surcharge is calculated on approximately the 25th of each month using the monthly average based on the information found at AAA's website - www.fuelgaugereport.com for the Charlotte area.

TERMS OF THE AGREEMENT: The duration of this agreement is:

REVISED 07/01/2025

July 1, 2024 through **June 30, 2027**

DEFINED CONTRACT PRICING: Town Hall/Police Station, Roadsides, 2725 Old Monroe Rd, 325 Stallings Rd., Roadsides and Traffic Circle at Chestnut Lane, 329 Stallings Rd., Roadsides @ Hospital

A. <u>2024</u> Yearly Contract Pricing – PUBLIC WORKS:	\$ <u>53,568.00</u>
<u>2025</u> Yearly Contract Pricing – PUBLIC WORKS: (REVISED 07/01/2025)	\$ <u>85,632.00</u>
<u>2026</u> Yearly Contract Pricing – PUBLIC WORKS: (REVISED 07/01/2025)	\$ <u>87,348.00</u>
B. Hardwood Mulch Pricing – TOWN HALL/POLICE STATION	\$ <u>3,150.00</u>
Hardwood Mulch Pricing – ROADSIDES @ HOSPITAL	\$ <u>INCLUDED</u>
C. Seasonal Plant Pricing	\$ <u>N/A</u>

INSTALLMENT PAYMENTS:

<u>2024</u> Installment Amount – PUBLIC WORKS:	\$ <u>4,464.00</u>	Initials: _____
<u>2025</u> Installment Amount – PUBLIC WORKS: (REVISED 07/01/2025)	\$ <u>7,136.00</u>	Initials: _____
<u>2026</u> Installment Amount – PUBLIC WORKS: (REVISED 07/01/2025)	\$ <u>7,279.00</u>	Initials: _____

TERMS:

A. Yearly Contract

If the above blocks are initialed, the OWNER/REPRESENTATIVE elects to pay the price for the services in twelve equal installments for each year. Billing is on the first of each month and due by the end of that month.

B. Hardwood Mulch

TOWN HALL/POLICE STATION

- Hardwood Mulch is to be installed as requested as stated above in the subsection **MULCHING**.
- Hardwood Mulch is not included in the contract price and will be billed separately as the cost is incurred. The estimated Hardwood Mulch price is **\$3,150.00** per application. The estimated price would include approximately **45** yards installed per application. *This is an **estimate** of the amount of Hardwood Mulch needed. Additional Hardwood Mulch will be available for an additional cost.*

ROADSIDES @ HOSPITAL

- Hardwood Mulch is to be installed as requested as stated above in the subsection **MULCHING**.
- This contract includes **1** application of Hardwood Mulch to include **200** yards per application. *This is an **estimate** of the amount of Hardwood Mulch needed. Additional Hardwood Mulch will be available for an additional cost.*

C. Seasonal Plantings

- Flowers are not included in the contract price and will be billed separately as the cost is incurred

D. Payment

1. If the OWNER fails to make any installment payment when due, the CONTRACTOR shall immediately cease the work and render an invoice adjusted in the manner hereinafter set out:
 - (a) The invoice amount shall be adjusted by reducing the price of the work under this agreement by the CONTRACTOR’S projected actual costs of labor and materials left to be supplied under this agreement as of the date the work is ceased.
 - (b) OWNER/REPRESENTATIVE acknowledges that the work to be performed by the CONTRACTOR under the agreement varies with the seasons of the year and the amount of each periodic installment bears no relationship to the amount of work actually performed by the CONTRACTOR during that specific period of time.
2. OWNER/REPRESENTATIVE agrees to pay the balance due on the invoice as adjusted within thirty (30) days of its being rendered by the CONTRACTOR, thereafter the balance of the invoice as adjusted shall accrue interest at the rate of 1½ percent per month until paid.

OWNER/REPRESENTATIVE agrees to reimburse CONTRACTOR for the actual cost of any attorney fees that it incurs in the collection of any balance due under this agreement.

LIMITED WARRANTY: CONTRACTOR warrants only that if the work covered by this agreement is not as specified, CONTRACTOR shall, in lieu of all remedies, furnish, without charge, such materials and labor as are necessary to correct the work. This warranty runs only to the OWNER named in this agreement, and is effective only if written notice of a claim is delivered to the CONTRACTOR; and the OWNER/REPRESENTATIVE is not in default under any of the payment provisions of the agreement.

THIS contract may be canceled by either party with a 30 day written notice of cancellation and is subject to the same conditions set forth in 1a and 1b.

ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE EXCLUDED. CONTRACTOR is responsible only for damage to buildings or contents caused by CONTRACTOR. CONTRACTOR is not responsible for any consequential or economic loss or damage caused by the OWNER.

ENTIRE AGREEMENT: This agreement represents the entire contract between the parties. No verbal agreements, condition or representations are valid unless appearing on all copies. Any modifications thereof must be in writing and acknowledged by the CONTRACTOR and the OWNER.

THIS AGREEMENT is to be governed by the laws of the State of North Carolina and is binding upon the heirs, personal representatives, successors and assigns of the parties.

PROPOSED BY:

ACCEPTED BY:

BY: Jimmy Perry

BY: _____

TITLE: GENERAL MANAGER

TITLE: _____

DATE: June 24, 2025

DATE: _____



MEMO

To: Stallings Town Council
From: Max Hsiang, Planning Director
Date: July 14, 2025
RE: Mill Creek Apartments – Conditional Zoning (CZ25.02.01)

Deferral Request

The applicant has requested to defer the public hearing to August 11, 2025, to allow additional time to submit a revised site plan. Although the hearing was already advertised—which is why this item remains on the agenda for annexation and conditional zoning—the decision to grant the deferral is entirely up to Council. Staff believes the request is reasonable.

Project Overview

The applicant, Moore & Van Allen (on behalf of Mill Creek), is requesting annexation and conditional rezoning (CZ-MU-2) for parcel 07105005A, located at 0 Hwy 74. The site is approximately 12.57 acres.

The proposed development includes:

- A multi-family residential community with 300 units (reduced from 324).
- A 6,000 sq ft commercial building along the frontage (new addition to CZ).
- A 12-ft multi-use path provided along the frontage (new addition to CZ).

Zoning Context

The property’s existing base zoning is Union County Highway Commercial (HC), which does not permit residential development by right and falls outside Stallings’ jurisdictional authority. To proceed, the applicant must annex into Stallings and secure Conditional Zoning to allow multi-family residential use and request modifications to certain development standards, including setbacks, density, and land use mix.

Additional Data”

- Open space provided: 15.1 acres (12% of the site; 10% required).
- Treesave provided: 0.75 acres (6% of the site; 6% required).
- Watershed: Crooked Creek.



- Future Land Use: Currently designated as “Suburban Office Center” per the 2017 plan; staff believes this is no longer the highest and best use due to shifting development patterns.

Public Meetings

- Neighborhood Meeting: March 6, 2025 – no attendees.
- Subcommittee Meeting: April 22, 2025.
- Planning Board Meeting: June 17, 2025 – recommended approval.

Staff Recommendation

Staff recommends approval of the annexation and CZ25.02.01 with the following conditions. Note: Approval applies only to the site plan version that includes the commercial component.

Recommended Conditions:

- Developer submitted conditions.
- Balconies are required on all residential buildings.
- Architectural aesthetics (building elevations, materials, and color palettes) must be approved by the Planning Director for approval before permitting.
- All structures must have a minimum of 18 inches of exposed brick or stone on all sides.
- The commercial component must be constructed prior to the issuance of permits for more than two-thirds of the residential units. [Applicants still working on this condition]
- Internal streets and parking lots will remain privately maintained.
- Vested rights shall extend from 2 to 5 years.
- The commercial space must not include vape shops, tobacco retailers, smoke shops, hookah bars, CBD vendors, or similar uses.

Planning Consistency Findings:

- The mix of commercial and residential uses aligns with the nearby adopted Small Area Plan.
- The inclusion of a greenway connection supports the Parks & Recreation Greenway Master Plan goals.
- The commercial outparcel is consistent with the established development pattern along Highway 74.

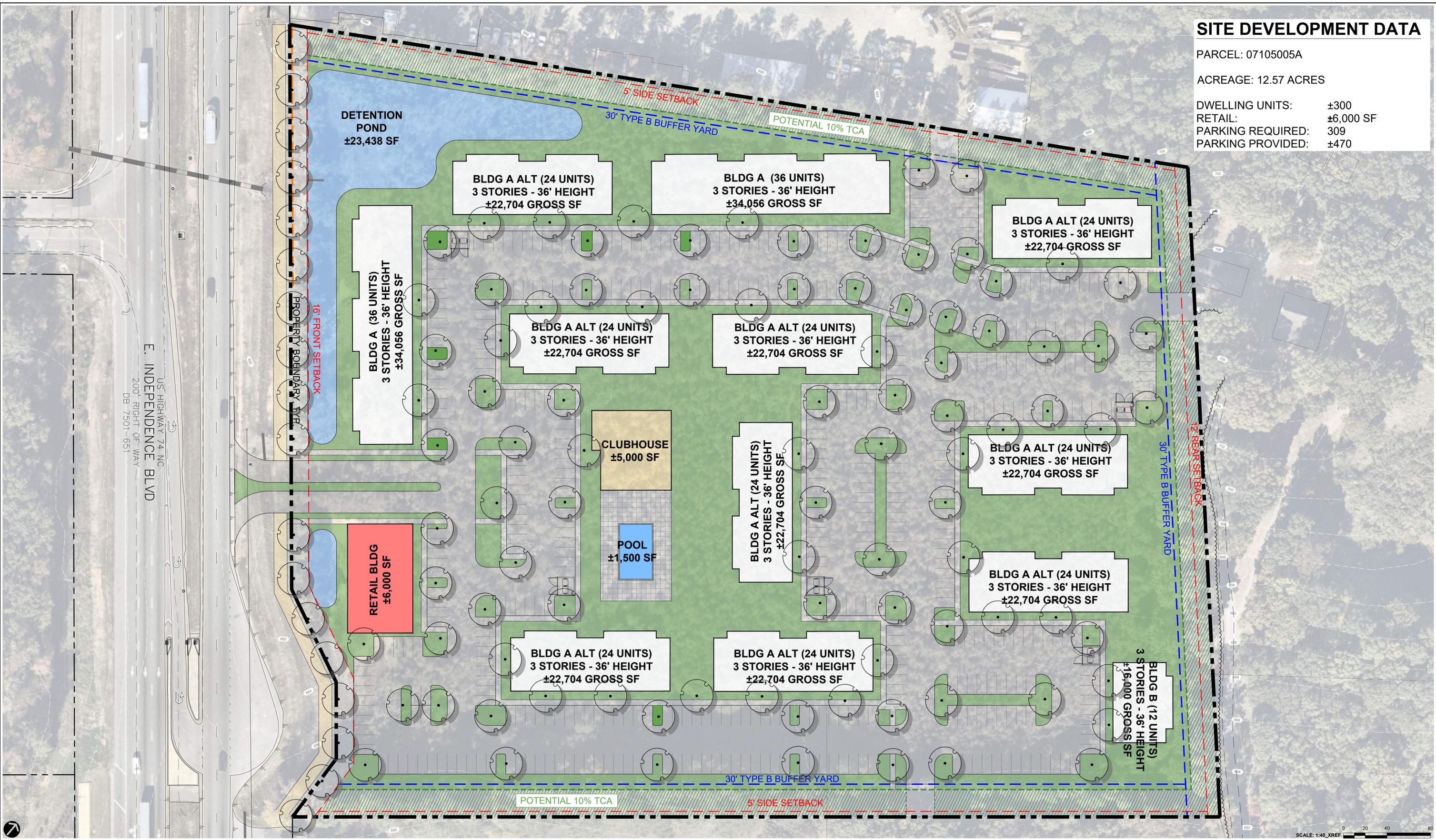
Additional comments and refinements may be provided as this project moves forward.

SITE DEVELOPMENT DATA

PARCEL: 07105005A

ACREAGE: 12.57 ACRES

DWELLING UNITS: ±300
RETAIL: ±6,000 SF
PARKING REQUIRED: 309
PARKING PROVIDED: ±470



SCALE: 1:40_XREF



Town of
Stallings

315 Stallings Road ▪ Stallings, North Carolina 28104

Annexation:

Information and procedure for voluntary contiguous annexation:

1. The petition presented to Town Council must describe the area proposed for annexation and be signed by ALL owners of real property in the area, with no exceptions. Each petitioner must sign the Petition in the presence of a Notary Public. A sample Petition is attached.
2. Each Petition must be accompanied by metes and bounds description, preferably in disk format, and two original mylars, with surveyor's seals affixed, suitable for recording in the Union County Register of Deeds office. The following shall be included on each mylar:

Annexation survey not subject to county subdivision regulations

Date

Union County Planning Dept.

3. The signed Petition(s) must be presented to the Town Administrator of the Town Clerk at least ten days prior to the regularly scheduled meeting of the Town Council in order for it to be placed on that agenda for consideration by the Council.
4. If the Town Council accepts the Petition(s), the Council will direct the Town Clerk to certify the sufficiency of the Petition. If the Petition is found to be in order, then a public hearing date will be set. Following the hearing, the Council may then consider passing an ordinance annexing the area described in the Petition. The ordinance may be effective upon adoption or on any specified date within six months of adoption of the ordinance.

Questions should be directed to the Town Administrator of the Town Clerk at 704-821-8557

Petition Requesting Annexation

Date: December 2, 2024

To the Town Council of the Town of Stallings, North Carolina:

1. We, the undersigned owners of real property, respectfully request that the area described in paragraph two below be annexed into the Town of Stallings.
2. The area to be annexed is contiguous to the Town of Stallings and the boundaries of such territory are as follows:

See Attached Survey Map.

<u>Printed Name</u>	<u>Lot Number</u>	<u>Address</u>	<u>Signature</u>
Bruce H. Griffin III	Tract 2 6898-717	PO Box 1806, Rockingham NC 28380	

STATE OF NORTH CAROLINA

COUNTY OF RICHMOND

I, HEATHER LAROW, a Notary Public for said County and State, do hereby certify that BRUCE H GRIFFIN III personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 27 day of JAN, 2025



Heather Larow

Notary Public

My commission expires:

2-15-28



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	
2-10 acres	
Greater than 10 acres	<input checked="" type="checkbox"/>
Conditional Use Permit Request	
Zoning Text Amendment - UDO	

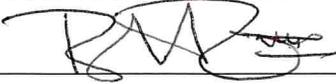
To the Planning Board and Town Council of Stallings, NC:

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?	Yes <i>No</i>
Current Zoning (Circle One)	<i>SFR-1 SFR-2 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 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: NA - 0 Hwy 74
PID - 07105005A

Description of Rezoning:
Conditional Rezoning from Union County HC to MU-2 to allow for a residential development with up to +/- 288 multi-family units.

Tax Parcel Number(s) (PID Number): 07105005A		Total Acreage: 12.57
Property Owner(s): Bruce H. Griffin, III 		
Owner's Address: PO Box 1806		
City: Rockingham	State: NC	Zip: 28380
Contact Phone Number : 910-995-7178	Property Owner Email Address: mikegriffinchrysler.com	
Applicant Name if different than owner: Justin Houston	Applicant's Address: 1001 Morehead Square Drive, Suite 300, Charlotte NC 28203	
Applicant Email Address : jhouston@mcrtrust.com	Applicant's Phone Number: 704-942-7639	

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 REQUIREMENTS

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.

MILL CREEK
Development Standards
April 17, 2025

Rezoning Petition

PURPOSE STATEMENT

The proposed project is approximately 12.57 acres located on the north side of Independence Boulevard, north of Indian Trail Fairview Road, south of the Monroe Expressway, in the jurisdictions of Stallings, NC (the “Site”). The request is to rezone the property to Mixed Use District -2 (MU-2) – Conditional, in order to allow the development of the site with multi-family residential community.

1. General Provisions:

- a. Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan, and related graphics form the Rezoning Plan (collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Mill Creek Residential Trust, (the “Petitioner”) to accommodate development of the site with three hundred and twenty-four (324) multi-family residential dwelling units, clubhouse, and associated accessory structures.
- b. Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Town of Stallings Development Ordinance (the “Ordinance”). Unless the Rezoning Plan modifies the standards or establishes more stringent standards as part of the conditional site plan, the regulations established under the Ordinance for the MU-2 zoning classifications shall govern all development taking place on the Site, subject to the provisions provided below.
- c. Graphics and Alterations.** The schematic depictions of the lot, parking areas, sidewalks, overall layout, building elevations, driveways, streets, open space areas and other development matters and site elements (collectively the “Development/Site Elements”) set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Minor changes to the Rezoning Plan not anticipated at this stage of the proposed development will be reviewed and approved as allowed by Ordinance.

2. Permitted Uses and Development Area Limitations:

- a.** The Site may be developed with up to three hundred and twenty-four (324) multi-family dwelling units, clubhouse, and any incidental or accessory uses permitted in the MU-2 zoning district under the Ordinance.

3. Transportation Improvements:

- a. **Stallings and NCDOT Standards.** All public roadway improvements will be subject to the standards and criteria of Stallings and NCDOT, as applicable, to the roadway improvements within their respective road system authority. Public streets within the site shall follow Town of Stallings typical local street sections as set forth on the Rezoning Plan.
- b. **Right-of-way Conveyance.** IF APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, the Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy.

4. Access and Parking.

- a. The Site will be accessed from NC Highway 74 as generally depicted on the Rezoning Plan.
- b. Cross access easements shall be provided to adjacent parcels as generally depicted on the Rezoning Plan.
- c. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Town of Stallings in accordance with published standards.

5. Streetscape, Landscaping and Buffer:

- a. A forty (40) foot wide Type A landscape buffer shall be provided in accordance with Article 11.6 of the Ordinance and as generally depicted on the Rezoning Plan.
- b. A Tree Conservation Area shall be provided in accordance with Article 11.8 as generally depicted on the Rezoning Plan.
- c. Screening and landscaping shall conform with the standards and treatments specified in the Ordinance.
- d. Compacted clay or fill shall be removed from tree planting areas and replaced with garden soil to a depth of 24-30 inches with a minimum volume of 274 cubic feet.

6. Environmental Features

- a. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved from an engineering perspective with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

7. Open Space & Amenity Areas:

- a. A minimum of 12% of the Site shall be set aside as open space and 6% of that shall be publicly accessible recreation space per Article 21 of the Ordinance. The site shall include up to two (2) public amenities from the following list:
 - i. cabana
 - ii. dog park
 - iii. tot lot/ playground
 - iv. greenway
 - v. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.
 - vi. Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls, swings or interactive furniture, and immovable benches.
- b. Open space shall comply with the standards of the Ordinance.
- c. Amenity areas are generally depicted on the site plan; final location may be adjusted during site plan approval.

8. Signage:

- a. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

9. Amendments to the Rezoning Plan:

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner per the CZ amendment process set forth in Article 5.4-3 (F.)

10. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein

and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

11. Miscellaneous Provisions:

- a.** Trash removal for individual units shall be provided by the multi-family management company internal to the building.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ25.02.01

REQUEST: The applicant, Moore & Van Allen on behalf of Mill Creek, is requesting annexation and conditional rezoning to CZ-MU-2 for a 12.57-acre site (parcel 07105005A, located at 0 Hwy 74) to allow for a 300–324-unit multi-family residential development with a potential 6,000 sq ft commercial component.

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 zoning amendment is **consistent/inconsistent** and **reasonable/unreasonable** 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/Denies** the proposed amendment and stated that the Town Council finds and determines that the zoning amendment is **consistent/inconsistent** and **reasonable/unreasonable** with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan for the following reasons:

- 1) The Future Land Use for this area is Suburban Office Complex. The proposed mix of commercial and residential uses does/does not align with the nearby adopted Small Area Plan for the surrounding area.
- 2) The commercial outparcel does/does not reflect the established development pattern along Highway 74

Adopted this the __ day of _____, 2025

Mayor

Attest:

Town Clerk



MEMO

To: Stallings Town Council
From: Max Hsiang, Planning Director
Date: July 14, 2025
RE: Preliminary Staff Comments – CZ25.02.03 3919 & 3927 Pleasant Plains Town Center (1)

Purpose:

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

Background:

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

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

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

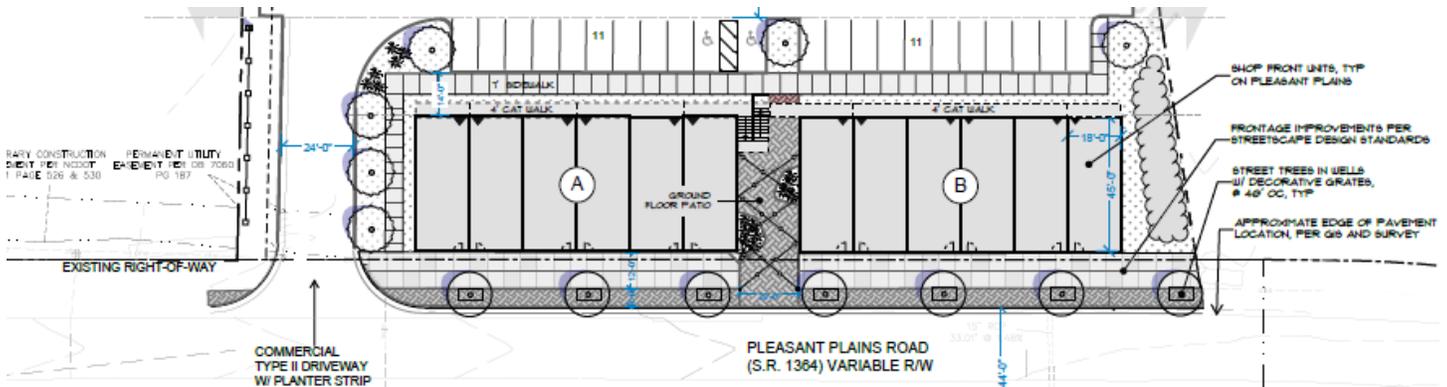


Site Context:

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

Streetscape:

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



Public Notice:

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

Staff Recommendation:

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

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

Next Steps:

Staff requests a motion to recommend approval for CZ25.02.03 with staff suggested conditions, along with a statement of consistency and reasonableness, as required:

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

Additional Staff Requested Conditions

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

CZ25.02.03 Proposed Conditions

I. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by MONA-T, LLC (the “Petitioner”) to accommodate redevelopment on an approximately 2.63-acre site located at 3919 and 3927 Pleasant Plains Road in the Town of Stallings, more particularly depicted on the Rezoning Plan (the “Site”). The Site is comprised of Tax Parcel Number 07129296B and 07129296C.
2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Stallings Unified Development Ordinance (the “Ordinance”).
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Town Center (TC) zoning district shall govern the development and use of the Site.
4. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of the Ordinance.
6. Development is limited to a maximum of 12 shopfront units, 12 residential lofts, and 23 townhomes.

II. Land Use

1. Non-Residential uses are intended to activate the Pleasant Plains Road street frontage and shall comply with the Shop Front Building Type Standards, identified in Section 9.6 of the ordinance.
2. Non-residential uses identified below shall be permitted within the TC zoning district, subject to compliance with all applicable requirements of the Town of Stallings Unified Development Ordinance (UDO) and the following conditions:
 - a. Coworking Spaces – Flexible office spaces for individuals or small businesses seeking shared work environments.

- b. Professional Services – Including consulting, design, legal, real estate, accounting, and other similar business services.
 - c. Personal Services – Establishments providing services such as hair and nail salons, tailor services, dry cleaning, laundry, and other personal care businesses.
 - d. Health and Wellness – Establishments offering services aimed at physical and mental well-being, including fitness centers, yoga studios, massage therapy, physical therapy, and wellness coaching.
 - e. Creative Studios – Spaces for artistic creation and production, including photography, painting, graphic design, music, or other creative industries.
 - f. Event or Meeting Spaces – Facilities available for hosting small community events, conferences, and meetings.
3. Prohibited uses include vape shops, tobacco sales, CBD retailers, smoke shops, hookah lounges, and similar businesses.

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

III. Site Specific Standards for Consideration

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

1. Frontage – The proposed frontage design along Pleasant Plains Road reflects a context-sensitive approach that supports the Town's vision for its Town Center zoning district. The project seeks to "right-size" the frontage setback and streetscape improvements to create a safe, accessible, and inviting pedestrian experience, consistent with a vibrant, walkable downtown environment. Specifically, the development proposes a reduction in the streetscape depth from 38 feet to 18 feet—from the existing curb to the building face—aligning more closely with the Downtown Core plan type outlined in the Town's Streetscape Design Standards. The standard 38-foot Type 1A section is out of scale with the existing and intended character of this area and would not support the compact, pedestrian-oriented form envisioned for the Town Center. This proposed adjustment will enhance the sense of place, improve walkability, and better contribute to the urban fabric the Town is working to establish.
2. Site Layout and Parking – The proposed development seeks to provide a mix of two- and three-story attached single-family townhomes, responding to current housing needs with a range of unit types and parking options. Some homes will feature front-loaded garages accessed via private alleys in lieu of internal public streets, while others will utilize surface parking areas that exceed minimum ordinance requirements. The site layout prioritizes efficient land use and pedestrian connectivity, with flexibility in parking configuration, access points, and circulation patterns to support a walkable, community-oriented environment. Generous common open space is integrated throughout the site to enhance livability and foster neighborhood interaction.

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

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

IV. Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and as required for approval by the Town of Stallings or NCDOT.
2. The alignment of internal private drives, vehicular circulation areas, and driveways are subject to minor modification during the permitting process to accommodate change in traffic patterns, parking layouts, and/or any adjustments required by the Town of Stallings or NCDOT.
3. Streetscape will be dedicated to the Town.
4. Roads, alleys, and parking areas within the development will remain privately owned and maintained.

V. Environmental Features

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

VI. Signage

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

VII. Binding Effect of the Rezoning Documents and Definitions

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



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

07/14/2025

Town Council Staff Report

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

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

Zoning Context

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

Site

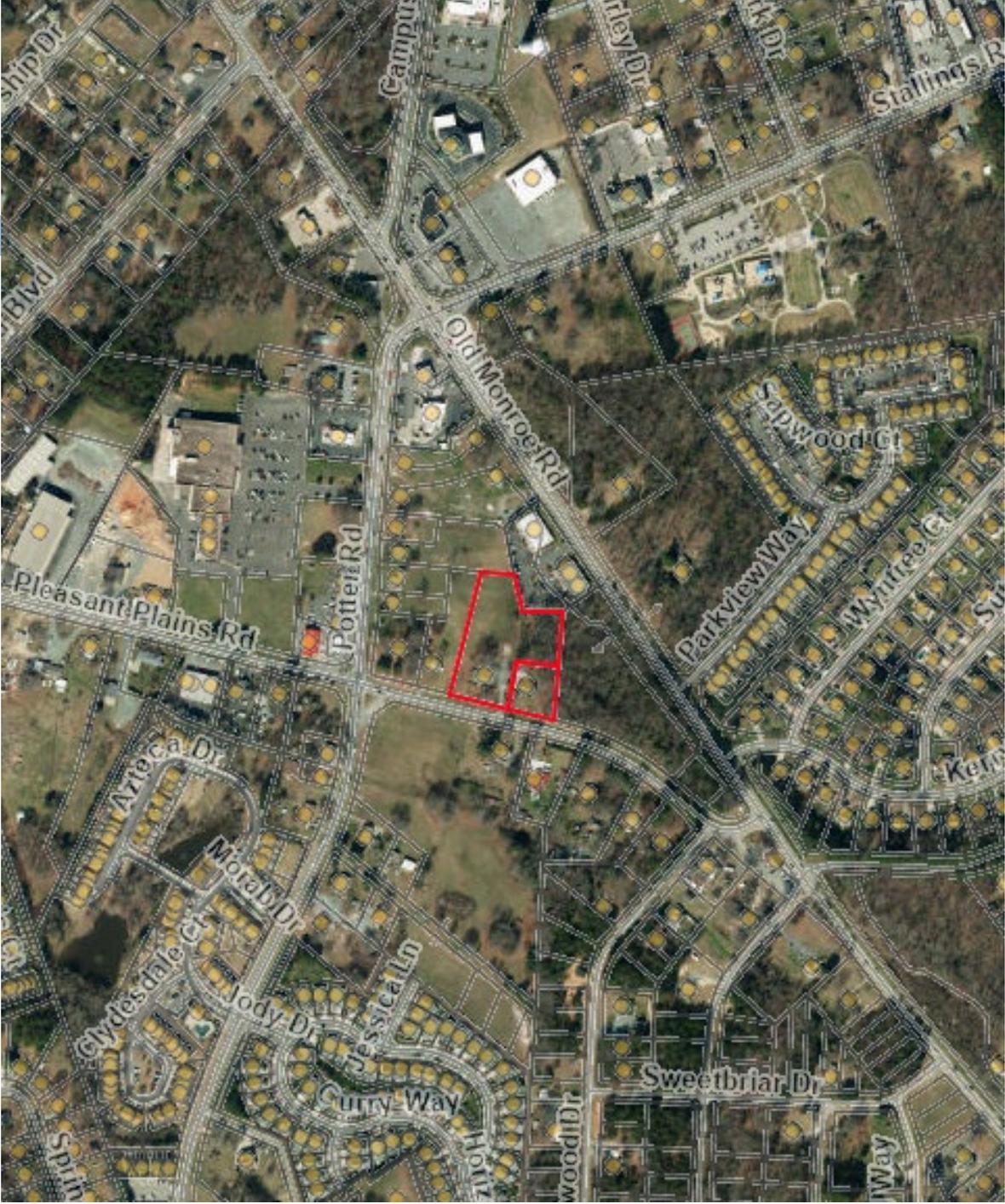
Aerial:



Municipal:



Site



Project Summary

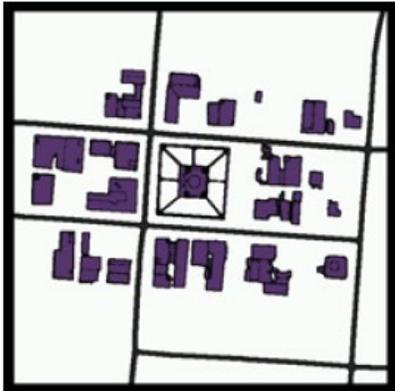
Location:	3919 & 3927 Pleasant Plains Rd
Site/Project Size:	2.63 ac
Open Space:	N/A - Town Center
Tree Save:	N/A - Town Center
Watershed	Twelvemile
Greenway Master Plan	N/A
TIA	N/A

Current Zoning:



- Stallings Zoning
- AG
 - SFR-1
 - SFR-2
 - SFR-3
 - MFT
 - TC
 - CIV
 - MU-1
 - MU-2
 - C-74
 - CP-485
 - VSR
 - IND
 - BC
 - CZ

Future Land Use



Town Center

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



Primary Land Uses

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



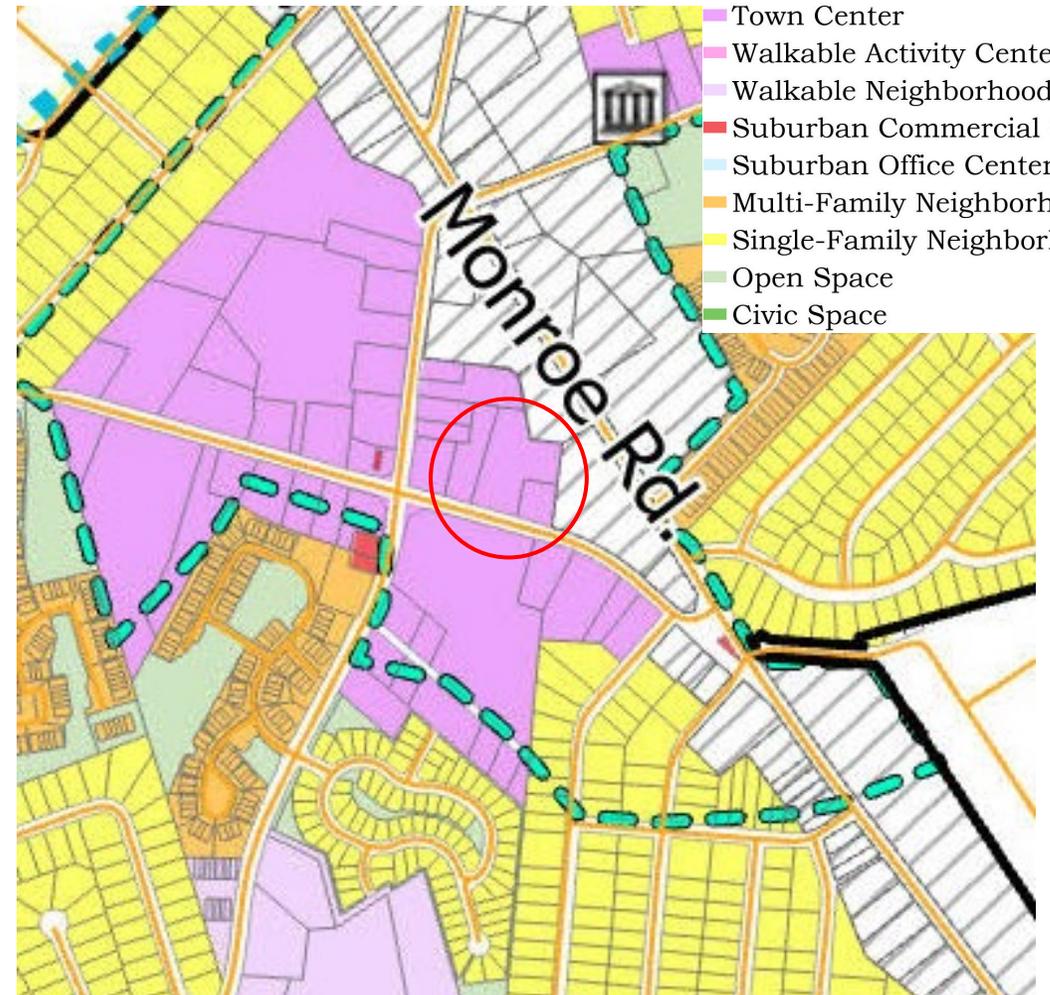
Secondary Land Uses

- Bank
- Farmers Market
- Pocket Park

FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	20 - 40%
Residential Density	N/A
Non-Residential Intensity	0.20 - 1.0 FAR
Prevailing Building Height	1 - 3 Stories
Average Dwelling Unit Size	N/A
Avg. Non-Resid. Building Size	10,000 - 200,000 SF
Transportation Choices	Auto
Typical Block Length	800 - 1,200 LF
Open Space Elements	Pocket Parks/Landscape Buffers
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot
Typical Street Cross Section	Suburban

Future Land Use Map



Future Land Use Plan Place Types

- Town Center
- Walkable Activity Center
- Walkable Neighborhood
- Suburban Commercial Ctr.
- Suburban Office Center
- Multi-Family Neighborhood
- Single-Family Neighborhood
- Open Space
- Civic Space

>> vicinity map



>> illustrative site plan



>> existing aerial

>> proposed land use

land use legend:

- ATTACHED RESIDENTIAL
- MULTI-FAMILY
- MIXED USE
- RETAIL
- OFFICE
- WORKPLACE
- CIVIC
- UTILITY
- SURFACE PARKING
- STRUCTURED PARKING
- MUNICIPAL LIMITS

>> bird's-eye rendering

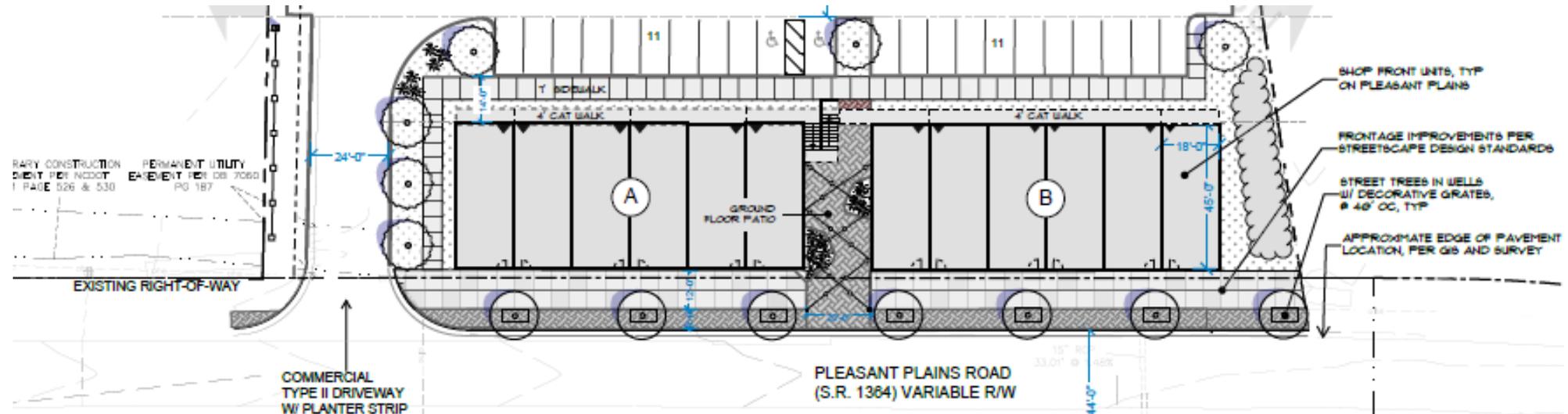
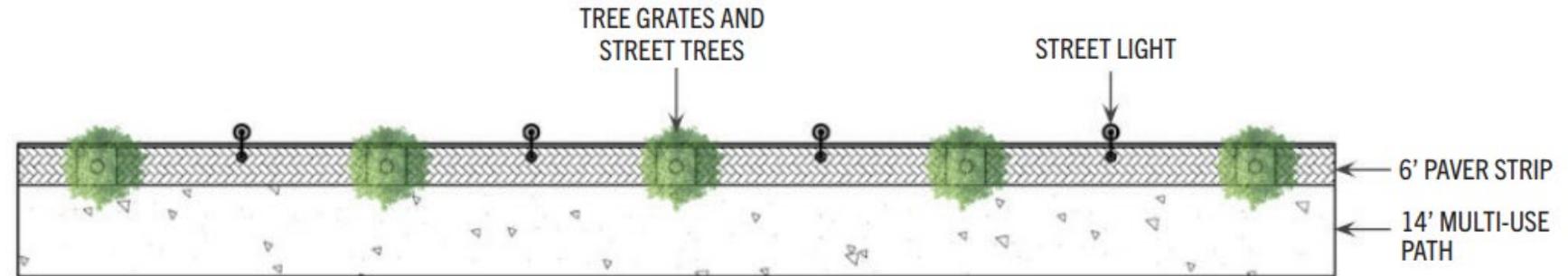


>>key ideas

- 1 A new Town Hall will be located adjacent to the existing Town Hall.
- 2 A walkable, mixed-use core will establish a Town center.
- 3 Provide for a street section that increases vehicular capacity while maintaining downtown character.
- 4 On-street parking is provided along Stallings Road.

Streetscape Master Plan

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



STREETSCAPE TYPE:

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

If yes, use type...		If no, use type...	
1A: GREENWAY AGAINST BUILDING	1B: GREENWAY	2: TYPICAL STREET	3: NARROW SIDE STREET

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

If yes, use type...	If no, use type...
1A: GREENWAY AGAINST BUILDING	1B: GREENWAY

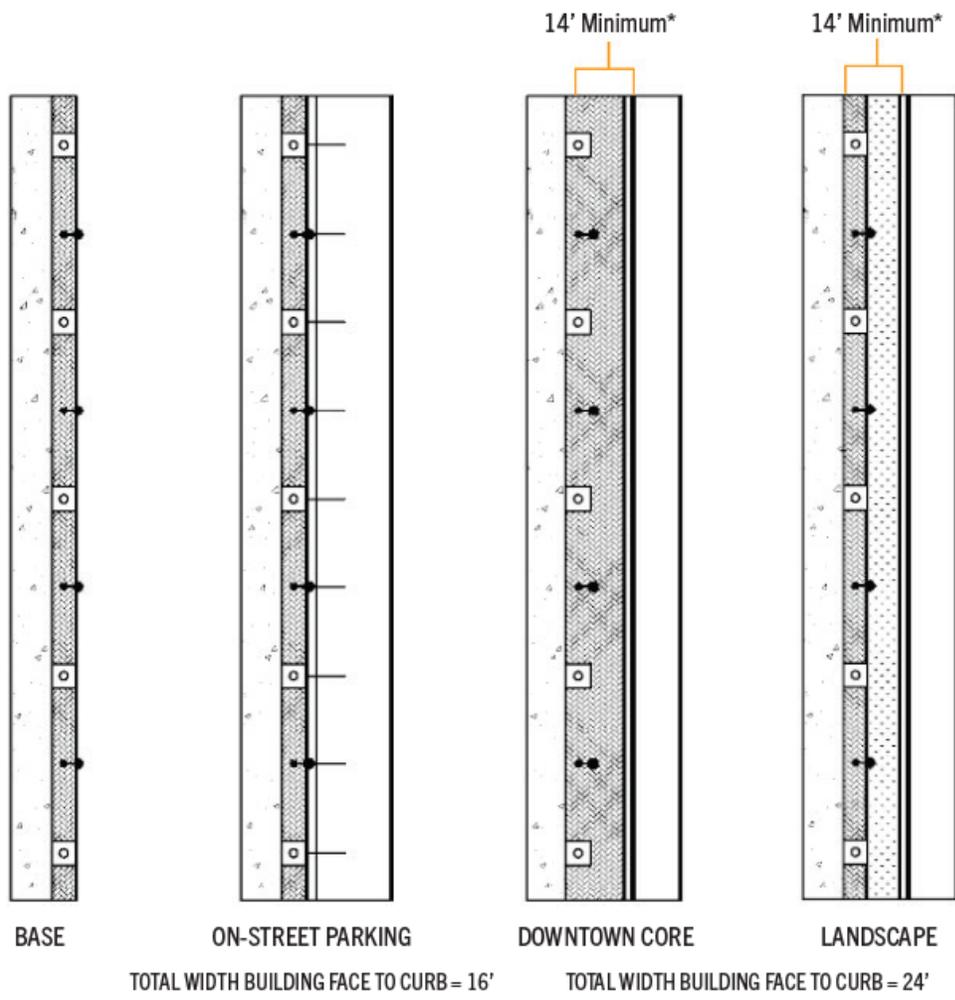
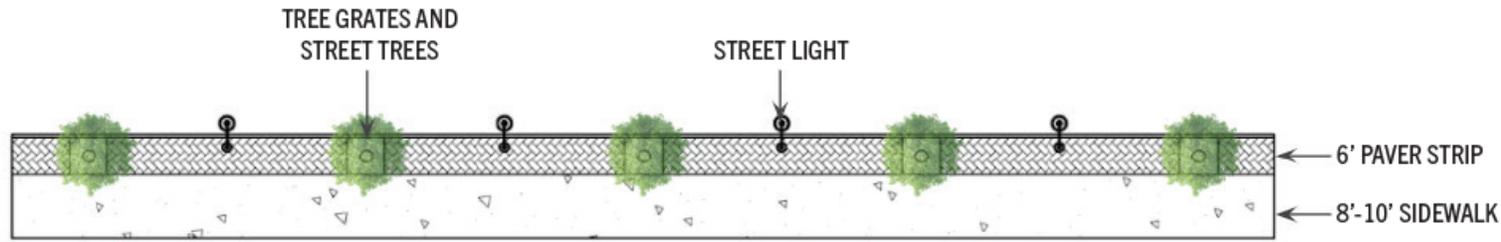
If not a greenway section, how much space from edge of curb to edge of construction buffer?

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

STREETSCAPE SUB-TYPE:

Is on-street parking feasible?

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



TYPICAL

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



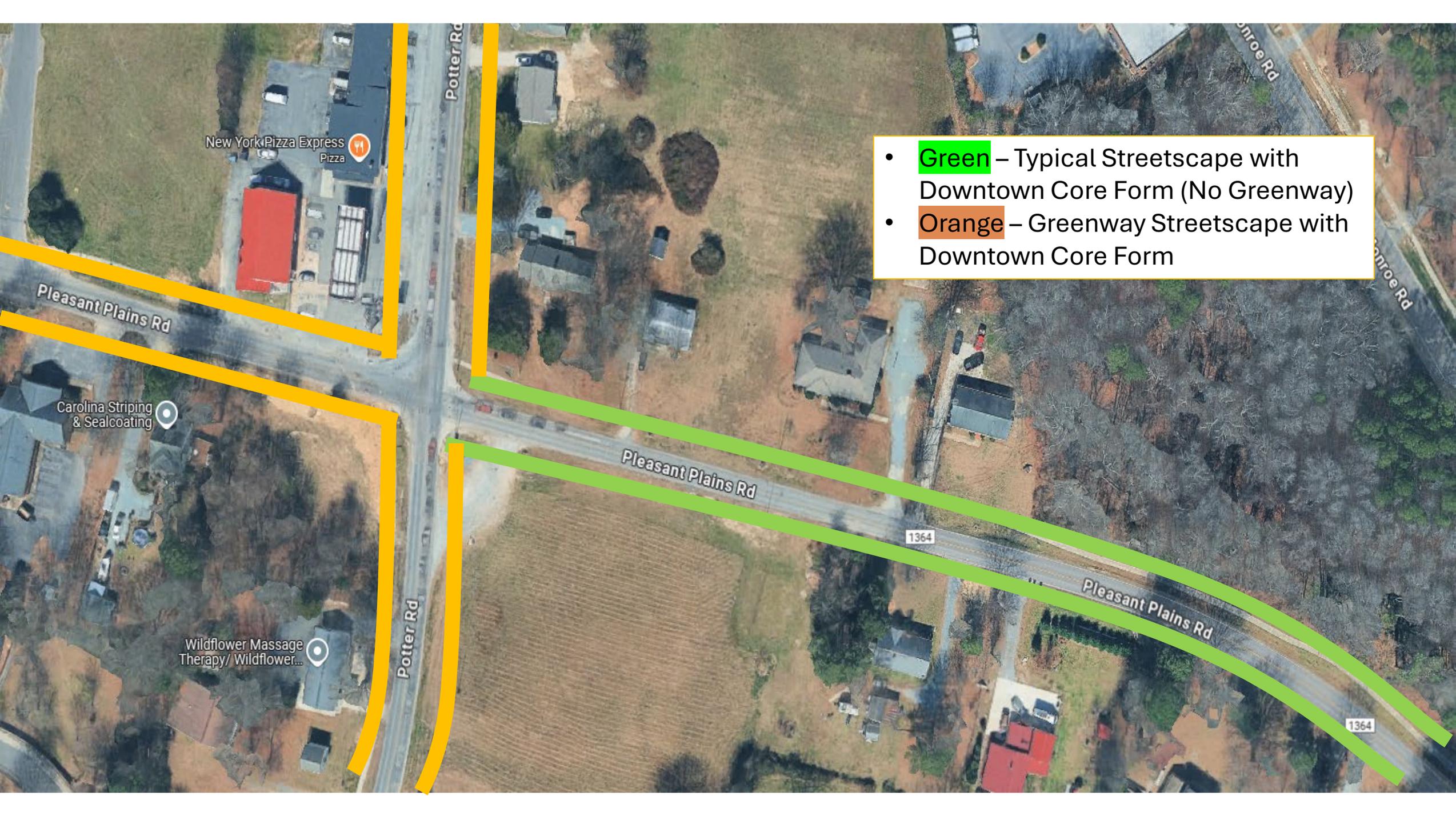
NOTE:

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

STREETSCAPE DESIGN STANDARDS

Client: CITY OF STALLINGS 315 STALLINGS ROAD STALLINGS, NC 28104 (704)821-8557	DESTINATION BY DESIGN PLANNING ENGINEERING COMMUNICATIONS 136 Furman Rd., Boone, NC 28607 Ph: 828.386.1866	Project: Drawn By: Checked By: Scale: Varies
		Issue: _____ 1. _____ _____ _____ _____

STREETSCAPE PLAN TYPE 2	B-5
-------------------------	------------



New York Pizza Express
Pizza

Potter Rd

Pleasant Plains Rd

Carolina Striping
& Sealcoating

Pleasant Plains Rd

1364

Pleasant Plains Rd

Wildflower Massage
Therapy/ Wildflower...

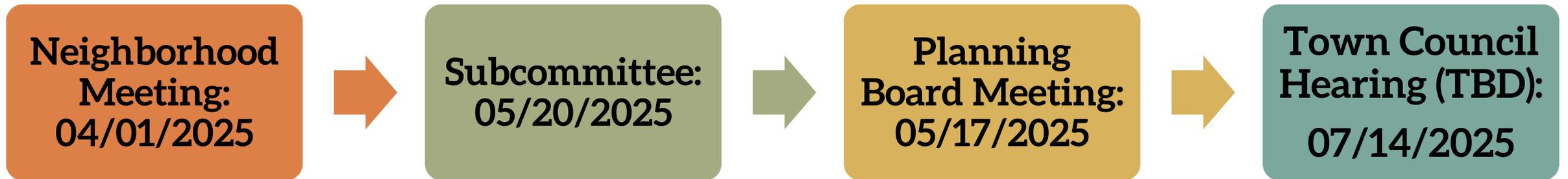
Potter Rd

1364

- **Green** – Typical Streetscape with Downtown Core Form (No Greenway)
- **Orange** – Greenway Streetscape with Downtown Core Form

Meetings

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



Staff Recommendation

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

I. General Provisions

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by MONA-T, LLC (the “Petitioner”) to accommodate redevelopment on an approximately 2.63-acre site located at 3919 and 3927 Pleasant Plains Road in the Town of Stallings, more particularly depicted on the Rezoning Plan (the “Site”). The Site is comprised of Tax Parcel Number 07129296B and 07129296C.
2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Stallings Unified Development Ordinance (the “Ordinance”).
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Town Center (TC) zoning district shall govern the development and use of the Site.
4. The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
5. Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of the Ordinance.
6. Development is limited to a maximum of 12 shopfront units, 12 residential lofts, and 23 townhomes.

II. Land Use

1. Non-Residential uses are intended to activate the Pleasant Plains Road street frontage and shall comply with the Shop Front Building Type Standards, identified in Section 9.6 of the ordinance.
2. Non-residential uses identified below shall be permitted within the TC zoning district, subject to compliance with all applicable requirements of the Town of Stallings Unified Development Ordinance (UDO) and the following conditions:
 - a. Coworking Spaces – Flexible office spaces for individuals or small businesses seeking shared work environments.
 - b. Professional Services – Including consulting, design, legal, real estate, accounting, and other similar business services.
 - c. Personal Services – Establishments providing services such as hair and nail salons, tailor services, dry cleaning, laundry, and other personal care businesses.
 - d. Health and Wellness – Establishments offering services aimed at physical and mental well-being, including fitness centers, yoga studios, massage therapy, physical therapy, and wellness coaching.
 - e. Creative Studios – Spaces for artistic creation and production, including photography, painting, graphic design, music, or other creative industries.
 - f. Event or Meeting Spaces – Facilities available for hosting small community events, conferences, and meetings.
3. Prohibited uses include vape shops, tobacco sales, CBD retailers, smoke shops, hookah lounges, and similar businesses.

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

III. Site Specific Standards for Consideration

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

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

IV. Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and as required for approval by the Town of Stallings or NCDOT.
2. The alignment of internal private drives, vehicular circulation areas, and driveways are subject to minor modification during the permitting process to accommodate change in traffic patterns, parking layouts, and/or any adjustments required by the Town of Stallings or NCDOT.
3. Streetscape will be dedicated to the Town.
4. Roads, alleys, and parking areas within the development will remain privately owned and maintained.

V. Environmental Features

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

VI. Signage

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

VII. Binding Effect of the Rezoning Documents and Definitions

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

Vote and Statement of Consistency & Reasonableness



□ Step 1.

- Motion to recommend [Approval/Denial](#) for CZ25.02.03.

□ Step 2.

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

□ Step 3.

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



**PLANNING
& ZONING**
TOWN of STALLINGS

Questions?



Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ25.02.03

REQUEST: The applicant, MONA T LLC, is requesting a conditional rezoning to CZ-TC for a 2.63-acre site (parcels 07129296B and 07129296C) to allow development for 12-shopfront units and 23 Townhomes in Town Center.

WHEREAS, The Town of Stallings Town Council, hereafter referred to as the “Town Council”, adopted the 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 zoning amendment is **consistent/inconsistent** and **reasonable/unreasonable** 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/Denies** the proposed amendment and stated that the Town Council finds and determines that the zoning amendment is **consistent/inconsistent** and **reasonable/unreasonable** with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan for the following reasons:

- 1) The request aligns with the Comprehensive Land Use Plan.
- 2) The proposed use supports the Town Center Future Land Use designation.
- 3) The combination of commercial and residential uses is consistent with the adopted Town Center Small Area Plan.
- 4) The inclusion of a Streetscape Design aligns with the Stallings Streetscape Design Standards and Details Plan.

Adopted this the __ day of _____, 2025

Mayor

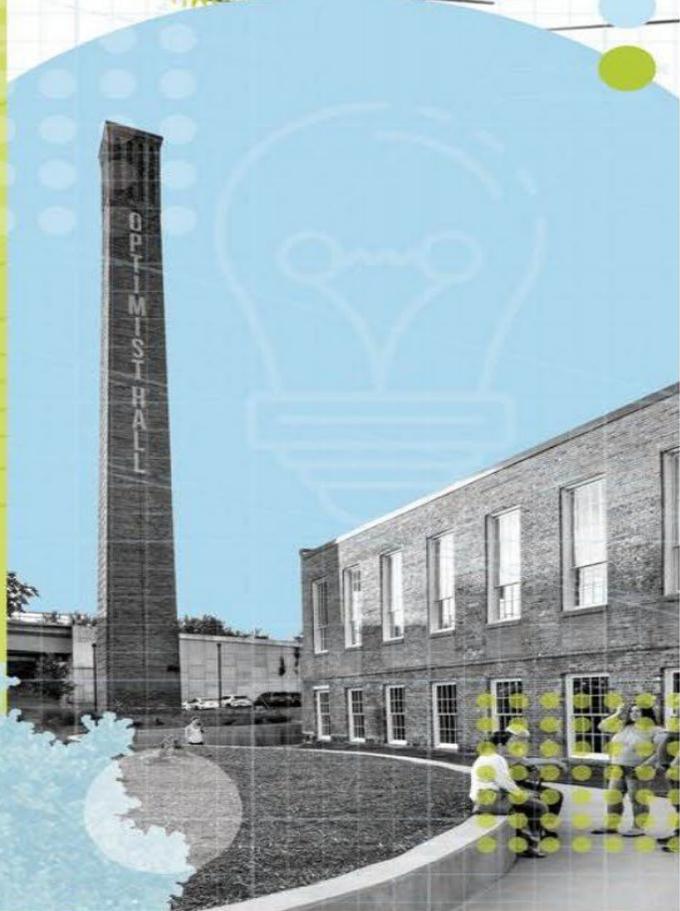
Attest:

Town Clerk

URBAN DESIGN PARTNERS



TRANSFORMING COMMUNITIES
THROUGH COLLABORATIVE DESIGN



TOWN COUNCIL PRESENTATION

July 14, 2025

AGENDA

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



ZONING INFORMATION

CASE NUMBER: CZ25.02.03 – PLEASANT PLAINS CZ

CASE TYPE: CONDITIONAL REZONING

APPLICANT: MONA-T LLC, ARMON MOWLAVI

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

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

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



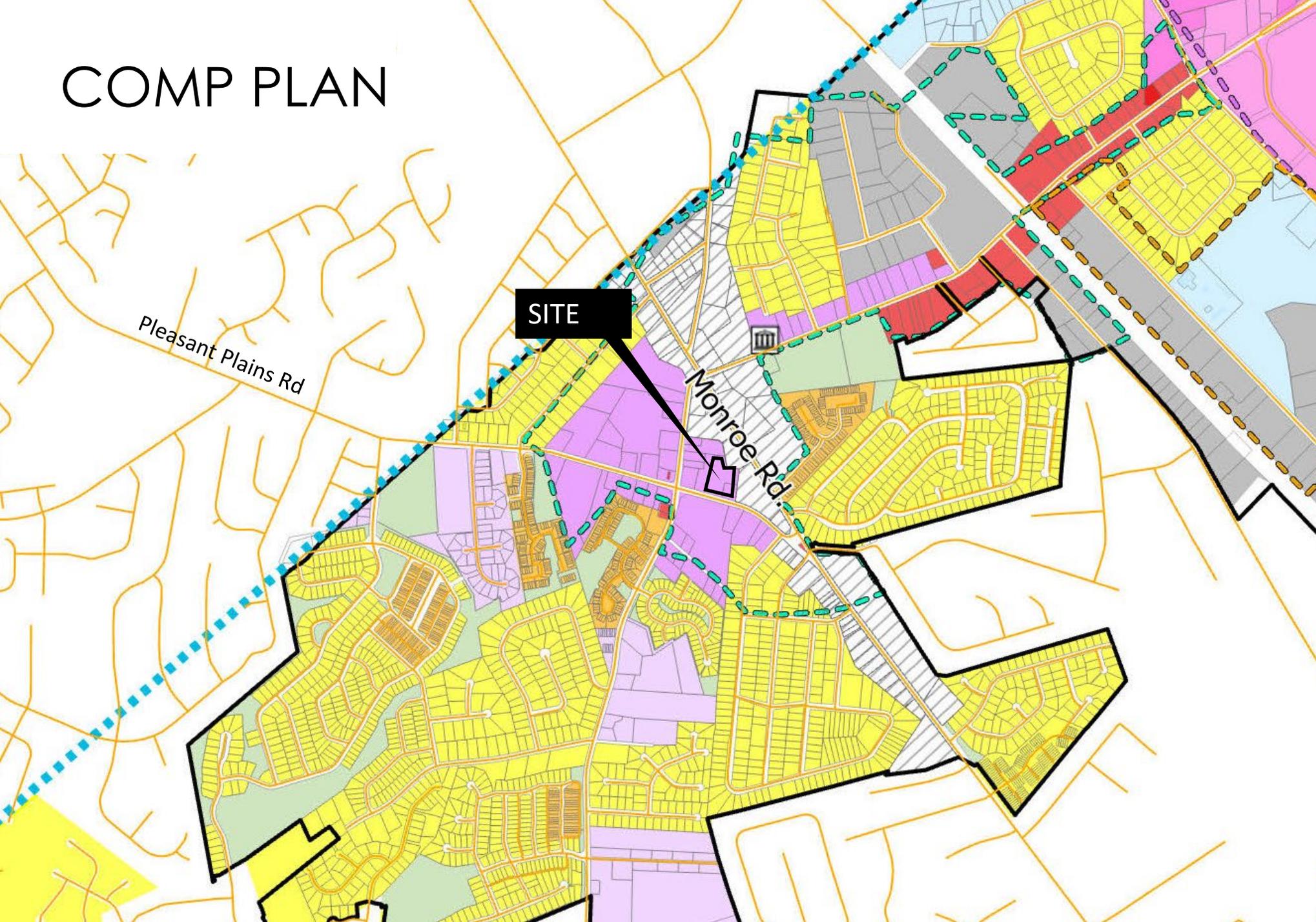
COMP PLAN

Town of Stallings Future Land Use Map

**Effective Date:
March 25, 2024**

Legend

- County Line
- Town of Stallings Boundary
- Small Area Plans
 - Chestnut Lane
 - Idlewild Road Corridor
 - Monroe Bypass
 - Smith Farm Business District
 - Stallings Downtown
 - Stallings Elementary School Node
- Future Land Use Plan Place Types
 - Town Center
 - Walkable Activity Center
 - Walkable Neighborhood
 - Suburban Commercial Ctr.
 - Suburban Office Center
 - Multi-Family Neighborhood
 - Single-Family Neighborhood
 - Open Space
 - Civic Space
 - Industrial Center
 - NCDOT Right of Way
- Stallings Landmarks
 - Town Hall
 - Stallings Elementary School
 - Atrium Hospital



TOWN CENTER (TC)

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

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

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

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



SHOP-FRONT

COMMERCIAL LOT & BLDG TYPE

Is a small-scale structure that can accommodate a variety of uses, including retail, restaurant, light commercial, and residential uses above.

A group of shop-front buildings can be combined to form a mixed- use neighborhood center.

Hotels, inns, and conference centers may be placed in shop-front or mixed- use buildings.

Structures shall be designed to encourage pedestrian activity and interest.



SHOP-FRONT CHARACTER IMAGERY

Blended Architectural Style

Contextual Scale: Pedestrian, Street, & Building

Visibility and Foot Traffic is Imperative

Emphasis on Customer Experience

- Street Activation
- Comfortable and Safe
- Lighting, Seating, Landscape
- Compatible Uses
- Inviting Storefront
- Convenient / Accessible Parking
- Effective Signage / Branding



URBAN
DESIGN
PARTNERS

ARCHITECTURAL PRECEDENT

The architecture of most homes in Stallings, NC, reflects a mix of **traditional suburban** styles with a focus on comfort and functionality

Predominant features include **covered porches, brick or stone facades, board-and-batten & vinyl siding**

Residential Character

- Traditional homes: single story, brick, traditional floor plans, large front yards
- New homes: two-story, brick and/or siding, open floor plans, layout efficiency, modern design motifs



ATTACHED HOUSE

LOT TYPE & BLDG STANDARDS

The attached house is a row-house, a Town house, or a duplex.

Groups of attached house buildings that are not integrated into a pedestrian oriented mixed-use urban pattern shall not be permitted within Stallings.

Attached house structures should complement the neighborhood through their design, location on the site, and building materials.



ATTACHED HOUSE

CHARACTER IMAGERY

Two & Three Story Townhomes

Blended Building Materials

Covered Porches

Front Load & Rear Load

Well Connected



INITIAL SITE PLAN



SITE DATA	
ACRES:	± 2.63 AC
PIN:	07129296B,07129296C
EXISTING ZONING:	TC (TOWN CENTER)

DEVELOPMENT SUMMARY	
PROPOSED ZONING:	CZ (CONDITIONAL ZONING)
MAXIMUM DENSITY:	24 UNITS/AC
PROPOSED USE:	SHOP FRONT & ATTACHED RESIDENTIAL
SETBACKS:	
• FRONT:	0'-10' FROM EDGE OF SIDEWALK
• SIDE:	0'
• REAR:	8'
MAX BUILDING HEIGHT:	25'
RESIDENTIAL:	23 DU TOTAL
• TOWNHOMES (BUILDINGS 1-4):	23 UNITS
COMMERCIAL:	11,515 SF TOTAL
• SHOP FRONT (BUILDING 5):	7 (7,060 SF TOTAL)
• SHOP FRONT (BUILDING 6):	5 (4,455 SF TOTAL)
PARKING:	PER ORDINANCE
• REQUIRED:	41 SPACES
» RETAIL:	18 SP (1.5 SP/1000 SF)
» RESIDENTIAL:	23 SP (1 SP/1 DU)
• PROPOSED:	
» RETAIL:	PER ORDINANCE
» RESIDENTIAL:	PER ORDINANCE
TREE CONSERVATION AREA:	N/A

- NOTES**
1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
 2. THIS EXHIBIT WAS PREPARED USING AVAILABLE RECORD INFORMATION, GIS MAPS, RECORD PLANS, AERIAL IMAGERY, AND LAND RECORDS.
 3. THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY LOCAL AND STATE PLANNING AND ENGINEERING REVIEW AGENCIES.
 4. THE WORK OF THIS PRODUCT IS THE PROPERTY OF URBAN DESIGN PARTNERS, PLLC. NO USE OR REPRODUCTION OF THIS PLAN IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM URBAN DESIGN PARTNERS, PLLC.
 5. SETBACKS ARE BY THE LOT/BUILDING TYPE STANDARDS AND THEN BY ZONING DISTRICT. TC HAS A 0'-10' BUILD-TO-LINE OFF EDGE OF SIDEWALK.
 6. ACCORDING TO STALLINGS ORDINANCE, TOWN CENTER ZONING DISTRICT REQUIRES THAT A BUILD-TO-LINE FROM ANY STREET BE 0'-10' OFF EDGE OF SIDEWALK PER SECTION 13.6-1 OF THE STALLINGS ORDINANCE. OR THE AVERAGE ALIGNMENT OF EXISTING BUILDINGS WITHIN THE SAME BLOCK AND SAME SIDE OF THE STREET, PROVIDED THAT BUILDINGS WITH GREATER THAN 6' OF DEVIATION SHALL NOT BE CONSIDERED IN THIS COMPUTATION. UNDER NO CONDITIONS SHALL A BUILDING BE PERMITTED WITHIN THE PUBLIC RIGHT OF WAY.

PROPOSED SITE PLAN

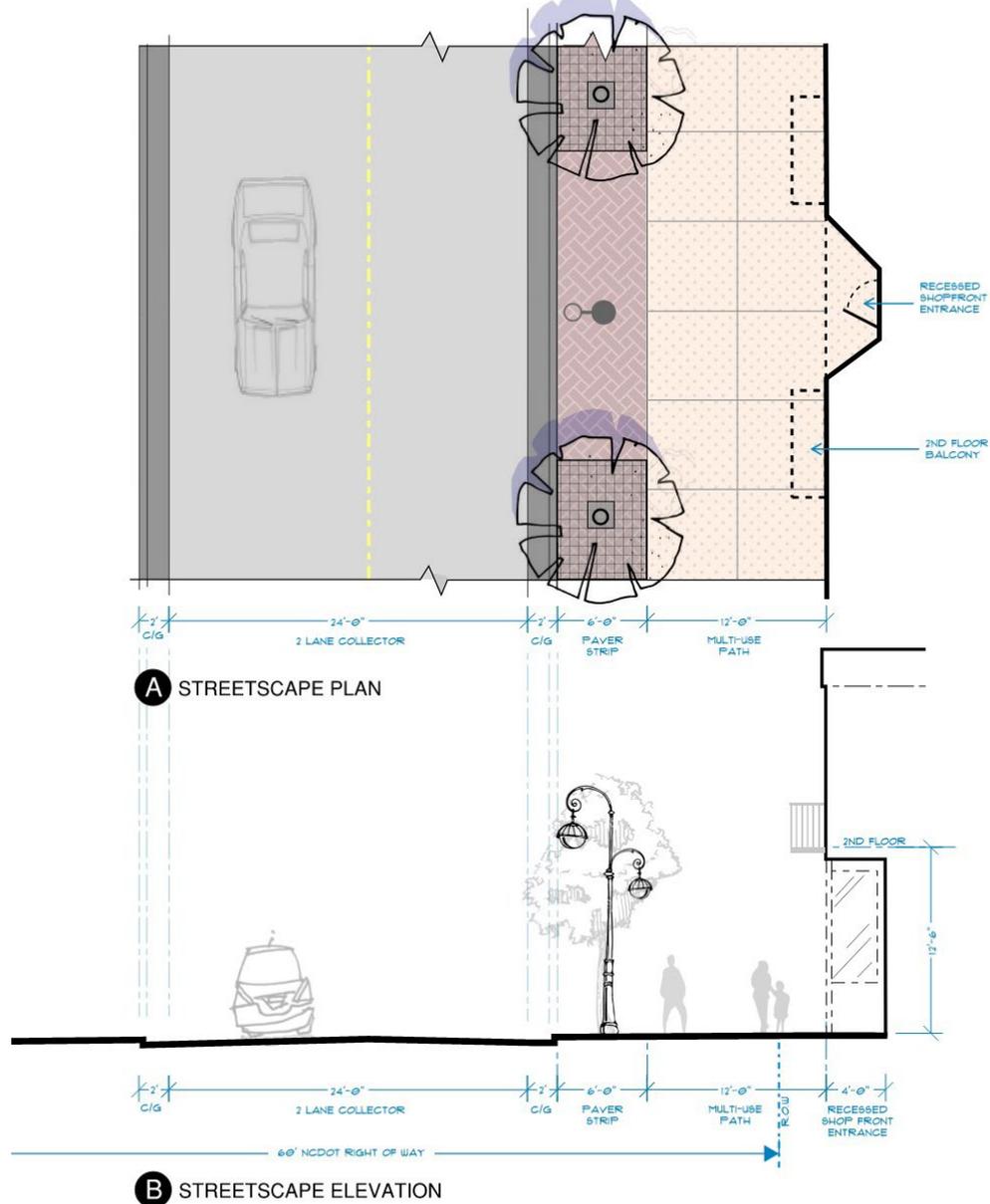


SITE DATA	
ACRES:	± 2.63 AC
PIN:	07129296B,07129296C
EXISTING ZONING:	TC (TOWN CENTER)

DEVELOPMENT SUMMARY	
PROPOSED ZONING:	CZ (CONDITIONAL ZONING)
MAXIMUM DENSITY:	24 UNITS/AC
PROPOSED USE:	SHOP FRONT & ATTACHED RESIDENTIAL
SETBACKS:	<ul style="list-style-type: none"> FRONT: 0'-10' FROM EDGE OF RIGHT-OF-WAY SIDE: 0' REAR: 8'
MAX BUILDING HEIGHT:	45'
RESIDENTIAL:	32 DU TOTAL
	<ul style="list-style-type: none"> TOWNHOMES: 20 UNITS RESIDENTIAL LOFTS: 12 UNITS
COMMERCIAL:	<ul style="list-style-type: none"> SHOP FRONT: 12 UNITS (9,720 SF TOTAL)
PARKING:	PER ORDINANCE
	<ul style="list-style-type: none"> REQUIRED: 47 SPACES RETAIL: 15 SP (1.5 SP/1000 SF) RESIDENTIAL: 32 SP (1 SP/1 DU)
	<ul style="list-style-type: none"> PROPOSED: 73 TOTAL SPACES RETAIL: 15 SPACES FLEX / VISITOR: 6 SPACES RESIDENTIAL: 20 DRIVEWAY SPACES, 12 RESIDENTIAL LOFT SPACES, 20 SURFACE SPACES
TREE CONSERVATION AREA:	N/A

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



VOLUME AND USE ARE BIG CONSIDERATIONS FOR SIDEWALK DESIGN

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

BLDG HEIGHT TO STREET WIDTH RATIO

one unit of building height to three units of street width

- 1:3 RATIO IS RULE OF THUMB
- 1:1 IS VERY URBAN
- 1:4 IS CAR CENTRIC



C VIEW LOOKING NORTH







TRANSFORMING COMMUNITIES
THROUGH COLLABORATIVE DESIGN



ANTICIPATED TIMELINE

REZONING PROCESS

COMMUNITY MEETING: APRIL 1ST

SUBCOMMITTEE: MAY 27

PLANNING BOARD: JUNE 17

TOWN COUNCIL: JULY 14

TENTATIVE MEETING SCHEDULE, SUBJECT TO CHANGE



THANK YOU





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

APPLICATION INFORMATION	
Date Filed:	
Application #:	
Fee Paid:	

ATTN: MAX HSIANG

REZONING APPLICATION

*Please reference the Fee Schedule for cost.

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

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

Property Information	
Physical Property Address:	3919 Pleasant Plains Road and 3927 Pleasant Plains Road
Description of Rezoning:	Conditional Rezoning to accommodate the proposed residential building types within the existing Town Center (TC) zoning district.
Parcel #:	07129296B & 07129296C
Total Acreage:	2.63 Acres
Property Owner(s):	MONA-T LLC
Owner(s) Address (if different from submittal address):	MONA-T LLC, Mailing Address: 3919 PLEASANT PLAINS RD MATTHEWS, NC 281045955
Phone:	704-254-3586
Email:	amowlavi32@gmail.com
If applicant is different than owner:	
Applicant Name:	
Applicant Address:	
Applicant Phone:	
Applicant Email:	

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

Owner/Applicant Statement:

I hereby certify that all information provided in this application is accurate to the best of my knowledge, and I acknowledge compliance with all requirements of the Town of Stallings Ordinances.

Signature (Owner or Owner Representative):

Date: 2-24-2025

Signature of Zoning Official:

Date:



1213 W morehead st ste 450
charlotte, nc 28208
P 704.334.3303
urbandesignpartners.com

nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

02/28/2025

Frank Atooji
MONA-T, LLC
3919 Pleasant Plains Rd.
Matthews, NC 28104

Pleasant Plains Mixed Use
Rezoning Site Plan
3919 Pleasant Plains Rd. Matthews, NC 28104

NO.	DATE:	BY:	REVISIONS:
NO. 1	07-08-2025		Rezoning Site Plan Revisions

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

RZ-2.0

DEVELOPMENT SUMMARY

TAX PARCEL ID: 07129296B, 07129296C
TOTAL SITE AREA: 2.63 ACRES (114,562 SF)
EXISTING ZONING: TC - TOWN CENTER
PROPOSED ZONING: CZ-CONDITIONAL ZONING

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

PROPOSED USE: SHOP FRONT COMMERCIAL & ATTACHED RESIDENTIAL

MAX BUILDING HEIGHT: 45 FEET
MAX DENSITY: 24 UNITS / ACRE

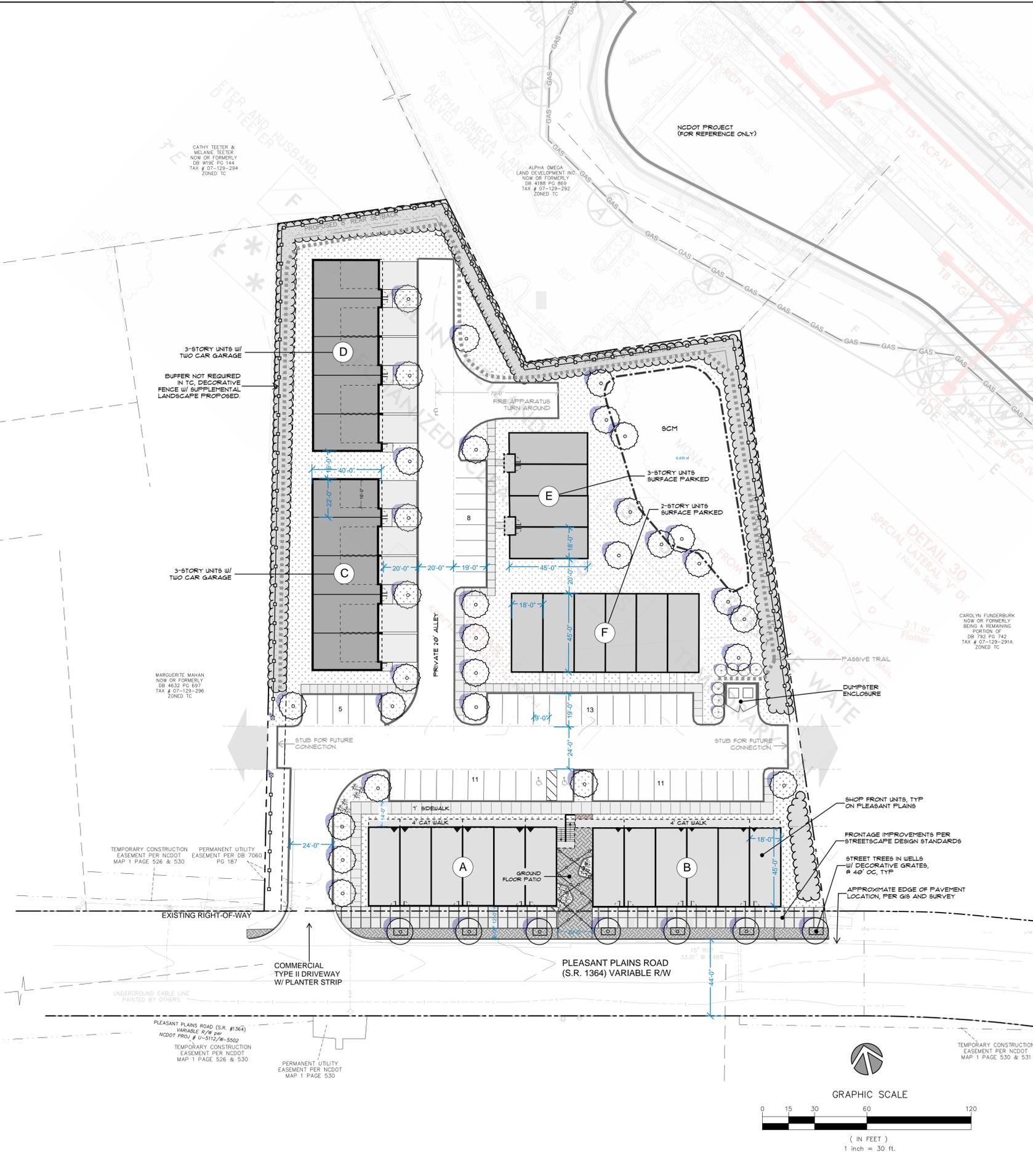
UNIT TAKEOFFS:
12 UNITS = 9,720 SF
12 RESIDENTIAL LOFTS
20 TOWNHOME UNITS

REQUIRED PARKING = 47 SPACES
RETAIL: 1.5 SPACES / 1000 SF = 15 SPACES
RESIDENTIAL: 1 / UNIT = 32 SPACES

PROPOSED PARKING = 73 SPACES
15 DEDICATED SHOP FRONT SPACES
12 RESI LOFT SPACES
6 VISITOR / OVERFLOW SPACES
20 DRIVEWAY SPACES
20 SURFACE SPACES

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

- (A) (6) SHOP FRONT UNITS = 4860 SF
(6) 2ND FLOOR RESIDENTIAL LOFT UNITS @ 810 SF EACH
- (B) (6) SHOP FRONT UNITS = 4860 SF
(6) 2ND FLOOR RESIDENTIAL LOFT UNITS @ 810 SF EACH
- (C) (5) 3-STORY TOWNHOMES = 2,280 SF EACH W/ 2-CAR GARAGE
- (D) (5) 3-STORY TOWNHOMES = 2,280 SF EACH W/ 2-CAR GARAGE
- (E) (4) 3-STORY TOWNHOMES = 2,430 SF EACH, SURFACE PARKED
- (F) (6) 2-STORY TOWNHOMES = 1,620 SF EACH, SURFACE PARKED



I. General Provisions

- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by MONA-T, LLC (the "Petitioner") to accommodate redevelopment on an approximately 2.63-acre site located at 3919 and 3927 Pleasant Plains Road in the Town of Stallings, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 07129296B and 07129296C.
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- Non-Residential uses are intended to activate the Pleasant Plains Road street frontage and shall comply with the Shop Front Building Type Standards, identified in Section 9.6 of the ordinance.
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 - Health and Wellness – Establishments offering services aimed at physical and mental well-being, including fitness centers, yoga studios, massage therapy, physical therapy, and wellness coaching.
 - Creative Studios – Spaces for artistic creation and production, including photography, painting, graphic design, music, or other creative industries.
 - Event or Meeting Spaces – Facilities available for hosting small community events, conferences, and meetings.
- Prohibited uses include vape shops, tobacco sales, CBD retailers, smoke shops, hookah lounges, and similar businesses.

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

III. Site Specific Standards for Consideration

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

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

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

IV. Transportation

- Vehicular access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and as required for approval by the Town of Stallings or NCDOT.
- The alignment of internal private drives, vehicular circulation areas, and driveways are subject to minor modification during the permitting process to accommodate change in traffic patterns, parking layouts, and/or any adjustments required by the Town of Stallings or NCDOT.
- Streetscape will be dedicated to the Town.
- Roads, alleys, and parking areas within the development will remain privately owned and maintained.

V. Environmental Features

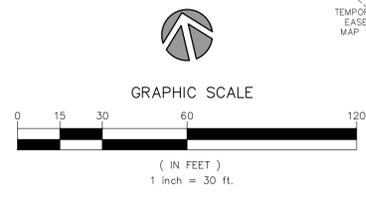
- The petitioner shall comply with the Town of Stallings / Union County approved and adopted Post Construction Stormwater Ordinance.

VI. Signage

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

VII. Binding Effect of the Rezoning Documents and Definitions

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





PROPOSED BUILDING DATA

- (A) (6) SHOP FRONT UNITS = 4860 SF
- (B) (6) 2ND FLOOR RESIDENTIAL LOFT UNITS @ 810 SF EACH
- (C) (6) SHOP FRONT UNITS = 4860 SF
- (D) (6) 2ND FLOOR RESIDENTIAL LOFT UNITS @ 810 SF EACH
- (E) (5) 3-STORY TOWNHOMES = 2,280 SF EACH W/ 2-CAR GARAGE
- (F) (5) 3-STORY TOWNHOMES = 2,280 SF EACH W/ 2-CAR GARAGE
- (G) (4) 3-STORY TOWNHOMES = 2,430 SF EACH, SURFACE PARKED
- (H) (6) 2-STORY TOWNHOMES = 1,620 SF EACH, SURFACE PARKED

SITE DATA

ACRES: ± 2.63 AC

PIN: 07129296B, 07129296C

EXISTING ZONING: TC (TOWN CENTER)

DEVELOPMENT SUMMARY

PROPOSED ZONING: CZ (CONDITIONAL ZONING)

MAXIMUM DENSITY: 24 UNITS/AC

PROPOSED USE: SHOP FRONT & ATTACHED RESIDENTIAL

SETBACKS:

- FRONT: 0'-10' FROM EDGE OF RIGHT-OF-WAY
- SIDE: 0'
- REAR: 8'

MAX BUILDING HEIGHT: 45'

RESIDENTIAL: 32 DU TOTAL

- TOWNHOMES: 20 UNITS
- RESIDENTIAL LOFTS: 12 UNITS

COMMERCIAL:

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

PARKING: PER ORDINANCE

- REQUIRED: 47 SPACES
- RETAIL: 15 SP (1.5 SP/1000 SF)
- RESIDENTIAL: 32 SP (1 SP/1 DU)

- PROPOSED: **73 TOTAL SPACES**
- RETAIL: 15 SPACES
- FLEX / VISITOR: 6 SPACES
- RESIDENTIAL: 20 DRIVEWAY SPACES
- RESIDENTIAL LOFT SPACES
- 20 SURFACE SPACES

TREE CONSERVATION AREA: N/A

- NOTES**
1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
 2. THIS EXHIBIT WAS PREPARED USING AVAILABLE RECORD INFORMATION, GIS MAPS, RECORD PLANS, AERIAL IMAGERY, AND LAND RECORDS.
 3. THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY LOCAL AND STATE PLANNING AND ENGINEERING REVIEW AGENCIES.
 4. THE WORK OF THIS PRODUCT IS THE PROPERTY OF URBAN DESIGN PARTNERS, PLLC. NO USE OR REPRODUCTION OF THIS PLAN IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM URBAN DESIGN PARTNERS, PLLC.
 5. SETBACKS ARE BY THE LOT/BUILDING TYPE STANDARDS AND THEN BY ZONING DISTRICT. TC HAS A 0'-10' BUILD-TO-LINE OFF EDGE OF SIDEWALK.
 6. ACCORDING TO STALLINGS ORDINANCE, TOWN CENTER ZONING DISTRICT REQUIRES THAT A BUILD-TO-LINE FROM ANY STREET BE 0'-10' OFF EDGE OF SIDEWALK PER SECTION 13.6-1 OF THE STALLINGS ORDINANCE. OR THE AVERAGE ALIGNMENT OF EXISTING BUILDINGS WITHIN THE SAME BLOCK AND SAME SIDE OF THE STREET, PROVIDED THAT BUILDINGS WITH GREATER THAN 6' OF DEVIATION SHALL NOT BE CONSIDERED IN THIS COMPUTATION. UNDER NO CONDITIONS SHALL A BUILDING BE PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY.

Community Meeting Minutes

April 1, 2025, 6:00 – 6:45 pm at Stallings Town Hall

CZ25.02.03 - Pleasant Plains Mixed Use

Purpose: Fulfillment of the required community meeting for the pursued Rezoning from TC to CZ-TC to accommodate up to 12 shop-front commercial units with upper floor residential and up to 23 Attached House, townhome units.

Attendees:

Janet Graham: Community

Katie King: Town of Stallings

Sandra Adcock: Community

Armon Mowlavi: Applicant

Josh Jolley: Community

Eddie Mowlavi: Applicant

Max Hsiang: Town of Stallings

Steven Singleton: Urban Design Partners

The applicant's consultant, Urban Design Partners (UDP), welcomed attendees, briefly touched on the agenda and moved relatively unimpeded through the presentation.

Questions posed during the meeting included those below:

1. Question: Will there be parking on Pleasant Plains?
Response: No, parking will be permitted by NCDOT on Pleasant Plains
2. Question: What are Pleasant Plains traffic counts?
Response: UDP indicated average daily traffic counts were available online from NCDOT, though current number was not known during the meeting
3. Question: When will Potter Road construction be completed?
Response: The anticipated completion date is June 2026, per latest project update
4. Question: Concern over removal of existing trees and impacts to wildlife (*posed by two attendees after the meeting, outside town hall*)
Response: UDP shares the sentiment and always attempts to minimize disturbance when possible.

- a. Subject property has some existing trees on the western edge, also the low point of the site.
- b. Many trees are anticipated to be removed though much of the eastern property line will be preserved to comply with the landscape buffer.

Disclaimer: *These meeting minutes summarize discussions from the rezoning community meeting and are provided for informational purposes only. They do not represent official decisions or legally binding commitments. While every effort has been made to ensure accuracy, errors or omissions may occur. Attendees are encouraged to verify details independently before relying on this summary for decision-making.*



MEMO

To: **Mayor and Town Council**
From: Katie King, Senior Planning Technician
Date: July 14th, 2025
RE: **RZ25.03.01 – Lawrence Daniel Rezoning Request**

Overview:

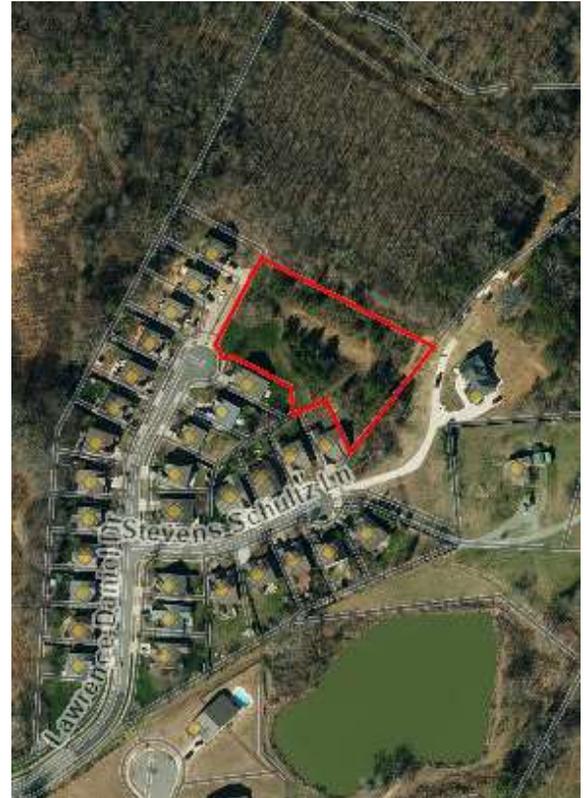
The purpose of this memo is to provide details regarding the general rezoning request for 0 Lawrence Daniel Dr. The request seeks to rezone the 1.216-acre property from Mixed-Use 1 (MU-1) to Multi-Family Transitional (MFT). It is important to note that the MFT district does not allow for the development of multi-family housing, only single-family detached homes.

Property Details:

- **Address:** 0 Lawrence Daniel Dr
- **Parcel Number:** #07075291
- **Parcel Size:** 1.216 Acres
- **Current Zoning:** Mixed-Use 1 (MU-1)
- **Proposed Zoning:** Multi-Family Transitional (MFT)
- **Existing Use:** Vacant

Key Considerations:

- The original 10.7-acre parcel was recently subdivided prior to applying for the rezoning of the smaller parcel.
- The applicant, Davis Marsh, has requested this general rezoning with the intent to protect the existing neighborhood.
- The property is accessible by the Lawrence Daniel Dr cul-de-sac in the Woodbridge neighborhood.
- The rezoning would allow for single-family residential use and other incidental uses.



Future Land Use:

- The future land use for this property is Suburban Single-Family Neighborhood.
- This property is also included in the Idlewild Road Small Area Plan and is shown as Single-Family.

Staff Assessment:

- The proposed rezoning aligns with our future land use and small area plans.
- The request also preserves the character of the Woodbridge neighborhood by requesting a zoning district that matches that of the neighborhood.

Staff Recommendation:

Staff recommends approval of the general rezoning request RZ25.03.01.



General Rezoning Application
RZ25.03.01 – 0 Lawrence Daniel Dr

06.17.2025

Staff Report | Planning Board



Request

□ General Rezoning Request

Applicant, Davis Marsh, submitted a general rezoning request from **Mixed- Use 2 (MU-2)** to **Multi-Family Transitional (MFT)** at the location at parcel ID #07075291A, a property 1.126 acres in size at 0 Lawrence Daniel Dr.

**Neighborhood Meeting:
04/29/2025**



**Planning Board:
06/17/2025**



**Town Council Hearing:
07/14/2025**

Aerial & Streetview

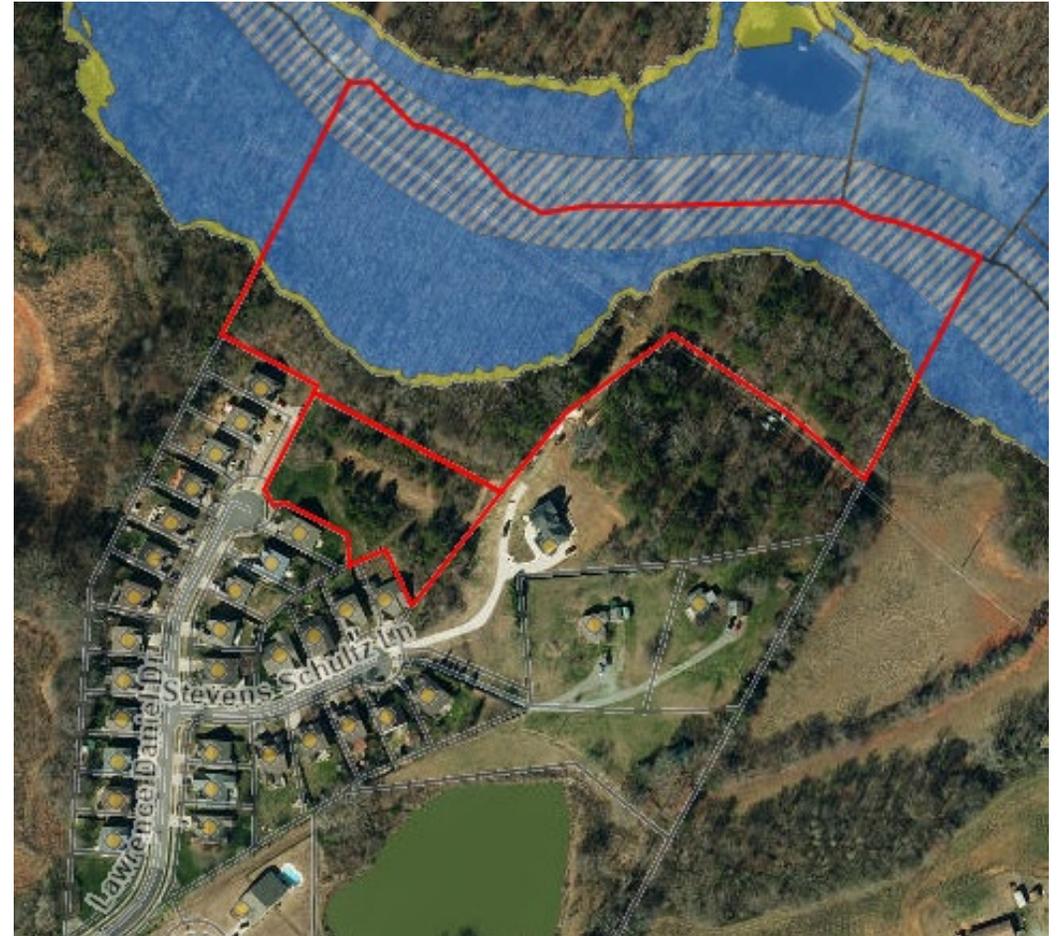




History

- This property was recently subdivided into two separate parcels prior to applying for the rezoning.
- The rear acreage of the original parcel contains a considerably large floodplain and is mostly undevelopable.
- This rezoning only applies to the newly subdivided parcel with access to Lawrence Daniel Dr.

Original Parcel:





More History

- In 2018, the Town of Stallings adopted a new Development Ordinance, which rezoned this property from R10 (medium-density residential) to MU-2 (mixed-use). This zoning change allowed for more commercial development on the land.
- This property connects to the Woodbridge neighborhood by an access point on Lawrence Daniel Dr. Prior to the zoning change in 2018, the entire Woodbridge neighborhood was also zoned R10 (now MFT).

2017 Zoning:

STALLINGS ZONING DISTRICT

BC
CUGR
CUNRD
CUOLR
CZ
GC
GR
HI
LI
MFR
MR
NRD
OLR
R10
R15
R20
TC
MH1 Manufactured Home
MH2 Manufactured Home



Project Summary

Location:

- 0 Lawrence Daniel Dr

Ownership:

- Douglas Marsh

Current Zoning:

- MU-2

Existing Use:

- Vacant

Site/Project Size:

- 1.126 acres

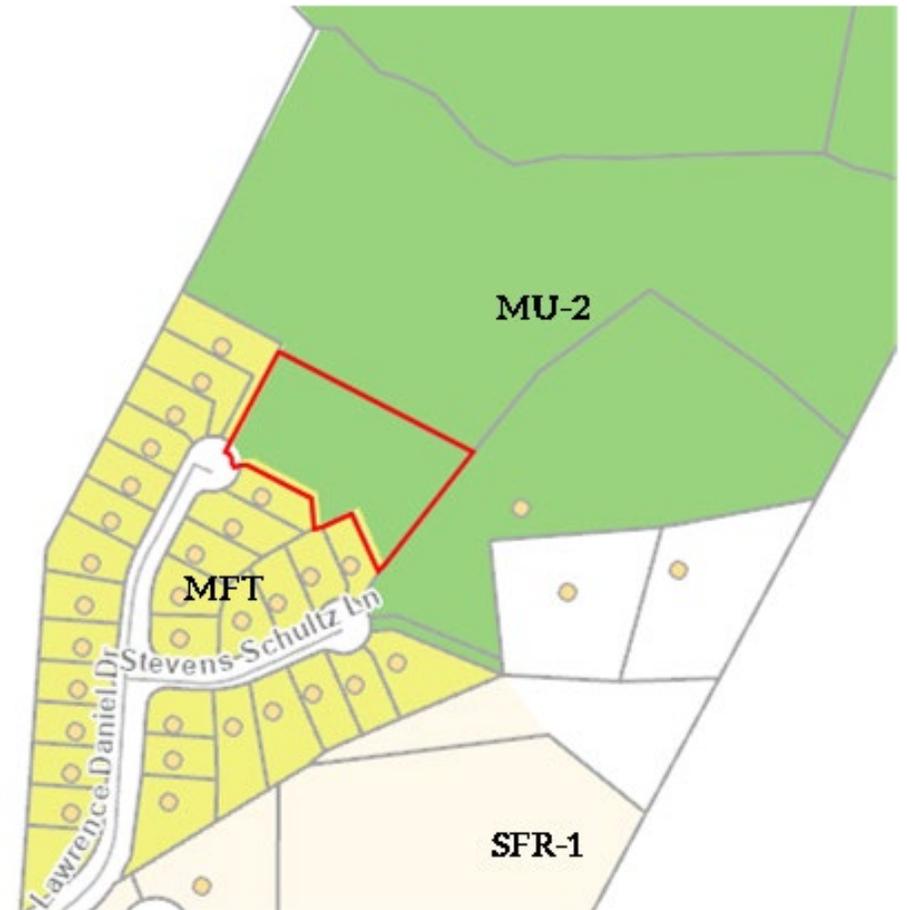
Traffic Generation:

- N/A

Current Zoning:

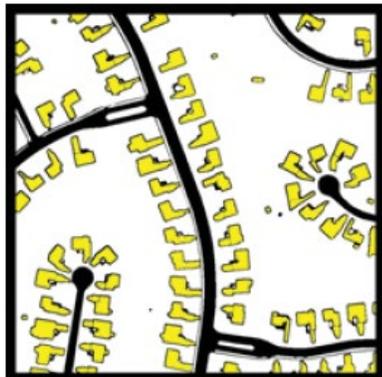
Stallings Zoning

- AG
- SFR-1
- SFR-2
- SFR-3
- MFT
- TC
- CIV
- MU-1
- MU-2
- C-74
- CP-485
- VSR
- IND
- BC
- CZ





Future Land Use



Suburban Single-Family Neighborhood

Suburban single-family residential neighborhoods are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large-lot, low-density single-family homes to denser formats of smaller single-family detached homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers.



Primary Land Uses

- Single-Family Detached Home

Secondary Land Uses

- Community Park
- Community Center / Pool and Recreational Facilities
- Natural Areas



FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	50 – 75%
Residential Density	1.0 – 6.0 DU/ac
Non-Residential Intensity	N/A
Prevailing Building Height	1 - 2 Stories
Average Dwelling Unit Size	1,500 – 5,000 SF
Avg. Non-Resid. Building Size	varies
Transportation Choices	Auto
Typical Block Length	800 – 1,500 LF
Open Space Elements	Greenway/Natural Areas
Street Pattern	Curvilinear
Street Connectivity	Low/Medium
Parking Provisions	Private Driveway
Typical Street Cross Section	Rural/Suburban/Urban

Future Land Use Plan Place Types

- Town Center
- Walkable Activity Center
- Walkable Neighborhood
- Suburban Commercial Ctr.
- Suburban Office Center
- Multi-Family Neighborhood
- Single-Family Neighborhood
- Open Space
- Civic Space
- Industrial Center
- NCDOT Right of Way



Idlewild Road Small Area Plan





Staff Recommendation

- Staff recommends approval of RZ25.03.01 to rezone the property to Multi-Family Transitional (MFT). This rezoning will make the property consistent with the current Future Land Use Plan and Small Area Plan.
- This rezoning will:
 - Create a seamless transition between the adjacent MFT zoned neighborhood and align with approved plans.
 - Protect the character of the Woodbridge neighborhood by removing the potential for future commercial development.
- Staff understands the residents concerns about traffic and property values but believes that this rezoning will allow for the greatest use of the land with the smallest impact to the surrounding area.

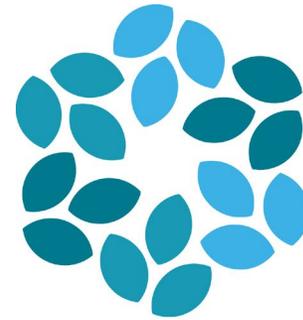
Vote and Statement of Consistency & Reasonableness



- **Step 1.**
 - Motion to recommend [Approval/Denial](#) for RZ25.03.01.

- **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.**
 - Example reasoning:
 - The rezoning helps increase the number of commercial business opportunities in the Town per the Town of Stallings Economic Development Plan.



**PLANNING
& ZONING**
TOWN of STALLINGS

Questions?



Statement of Consistency and Reasonableness

ZONING AMENDMENT: RZ25.03.01

REQUEST: Davis Marsh is requesting a general rezoning of the property located at 0 Lawrence Daniel Dr, identified as case RZ25.03.01, from MU-2 (Mixed Use-2) to MFT (Multi-Family Transitional).

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 recommends APPROVING/DENYING the proposed text amendment, finding it consistent/inconsistent and reasonable/unreasonable with the Comprehensive Land Use Plan's goals of promoting quality development and adhering to state regulations (NCGS §160D), based on the following reasons:

1. The future land use of single-family residential is consistent with the request.

Recommended this the __ day of _____, 2025.

Mayor

Attest:

Town Clerk



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

APPLICATION INFORMATION	
Date Filed:	
Application #:	
Fee Paid:	

REZONING APPLICATION

*Please reference the Fee Schedule for cost.

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

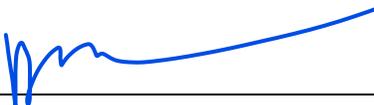
*Please review Article 5 of the Stallings Development Ordinance for requirements on map amendment/rezoning submittals.

Property Information			
Physical Property Address:			
Description of Rezoning:			
Parcel #:		Total Acreage:	
Property Owner(s):			
Owner(s) Address (if different from submittal address):			
Phone:		Email:	
If applicant is different than owner:			
Applicant Name:			
Applicant Address:			
Applicant Phone:		Applicant Email:	

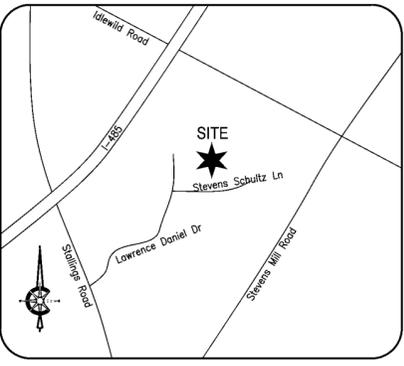
***Disclaimer:** All zoning applications are public records and by providing the above information, you agree that said information can be released to the public by request.

Owner/Applicant Statement:

I hereby certify that all information provided in this application is accurate to the best of my knowledge, and I acknowledge compliance with all requirements of the Town of Stallings Ordinances.

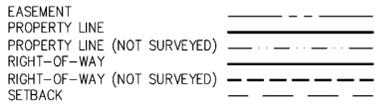
Signature (Owner or Owner Representative):  Date: _____

Signature of Zoning Official: _____ Date: _____



VICINITY MAP
NOT TO SCALE

LINE LEGEND:



LEGEND:

- CGF - COMBINED GRID FACTOR
CP - CALCULATED POINT
D.B. - DEED BOOK
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
NGS - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
PG - PAGE
PIN - PARCEL IDENTIFICATION NUMBER
P.C. - PLAT CABINET
PSDE - PUBLIC STORM DRAINAGE EASEMENT
R/W - RIGHT-OF-WAY
SDE - STORM DRAINAGE EASEMENT
SSE - SANITARY SEWER EASEMENT
(T) - TOTAL

MAP REFERENCES:

D.B. 4763, PG. 68
P.C. I FILE 508-511
P.C. I FILE 552-553
P.C. I, FILE 462

Submitted electronically by Cornerstone Professional Land Surveying in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Union County Register of Deeds

ZONING:

SUBJECT PROPERTY ZONED: MU-2 (MIXED USE 8.4-6)

- MINIMUM LOT AREA: 6,000 SQ.FT.
MINIMUM LOT WIDTH: 40 FT.
MINIMUM FRONT SETBACK: 16 FT.
MINIMUM SIDE SETBACK: 5 FT.
MINIMUM REAR SETBACK: 12 FT.

FOR FURTHER INFORMATION CONTACT THE TOWN OF STALLINGS AT (704) 821-8557.

NOTE: USERS OF THIS PLAT MUST VERIFY ZONING RESTRICTIONS PRIOR TO DEVELOPMENT OF THIS SITE.

GENERAL SURVEY NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PARCEL INTO 1 NEW LOT AS SHOWN AND A REMAINDER LOT.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE NOTED.
5. AREA CALCULATIONS WERE DETERMINED BY COORDINATE COMPUTATION.
6. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
7. BROKEN LINES, UNLESS DESCRIBED WITH A COURSE AND DISTANCE, INDICATE PROPERTY LINES NOT SURVEYED.
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
9. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CORNERSTONE PROFESSIONAL LAND SURVEYING, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
10. A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 3710550000L (ZONE "AE"), DATED FEBRUARY 19, 2014.
11. PUBLIC STORM DRAINAGE EASEMENTS (PSDE) ARE MAINTAINED BY THE TOWN OF STALLINGS AND STORM DRAINAGE EASEMENTS (SDE) ARE MAINTAINED BY PRIVATE PROPERTY OWNERS.
12. THE PURPOSE OF THE (PUBLIC) STORM DRAINAGE EASEMENTS (SDE AND PSDE) ARE TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.

REVIEW OFFICER:

Gus Nichols REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Signed by: Gus Nichols 3/27/2025

TOWN OF STALLINGS CERTIFICATE OF APPROVAL:

THIS PLAT OF MINOR SUBDIVISION MEETS THE REQUIREMENTS OF THE TOWN OF STALLINGS DEVELOPMENT ORDINANCE AS OF THIS 27 DAY OF MARCH, 2025 AND IS HEREBY APPROVED CONDITIONED UPON THE PLAT BEING REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS WITHIN SIXTY (60) DAYS OF SUCH APPROVAL AND RECEIPT OF RECORD ACCOMPANIED BY A PLAT PRESENTED TO THE TOWN OF STALLINGS PLANNING SERVICES DEPARTMENT.
DocuSigned by: Maja Hsiang 3/27/2025

CERTIFICATE OF OWNERSHIP AND DEDICATION

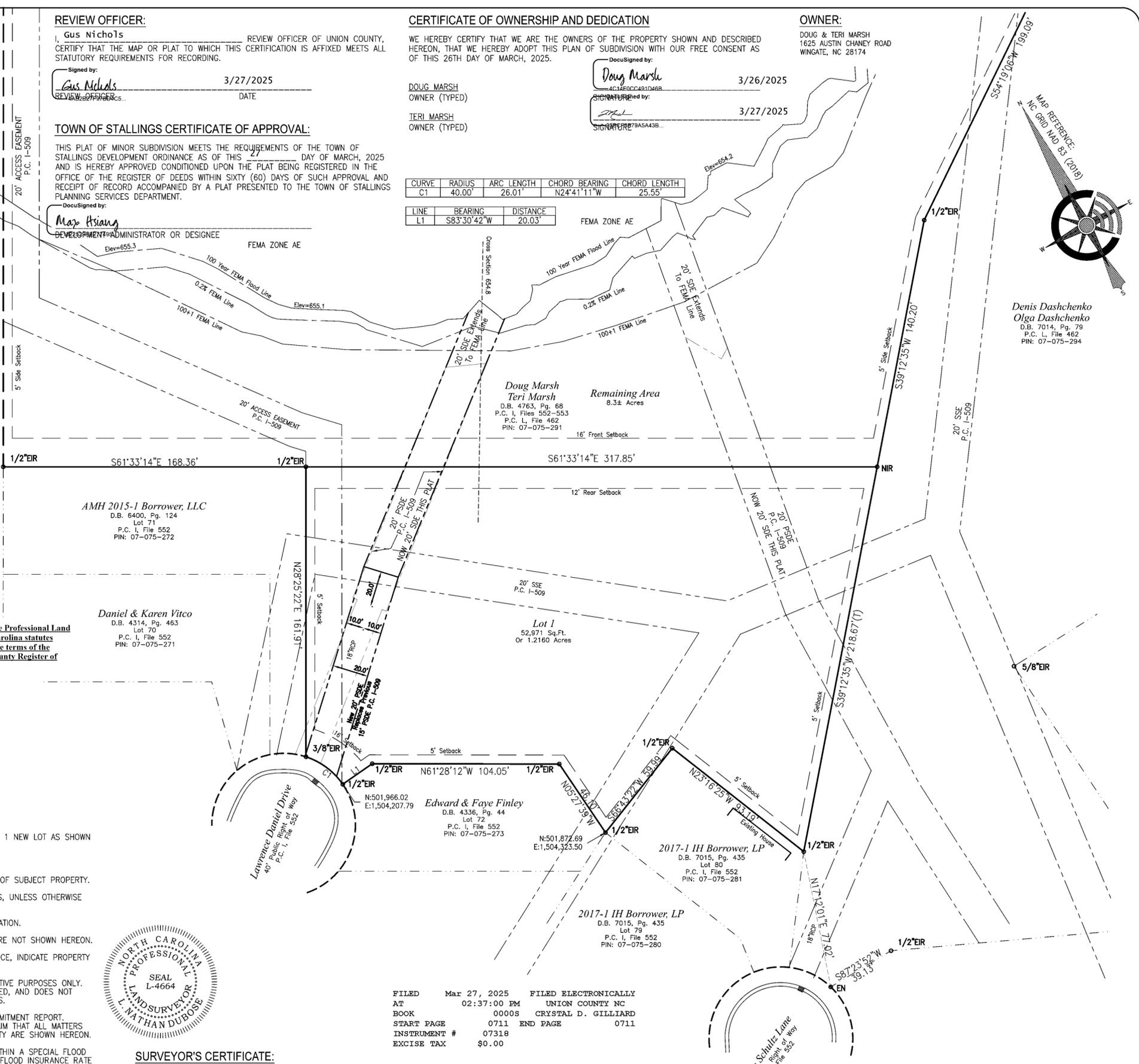
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AS OF THIS 26TH DAY OF MARCH, 2025.
DocuSigned by: Doug Marsh 3/26/2025
DocuSigned by: Teri Marsh 3/27/2025

OWNER:

DOUG & TERI MARSH
1625 AUSTIN CHANEY ROAD
WINGATE, NC 28174

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Row 1: C1, 40.00', 26.01', N24°41'11"W, 25.55'

Table with columns: LINE, BEARING, DISTANCE. Row 1: L1, S83°30'42"W, 20.03'



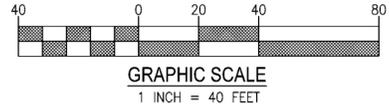
SURVEYOR'S CERTIFICATE:

I, L. NATHAN DUBOSE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE: D.B. 4763, PG. 68); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE POSITIONAL ACCURACY AS CALCULATED IS 0.10'+50PPM; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 26TH DAY OF MARCH, A.D., 2025.

THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT IS IN ACCORDANCE WITH AN ORDINANCE THAT REGULATES PARCELS OF LAND.
L. NATHAN DUBOSE, PLS (L-4664) DATE 3/26/2025

GPS CERTIFICATION (21 NCAC 56 .1607):

- 1. I, L. NATHAN DUBOSE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: A (0.10'+50ppm)
(2) POSITIONAL ACCURACY: 95% CONFIDENCE LEVEL
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATES OF SURVEY: JANUARY 20, 2025
(5) DATUM/EPOCH: NAD83 (2011), NAVD88
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS NETWORK
(7) GEIOD MODEL: GEIOD18 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.9998527
(9) UNITS: US SURVEY FEET



GRAPHIC SCALE
1 INCH = 40 FEET

New Lot 1 = 52,971 Sq.Ft. or 1.2160 Acres

CORNERSTONE PROFESSIONAL LAND SURVEYING
NC LICENSE NO. P-2533
P.O. BOX 1296, MONROE, NC 28111
TEL. 704-956-5611
www.cornerstonepls.net



MINOR SUBDIVISION PLAT PREPARED FOR:
DOUG AND TERRI MARSH
LAWRENCE DANIEL DRIVE
STALLINGS, UNION COUNTY NORTH CAROLINA
DEED REFERENCE: BOOK 4763, PAGE 68
MAP REFERENCE: P.C. I, FILES 552-553
PARCEL ID: 07-075-291

Table with columns: DATE, SCALE, CREW, DRAWN, CHECKED. Includes drawing revisions table with columns: DATE, DESCRIPTION.

SHEET NUMBER: 1 OF 1

RZ25.03.01 NEIGHBORHOOD MEETING REPORT

Minutes of Meeting – Regarding Rezoning Request RZ25.03.01

Date: April 29th, 2025, 6:00 PM

Location: Stallings Government Center, 321 Stallings Rd

Attendees: See Sign-in Sheet

Presenters: Davis Marsh, Doug Marsh, Katie King

Overview

The meeting was held to discuss a rezoning request (RZ25.03.01) for a 1.2-acre property located off Lawrence Daniel Drive in Stallings, NC, behind the Woodbridge community. The current zoning of the lot is Mixed-Use 2, and the request is to rezone it to Multi-Family Transitional (MFT) to align with the adjacent neighborhood.

Davis Marsh explained that the current zoning allows for a wide range of uses (up to 92), including business offices, hotels, bars, and funeral homes, while the proposed zoning would limit the uses to single-family homes, athletic fields, and family care facilities.

Key Points of Discussion

- **Proposed Use:**
Doug and Davis Marsh intend to sell the land to a builder to construct single-family homes. A maximum of four homes is expected, though limited by existing easements.
- **Traffic Concerns:**
Residents voiced concerns about increased traffic on Lawrence Daniel Drive, especially during construction.
- **Property Access:**
Access would be through the current cul-de-sac on Lawrence Daniel Drive.
- **Buffer and Setbacks:**
Katie noted that new homes must be set back at least 12 feet from the road.
- **Water Pressure:**
Residents raised concerns about already low water pressure and its potential impact from new development.

- **Rezoning Process:**

Katie explained that the rezoning must be approved by the planning board and town council, which may take two months or more.

- **Community Purchase Option:**

A resident asked if the community could buy the land; Davis Marsh said this could be considered after rezoning.

- **Property History:**

The lot was rezoned to mixed-use in 2018 as part of a town-wide update.

- **Floodplain:**

A portion of the property lies within a floodplain and is not developable.

Public Concerns

Main concerns included:

- Increased traffic
 - Construction disruption
 - Property value impacts
 - Water pressure
-

Next Steps

The rezoning request will proceed to the planning board and then the town council.

If approved, a builder will assess how many homes can be constructed.

Subdivision, if needed, will be handled through Union County.



MEMO

To: Stallings Town Council
From: Eunice Donnelly, Stallings Parks & Recreation Director
Via: Alex Sewell, Town Manager
Date: July 9th, 2025
RE: **Blair Mill Park Sign Replacement & Budget Amendment Request**

Background/Issue:

The Parks & Recreation Department is requesting a budget amendment to allocate funds for the replacement of the Blair Mill Park entrance sign, which was recently vandalized with spray paint. While Parks and Recreation Staff initially attempted to remove the damage in-house, the paint proved too extensive to restore the sign without professional support.

After consulting with the original sign fabricator, it was determined that repairs may require a full remake of the sign at a cost of just under \$7,500.

Staff consulted with the Finance Director about the feasibility of filing an insurance claim. While the deductible is only \$2,500, property and liability claims impact premiums for five years. Therefore, paying outright for the repairs/replacement was deemed to be more cost-effective over the long term.

In addition, this incident highlights the importance of proactive/preventative security measures for Town property.

Proposal/Solution:

A budget amendment has been prepared to appropriate \$7,500 from the General Fund unrestricted fund balance to ensure adequate funds are available to contract the original sign vendor and proceed with a timely replacement.

Also, Staff is in the process of obtaining an updated quote to finalize the camera project at Stallings Municipal Park (SMP) and would like to add Blair Mill Park (BMP) to that quote after this incident. The reason for the change from the original phased-in approach was for cost savings that could potentially be passed on by adding BMP as well. The fewer times the vendor comes out for installation work, the less the Town pays in those installation and labor costs. In addition, the cost of materials and those labor costs only continue to rise with inflation.

Requested Actions:

- 1) Approve the attached budget amendment to appropriate \$7,500 from the General Fund unrestricted fund balance for the Blair Mill Park sign replacement
- 2) Approve the addition of cameras at Blair Mill Park

AMENDED BUDGET ORDINANCE – NO. 1
TOWN OF STALLINGS, NORTH CAROLINA
FISCAL YEAR 2025-2026

BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina, that the budget for fiscal year 2025-2026 is hereby amended as set forth below:

Category	Account Number	Net Increase or (Decrease)	Current Budget	Amended Budget
<u>General Fund:</u>				
<u>Revenue Budget</u>				
Unrestricted Fund Balance Appropriation - General Fund	10-99-3991-600	\$ 7,500	\$ 442,000	\$ 449,500
<u>Expense Budget - Parks & Recreation</u>				
Capital Outlay	10-80-6130-099	\$ 7,500	\$ 188,000	\$ 195,500

Explanation: To appropriate unrestricted General Fund fund balance to replace the Blair Mill Park sign due to vandalism.

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 14th day of July 2025.

Wyatt Dunn, Mayor

Erinn Nichols, Deputy Town Manager/Town Clerk



Town Center Developable Land

07-14-2025

Staff Report | Town Council

Town Center

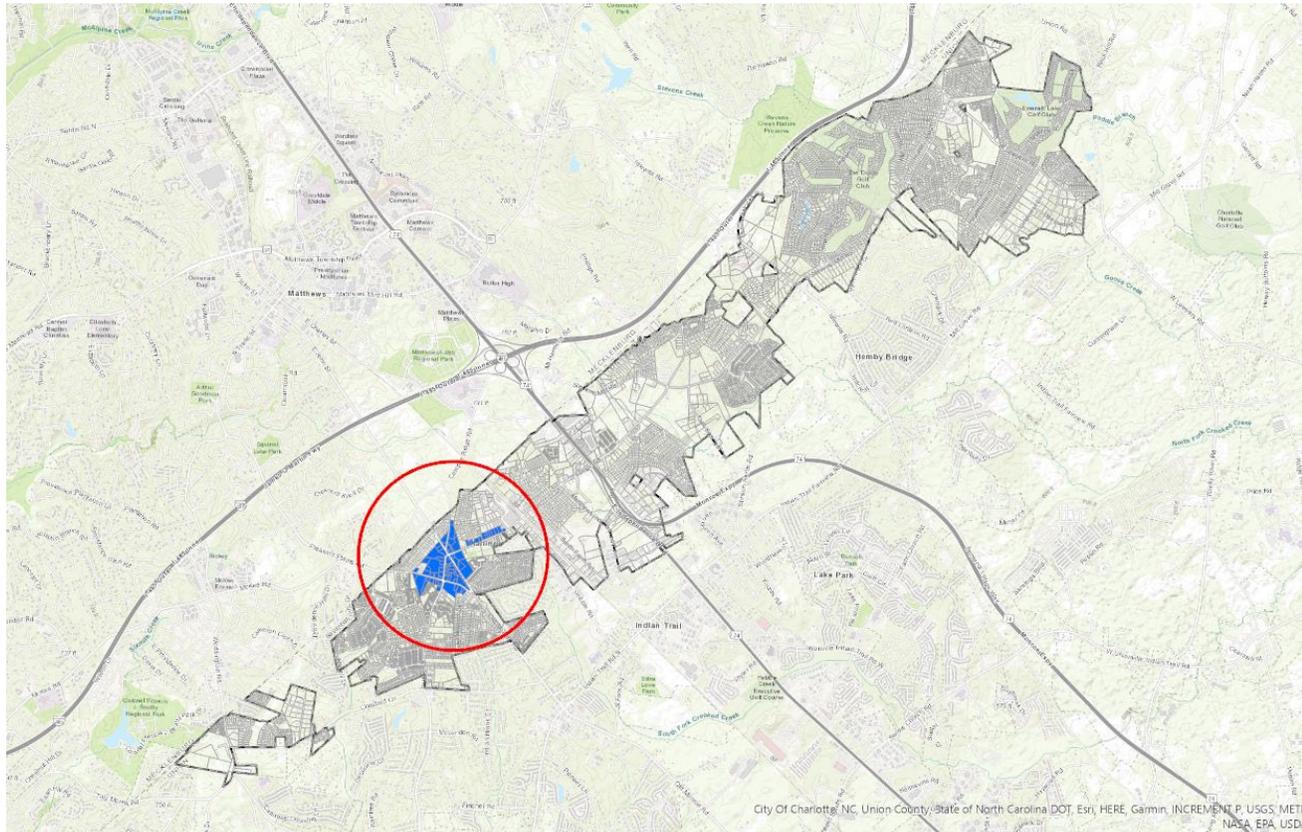


Figure 1.A

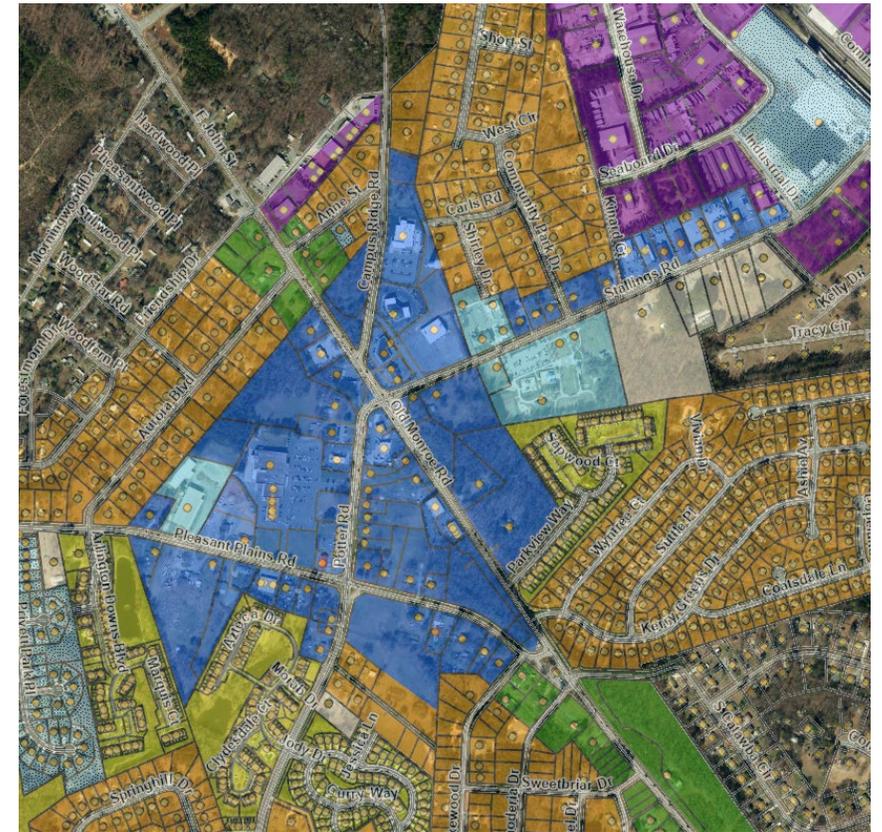
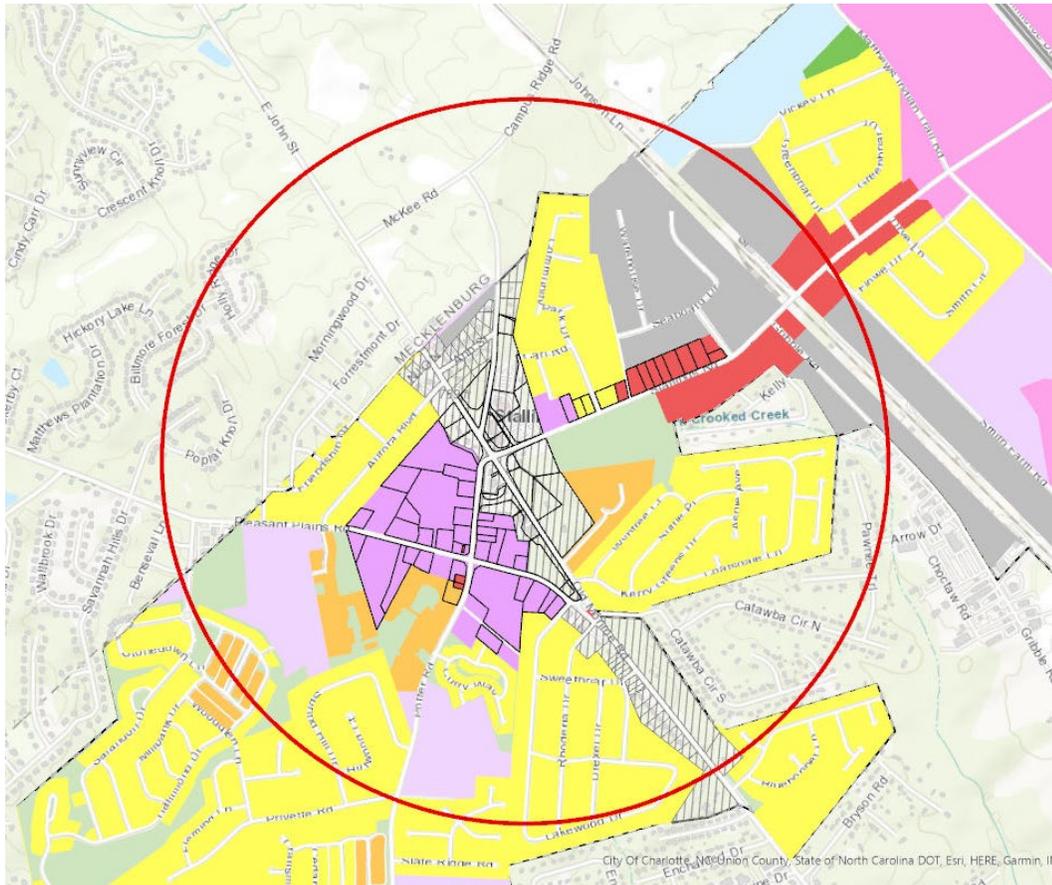


Figure 1.B



Future Land Use



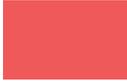
-  TC - Town Center
-  SCC - Suburban Commercial Center
-  SFN - Single-Family Neighborhood
-  MFN - Multi-Family Neighborhood
-  NCDOT - NCDOT Right of Way

Figure 2



NCDOT Right of Way



- ❑ Vacant Parcels
- ❑ NOT developable
 - Owned by NCDOT

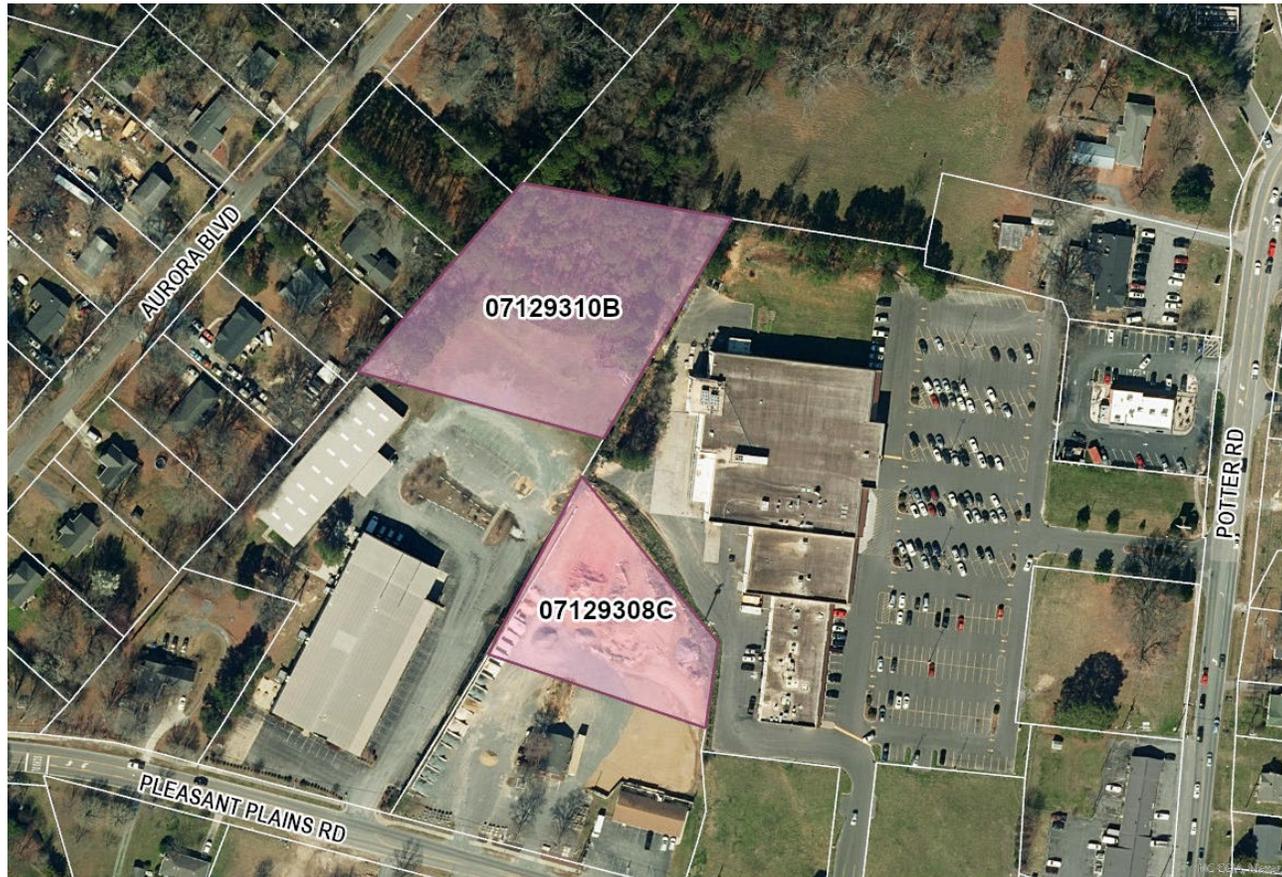
- ❑ Parcels:

- 07126005A
- 07126007K
- 07126007L
- 07126007G
- 07126007H
- 07126007J
- 07129315A
- 07129293A
- 07129292A
- 07129291B
- 07129290A
- 07129290E

Figure 3



Parcels Not Developable



- ❑ Vacant Parcels
- ❑ Located behind current businesses
- ❑ Future Land Use:
 - TC - Town Center
- ❑ Watershed:
 - West Fork Twelvemile Creek
 - Fourmile Creek

Figure 4



Parcels along Potter Rd



Figure 5

- ❑ Currently occupied
- ❑ Not currently for sale
- ❑ Future Land Use:
 - TC - Town Center
- ❑ Watershed:
 - East Fork Twelvemile Creek
 - Crooked Creek



Vacant Parcels

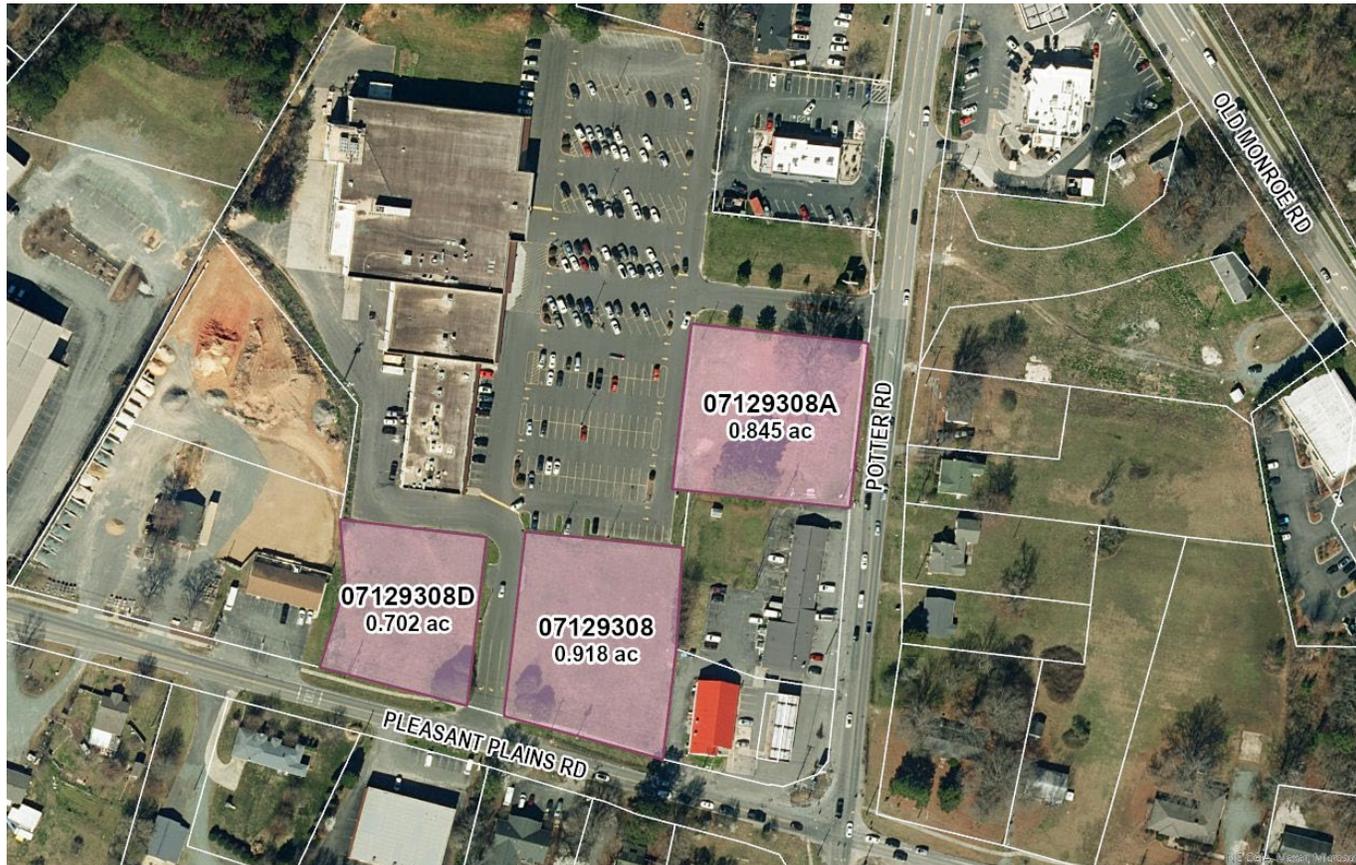


Figure 6

- ❑ Vacant Parcels
- ❑ Outparcels of Potter Square shopping center
- ❑ Future Land Use:
 - TC - Town Center
- ❑ Watershed:
 - West Fork Twelvemile Creek



Vacant Parcels

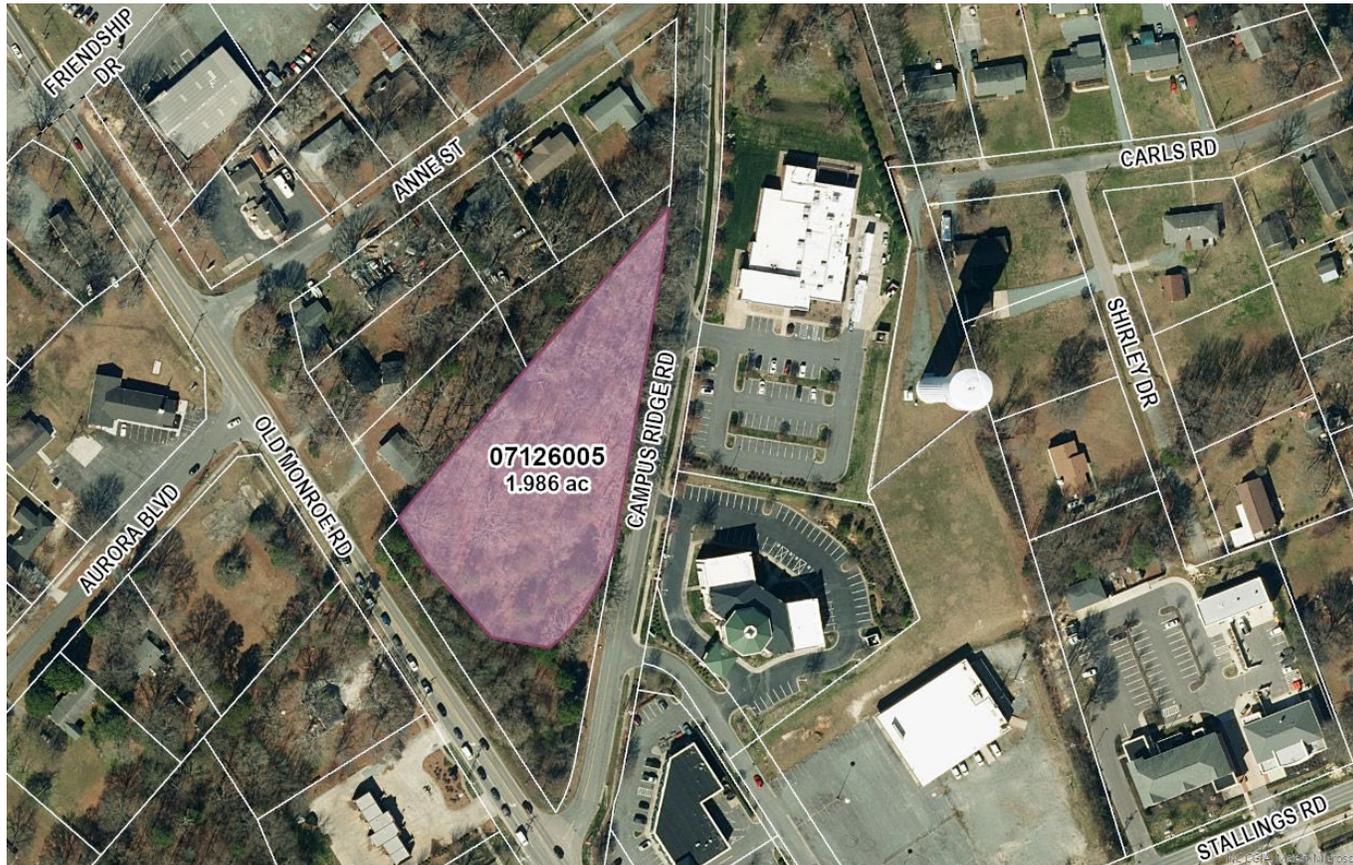


Figure 7

- ❑ Vacant Parcel
- ❑ Large parcel along Campus Ridge Rd
- ❑ Future Land Use:
 - NCDOT - NCDOT Right of Way
- ❑ Watershed:
 - Fourmile Creek



Vacant Parcels



Figure 8

- ❑ Vacant Parcels
- ❑ Parcels off Ann St along Campus Ridge Rd
- ❑ Future Land Use:
 - NCDOT - NCDOT Right of Way
- ❑ Watershed:
 - Fourmile Creek



Vacant Parcels



Figure 9

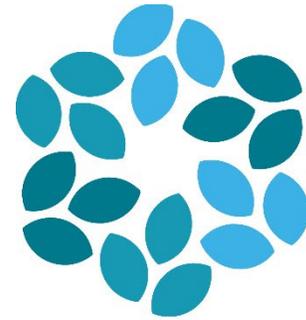
- Parcel #07129315 Under Contract to sell
- Development ideas for parcels have been seen
- Future Land Use:
 - NCDOT - NCDOT Right of Way
- Watershed:
 - Crooked Creek

Occupied Parcels



Figure 10

- ❑ Parcels are currently occupied
- ❑ If sold, potential for development
- ❑ Future Land Use:
 - NCDOT – NCDOT Right of Way
 - TC – Town Center
- ❑ Watershed:
 - Crooked Creek
 - Fourmile Creek
 - East Fork Twelvemile Creek



**PLANNING
& ZONING**
TOWN of STALLINGS

Questions?



Memo

To: **Mayor and Town Council**
Via: Alex Sewell, Town Manager
From: Kevin Parker, P.E., Town Engineer
Date: July 14, 2025.
RE: TIA Ordinance Amendment Approval

Background

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

Summary of Changes

The proposed policy amendment:

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

Benefits

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

Requested Action

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

Redlined Policy – Amended Sections A and E Only

Red = new or revised text

A. TIA Determination (Redlined)

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

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

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

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

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

E. Fees (Redlined)

Option 1: TIA Prepared by Town Consultant

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

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

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

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

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

Current Policy –Sections A and E Only

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