



August 14, 2023
 Stallings Government Center
 321 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

Town Council Agenda

	Time	Item	Presenter	Action Requested/Next Step
	7:00 p.m.	Invocation Pledge of Allegiance Call the Meeting to Order	Wyatt Dunn, Mayor	NA
	7:05 p.m.	Public Comment	Wyatt Dunn, Mayor	NA
1.	7:15 p.m.	Consent Agenda A. Minutes from the following meetings: (1) 06-12-2023 (2) 06-12-2023 – closed (3) 06-26-2023 (4) 06-26-2023 – closed (5) 07-10-2023 (6) 07-10-2023 – closed B. Amended Budget Ordinances (1) 01 – CRTPO Grant Transfer (2) 02 – General Fund Encumbrance (3) 03 – Powell Bill Encumbrance C. Park and Recreation Department Christmas Lights Installation D. Police Department Vehicle Purchase E. Union County Emergency Action Plan Amendment Resolution	Wyatt Dunn, Mayor	Approve Consent Agenda
2.	7:17 p.m.	Reports A. Report from Mayor B. Report from Council Members/Town Committees C. Report from Town Manager/Town Departments	Council and Staff	NA
3.	7:45 p.m.	Agenda Approval	Wyatt Dunn, Mayor	Approve/Amend agenda

4.	7:47 p.m.	Annexation 57 – Lawyers Road A. Public Hearing B. Ordinance to Extend	Erinn Nichols, Asst. Town Manager	Approve/Deny annexation
5.	8:00 p.m.	RZ23.06.01 – 14721 Lawyers Rd A. General Rezoning from Union County R-20 to MU-2 (1) Open Public Hearing (2) Information from Staff (3) Public Hearing (4) Close Public Hearing (5) Council Vote B. Statement of Consistency and Reasonableness	Max Hsiang, Planning Director	Approve/Deny rezoning
6.	8:10 p.m.	Pleasant Plains Subdivision Roads Acceptance Resolution	Justin Russell, Assoc. Engineer	Accept/Deny roads
7.	8:20 p.m.	Streetscape Plan A. Plan Adoption and Ordinance Incorporation B. Streetscape Investment	Max Hsiang, Planning Director	Discussion and possible action
8.	8:35 p.m.	Parks and Recreation – Parks Hours Ordinance (<i>First Read</i>)	Eunice Donnelly, Parks and Recreation Dir.	Adopt ordinance
9.	8:45 p.m.	Swimming Pool Setbacks (<i>Grooms</i>)	Heather Grooms, Council Member	Discussion and possible action
10.	8:55 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 12, 2023, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

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

Those absent were: Mayor Pro Tempore David Scholl and 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, Town Engineer; Jamie Privuznuk, Finance Officer; Eunice McSwain, Parks and Recreation Director; Karen Reid, Human Resources Director; 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

No one was present to give public comment.

Special Presentation

Eagle Scout Project, Eagle Scout Candidate Dan Mitchell - Troop 144

Eagle Scout Candidate Mitchell showed the Council photos of his completed Eagle Scout project, a roofed kiosk message board at Blair Mill Park.

1. Approval of Consent Agenda Items

A. Minutes from the following meetings:

- (1) 05-08-2023 – special
- (2) 05-08-2023
- (3) 05-08-2023 – closed
- (4) 05-15-2023
- (5) 05-22-2023
- (6) 05-22-2023 – special

B. Potter/Pleasant Plains Intersection Project Ordinance Amendment

- C. ABO 21 – Union County Public School SRO Grant
- D. Monroe-Union County Economic Development Commission Memorandum Of Understanding (MOU) for economic development services
- E. NCDOT Interlocal Agreement for Atrium/Stallings Rd/Bypass Roundabout Landscaping

Council Member Hall requested pulling Agenda Item 1.E., *NCDOT Interlocal Agreement for Atrium/Stallings Rd/Bypass Roundabout Landscaping*, from the Consent Agenda and place on the regular Agenda. Council Member Richardson made the motion to approve the Consent Agenda Items with the above requested change. The motion was seconded by Council Member Ayers which passed unanimously by Council. The *Potter/Pleasant Plains Intersection Project Ordinance Amendment* and *ABO 21 – Union County Public School SRO Grant* are attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from the Mayor

Mayor Dunn had no report.

B. Reports from Council Members/Town Committees

No Council Members had any reports.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- Mr. Sewell attended the NCDOT State Meeting Representative Meeting.
- Parks and Recreation was recognized for its “Bash at the Splash” Event.

3. Agenda Approval

Council Member Hall requested adding Agenda Item 3.A., *NCDOT Interlocal Agreement for Atrium/Stallings Rd/Bypass Roundabout Landscaping*, to the regular Agenda. Town Manager Sewell requested adding Agenda Item 5.A., *Storm Water Twin Pines*.

Council Member Richardson made the motion to approve the Agenda with the above additions. Council Member Ayers seconded the motion to which Council approved unanimously.

3.A. NCDOT Interlocal Agreement for Atrium/Stallings Rd/Bypass Roundabout Landscaping (Hall)

Council Member Hall was concerned with annual \$30k maintenance cost of plantings that the Atrium/Stallings Rd/Bypass Roundabout. Council discussed the landscaping options for this roundabout.

Council Member Richardson made the motion to approve the NCDOT Interlocal Agreement for Atrium/Stallings Rd/Bypass Roundabout Landscaping. Council Member Ayers seconded the motion. The motion passed by a 3 to 1 vote with Council Member Hall opposing.

4. 2023-2024 Budget Public Hearing

Mayor Dunn opened the public hearing on the 2023-2024 Budget. No one was present to speak on the 2023-2024 Budget. Mayor Dunn then closed the public hearing.

5. Storm Water Fee(s) for Apartments

Engineering Director Parker explained the apartment complexes had historically been charged the same as single family homes residential home for the entire complex. Staff proposed:

1. Consider apartments as commercial properties subject to the commercial storm water fee schedule of \$33 per equivalent residential unit (ERU = 2,060 SF of impervious surface), which will increase to \$67 per ERU in FY2024. (i.e., Chestnut Farms Apartments would be subject to approximately an \$11,000 annual storm water fee.)
2. Apply the residential fee for each unit within the apartment complex (i.e., Chestnut Farms, a 256-unit apartment complex, would be subject to a 256 x \$67 fee = \$17,152 total).

Staff recommended Option 1 be applied to current and future apartment complexes. Council held consensus to move forward with Option 1 listed above.

5.A. Storm Water Twin Pines

Engineering Director Parker explained in accordance with Stallings' Storm Water Policy and Storm Water Maintenance & Repair Program, staff had been completing high-priority storm water projects that were threats to public safety and public/private property. To complete these projects, the Town would need to reduce reserves below the \$1,000,000 Council mandate threshold. Staff recommend proceeding with addressing these projects due to the fact that if these projects were delayed, the costs for these projects would likely increase in addition to the fact that these areas were a threat to safety.

In addition to the high priority projects, staff was recently notified by the Golden Leaf Foundation that Stallings did not receive any grant funding for Twin Pines Phase 2, estimated at approximately \$260,000 (\$100K for design/permitting and \$160K construction).

Due to both of those issues, staff recommended Council increase the Storm Water Fee by an additional \$7 to \$74 total per ERU and residential lot (the current Council-approved storm water fee would increase to \$67 beginning in FY 2024).

Council Member Hall made the motion to move \$100K from the Storm Water Reserve Fund and fall below the \$1,000,000 Council mandate threshold. Council Member Richardson seconded the motion and Council passed the motion unanimously.

6. 2023-2024 Town Manager Budget Message and Budget Ordinance

Town Manager Sewell reviewed the 2023-2024 Budget Message and recommended Budget Ordinance. The 2023-2024 Budget Message is attached to these minutes and therefore incorporated herein.

7. 325 Stallings Road Possible Commercial Renovations

Engineering Director Parker reminded the Council that it requested staff coordinate with architecture firms and general contractors to analyze the feasibility and costs of upfitting the Town-owned property, at 325 Stallings Road, from the current single-family residential use to a commercial use. The site and building had been determined feasible for commercial use. The cost for upfitting the building was estimated at \$280,000. The market analysis of the property found that estimated rent would be approximately \$1,840 per month.

Council requested staff to investigate the cost of demolishing the house on the property. Council Member Richardson made the motion not to move forward with the commercial renovations and have staff investigate the cost of demolition. The motion was seconded by Council Member Grooms and passed unanimously by Council.

8. Sewer Resolutions Passed by Other Jurisdictions (Ayers)

Council Member Ayers explained that it had been mentioned in the last WUMA meeting that some towns had passed resolutions for Union County citing dissatisfaction with the county's sewer capacity. Council Member Ayers wanted clarification on whether the Council wished to pass a similar resolution.

Council discussed the options. It held consensus that some Council Members would have informal coffee with County Commissioner Melissa Merrill.

9. Closed Session Pursuant to NCGS 143-318.11(a)(6)

Council Member Grooms made the motion to go into closed session pursuant to NCGS 143-318.11(a)(6). The motion was passed unanimously by Council after a second from Council Member Ayers. Council Member Grooms made the motion to invite Human Resources Director Karen Reid into the session which was seconded by Council Member Hall. The Council passed the motion unanimously.

Council went into closed session at 8:21 p.m. and reconvened back into open session at 8:28 p.m.

10. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at 8:28 p.m.

Approved on _____, 2023.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

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

The Town Council of the Town of Stallings met for its regular meeting on June 26, 2023, 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, Taylor-Rae Drake, Heather Grooms and Brad Richardson.

Those absent were: Council Member Graham Hall.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Ruben Ortiz, Code Enforcement Officer; Jamie Privuznuk, Finance Officer; Eunice McSwain, Parks and Recreation Director; Karen Reid, Human Resources Director; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

No one was present to give public comment.

1. Consent Agenda Items

A. Smith Grounds Landscaping Contract

Council Member Richardson made the motion to approve the Consent Agenda Items as presented. The motion was seconded by Council Member Ayers which passed unanimously by Council.

2. Agenda Approval

Town Manager Sewell requested adding Agenda Item 9.A., *Amended Budget Ordinance 22 – GASB 96 Implementation (Software Subscriptions)*. Council Member Scholl made the motion to approve the Agenda with the above addition. The motion passed unanimously by Council after a second from Council Member Grooms.

3. TX23.05.01 – Emergency Disaster Restoration Services

A. To allow for the use of Emergency Disaster Restoration Services with/without Fenced Outdoor Storage in the MU-2, C-74, BC, and IND zoning districts.

Mayor Dunn opened the public hearing. Planning Director Hsiang explained that this text amendment from the applicant was a request to allow for the use of Emergency Disaster Restoration Services with/without Fenced Outdoor Storage in the MU-2, C-74, BC, and IND zoning districts. The staff and Planning Board recommended unanimous approval. Staff's presentation is attached to these minutes and therefore incorporated herein.

Applicant Kenny Smith was a Broker for New South Properties presented the Council with information on the request. This presentation is attached to these minutes and therefore incorporated herein.

Mayor Dunn then closed the public hearing.

Council Member Richardson made a motion to approve TX23.05.01 – Emergency Disaster Restoration Services as presented. The motion received Council's unanimous approval after a second from Council Member Scholl.

B. Statement of Consistency and Reasonableness

Mayor Dunn read the Statement of Consistency and Reasonableness for TX23.05.01 – Emergency Disaster Restoration Services into the record. Council Member Ayers made the motion to approve Statement of Consistency and Reasonableness for TX23.05.01 – Emergency Disaster Restoration Services. Council Member Scholl seconded the motion, and the Council approved the motion unanimously. The Statement of Consistency and Reasonableness for TX23.05.01 – Emergency Disaster Restoration Services is attached to these minutes and therefore incorporated herein.

4. TX23.05.02 – Home Occupation

A. To add text to Article 10.1-21, stating that automobile repair shops, body shops, and garages are not allowed as a home occupation.

Ruben Ortiz, Code Enforcement Officer, explained to the Council that this request was to add text to Article 10.1-21, stating that automobile repair shops, body shops, and garages are not allowed as a home occupation. This amendment would assist staff would clarify requirements. Mr. Ortiz' presentation is attached to these minutes and therefore incorporated herein.

Mayor Dunn opened the public hearing. Council recessed the item until the July 10 Council Meeting.

B. Statement of Consistency and Reasonableness

This item was not addressed since the prior item was recessed until July 10.

5. 2023-2024 Budget

A. Budget and Storm Water Fee Changes Public Hearing

Mayor Dunn opened the public hearing. Town Manager Sewell reviewed the Storm Water Fee changes for apartments buildings (commercial property category) as well as outlining the addition of Storm Water Fee Reserves (\$100,000) being used for the design phase of the Twin Pines project. Residential Storm Water Fee would change from \$47 to \$67 and commercial would change from \$47 ERU to \$67ERU due to the rising cost of projects and aging infrastructure.

No one was present who wished to comment on the 2023-2024 Budget or Storm Water Fee changes. Mayor Dunn closed the public hearing.

B. Budget Adoption

Council Member Richardson made the motion to approve the Storm Water Fee amendments as outlined above. The motion was passed unanimously by Council after a second from Council Member Grooms.

The motion was made by Council Member Richardson to approve the 2023-2024 Budget for the Town of Stallings. Council Member Scholl seconded the motion. The motion passed by a 4 to 1 vote with Council Member Ayers opposing. The 2023-2024 Budget for the Town of Stallings is attached to these minutes and therefore incorporated herein.

6. Chicken Ordinance Report

Code Enforcement Officer Ruben Ortiz presented the Council a report on the Chicken Permit Program. This report is attached to these minutes and therefore incorporated herein.

7. Parks and Recreation Committee Application Consideration

Council Member Ayers made the motion to appointed Mark Leadem to the Parks and Recreation Committee with term ending 03-31-2024. The motion was passed unanimously by Council after a second from Council Members Grooms.

8. Annexation 57 – Lawyers Road
Resolution Directing the Clerk to Investigate

Assistant Town Manager Nichols explained that the Town had received a petition for annexation, and this was the first step per state statute to begin that process. Council Member Scholl made the motion adopt the *Resolution Directing the Clerk to Investigate for Annexation 57 – Lawyers Road* to which Council Member Ayers seconded. The motion received Council's unanimous support. The *Resolution Directing the Clerk to Investigate for Annexation 57 – Lawyers Road* is attached to these minutes and therefore incorporated herein.

9. Storm Water Project Policy – Specialty Grass Product

Town Manager Sewell explained that the staff was looking at ways to be more cost efficient in storm water projects. Situations had been identified where the projects had been located within Town easements, and/or rights-of-way, where specialty grass had been planted. Historically, the Staff had coordinated with the property owners and had purchased and installed the specialty grass, at full cost to the Town. Staff approximated about 30% of the storm water repairs were located in areas with specialty grass and the higher costs of those specialty grass (1.5 to 2 times more expensive than the standard fescue grass) had an impact on the storm water budget, hindering staff's ability to complete other storm water projects.

To reduce the impact providing and installing specialty grass has on the storm water maintenance and repair budget, Staff offered three options to provide property owners who had special grass prior to beginning storm water repairs:

Options:

1. Do not provide or install specialty grass.
2. Install specialty grass if the property owner provided/purchased the specialty grass.
3. Reimburse the property owner for installing the standard fescue obtained from the contractor quote. The property owner may use the reimbursement to purchase and install specialty grass.

Council Member Scholl made the motion to use Option 3 above regarding replacing specialty grass. Council Member Grooms seconded the motion. The motion passed by a 3 to 2 vote with Council Members Ayers and Richardson opposing.

9.A. Amended Budget Ordinance 22 – GASB 96 Implementation (Software Subscriptions)

Council Member Ayers made the motion to adopt the *Amended Budget Ordinance 22 – GASB 96 Implementation (Software Subscriptions)* to which Council Member Richardson seconded. The motion passed unanimously by the Council. The *Amended Budget Ordinance 22 – GASB 96 Implementation (Software Subscriptions)* is attached to these minutes and therefore incorporated herein.

10. Closed Session Pursuant to NCGS 143-318.11(a)(6)

Council Member Drake made the motion to go into closed session pursuant to NCGS 143-318.11(a)(6) and to invite Human Resources Director Karen Reid into the session. Council approved the motion unanimously after a second from Council Member Grooms.

Council went into closed session at 7:50 p.m. and reconvened in open session at 7:53 p.m.

11. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Richardson, and the motion received unanimous support. The meeting was adjourned at 7:53 p.m.

Approved on _____, 2023.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

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

The Town Council of the Town of Stallings met for its regular meeting on July 10, 2023, 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, Heather Grooms, and Graham Hall.

Those absent were: Council Members Taylor-Rae Drake and Brad Richardson.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Kevin Parker, Town Engineer; Jamie Privuznuk, Finance Officer; Eunice Donnelly, Parks and Recreation Director; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

No one was present to give public comment.

1. Approval of Consent Agenda Items

A. ARPA 4th Quarter Documents - Grant Project Ordinance Amendment

Council Member Ayers made the motion to approve the Consent Agenda Items as presented. The motion was seconded by Council Member Grooms which passed unanimously by Council. The *ARPA 4th Quarter Documents - Grant Project Ordinance Amendment* is attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from the Mayor

Mayor Dunn had no report.

B. Reports from Council Members/Town Committees

Council Members Hall and Grooms had no reports.

Council Member Ayers reported that WUMA had discussed the Union County sewer issues many times.

Council Member Scholl was appointed to be on the Legislative Affairs Committee for the NCLM.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- He recognized Parks and Recreation for their efforts with park events.
- He recognized Planning Director Max Hsiang for earning his AICP designation.
- Police Chief Franks reported that there would be a school supply drive and artisan market the following Saturday. He also reported that Det. Smith and K9 Lily tracked down robbers for the Town of Matthews.
- Parks and Recreation Director Eunice Donnelly reported that the back playground in Stallings Park had begun demolition; first annual book drive in Stallings Park would also be during the Parks and Recreation Committee Meeting for that month.
- Finance Officer Jamie Privuznuk reported that annual audit was underway.

3. Agenda Approval

Town Attorney Cox requested adding a closed session pursuant to NCGS 143-318.11(a)(3) as Agenda Item 8.C. Mayor requested moving Agenda 6, *Idlewild Road Widening Candidate Project Description Amendment*, to Agenda Item 3.A.

Council Member Scholl made the motion to approve the Agenda with the above noted changes to which Council Member Grooms seconded. The motion was passed unanimously by Council.

3.A. Idlewild Road Widening Candidate Project Description Amendment *Original Agenda Item 6*

Bjorn Hansen with Union County Planning Department was present to discuss the NCDOT Idlewild Road Widening Candidate Project Description Amendment. Mr. Hansen's presentation is attached to these minutes and therefore incorporated herein.

Council Member Ayers made a motion for staff to provide Union County with a letter of support for the rescoping of the Idlewild Road Widening Candidate Project. The motion was passed unanimously after a second from Council Member Grooms.

4. TX23.05.02 – Home Occupation

(Recessed from 06-26-2023)

A. To add text to Article 10.1-21, stating that automobile repair shops, body shops, and garages are not allowed as a home occupation.

Mayor Dunn reopened the public hearing. Planning Director Hsiang explained this text amendment would add text to Article 10.1-21, stating that automobile repair shops, body shops, and garages are not allowed as a home occupation. Staff was proposing to add all home occupation language as well as *“(C.) Without limiting the generality of the foregoing, automobile repair shops, body shops, and garages shall not be allowed as Home Occupations unless Conditional Zoning approval from Town Council is granted.”*

Mayor Dunn closed the public hearing. Council Member Ayers made the motion to approve TX23.05.02 – Home Occupation to which Council Member Hall seconded. The motion passed unanimously by Council.

B. Statement of Consistency and Reasonableness

Mayor Dunn read the *Statement of Consistency and Reasonableness for TX23.05.02 – Home Occupation* into the record. Council Member Scholl motioned to approve the *Statement of Consistency and Reasonableness for TX23.05.02 – Home Occupation*. The motion was approved unanimously after a second from Council Member Hall. The *Statement of Consistency and Reasonableness for TX23.05.02 – Home Occupation* is attached to these minutes and therefore incorporated herein.

5. Event and Programming Registration Fee Change/Addition

Parks and Recreation Director Donnelly explained this change/addition would allow for the Town to charge rates to non-residents and/or cover the costs of supplies for programming.

Council Member Scholl made the motion to adopt the Event and Program Participation Fee (\$5 - \$35) in the 2023-2024 Fee Schedule as presented. The motion was seconded by Council Member Hall and passed unanimously.

6. Idlewild Road Widening Candidate Project Description Amendment

Moved to Agenda Item 3.A.

7. Silverline Consultant (CRTPO grant) Selection Process

Planning Director Hsiang reminded the Council the Town was awarded the CRTPO Transportation Grant for up to \$100,000 to maximize positive development around the hospital/light rail (based on the 2023 annual council retreat). The plan was to update the Town's Monroe Expressway Small Area Plan and Comprehensive Land Use Plan and incorporate a Transportation Oriented Development (TOD) Overlay into the Stallings Development Ordinance (SDO) based on the future Silver Line alignment. Staff requested Town Council give the Town Manager the ability to approve the contract contingent on the Town Attorney's approval of up to \$125,000.

Council Member Hall made the motion to give the Town Manger the authority to approve the contract contingent on the Town Attorney's approval of up to \$125,000. The motion passed with Council's unanimous approval after a second from Council Member Scholl.

8. Annexation 57 – Lawyers Road

A. Certificate of Sufficiency

Assistant Town Manager Nichols presented the Council with the *Certificate of Sufficiency for Annexation 57 – Lawyers Road*. The *Certificate of Sufficiency for Annexation 57 – Lawyers Road* is attached to these minutes and therefore incorporated herein.

B. Resolution Fixing Public Hearing Date

Council Member Scholl made the motion to adopt the *Resolution Fixing Public Hearing Date for Annexation 57 – Lawyers Road*. The motion was passed unanimously by Council after a second from Council Member Grooms. The *Resolution Fixing Public Hearing Date for Annexation 57 – Lawyers Road* is attached to these minutes and therefore incorporated herein.

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

Council Member Hall made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3). The motion was passed unanimously by Council after a second from Council Member Ayers.

Council went into closed session at 7:58 p.m. and reconvened into open session at 8:11 p.m.

9. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Grooms , and the motion received unanimous support. The meeting was adjourned at 8:11 p.m.

Approved on _____, 2023.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

DRAFT



MEMO

To: Stallings Town Council
From: Jamie Privuznak, Finance Officer
Via: Alex Sewell, Town Manager
Date: August 14, 2023
RE: MEMO - CRTPO Grant Expenses

Background:

During its annual retreat, Council identified and prioritized the following as part of its "FY24 Town Priorities & Action Strategies" document.

"Maximize Positive Development Around the Hospital/Light Rail"

"Strategy - Recognize the area's importance, invest in beautification/placemaking, and plan to maximize positive development with the twin-anchors of the Atrium Hospital and the planned Light Rail."

To support this strategic initiative, the Town received the CRTPO Transportation Grant for up to \$100,000, which includes a 80/20 match. The Town will be reimbursed up to \$100,000 for this project, and the projected expense budget for the Silverline Plan Integration is \$125,000.

There are three main initiatives for the Silver Line Plan Integration:

- 1) Integrate the future Lynx Silver Line Project into the Stallings Comprehensive Land Use Plan to include timelines, benefits, studies, and education;
- 2) Reimagine the Monroe Expressway Small Area Plan/create a Silver Line Station/Atrium Hospital Small Area Plan to include renderings and specs; and
- 3) Incorporate an updated Transportation Oriented Development Overlay in the Development Ordinance with preservation and promotion techniques along the proposed Silver Line alignment.

At the July 10 Council meeting, the Town Council gave the Town Manager the ability to execute the contract contingent upon the Town Attorney's approval of up to \$125,000.

The FY24 Planning & Zoning Budget includes the \$25,000 local match; however, the initial project costs of up to \$100,000 were not budgeted in error, during the budget development process. The good news is that the Town will be reimbursed for the consultant contract and other expenses after they are incurred. In the meantime, identifying existing funds to cover the initial project costs prior to reimbursement are paramount to the success and forward momentum of this project.

In light of this, Staff reviewed and discussed options for funding the upfront project costs until the Town can be reimbursed. After careful deliberation and a thorough review of the Blair Mill Project FY24 costs, Staff decided to use Blair Mill project budgeted funds, which will not be

expended, to fund the upfront expenses associated with the CRTPO grant, until the Town receives reimbursement from NCDOT.

Requested Action:

Staff respectfully asks you to approve the transfer of \$100,000 from the Park and Recreation Department (i.e., Capital Outlay line-item) to the Planning and Zoning Department (i.e., Management Discretion line-item) to fund the initial project costs related to the CRTPO grant.

Cc: Max Hsiang, Planning Director
Eunice Donnelly, Park and Recreation Director

AMENDED BUDGET ORDINANCE – NO. 1
TOWN OF STALLINGS, NORTH CAROLINA
FISCAL YEAR 2023-2024

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

Category	Account Number	Budgeted Amount	Amend to the Following	Net Increase or (Decrease)
General Fund:				
Expense:				
Park and Recreation Capital Outlay	10-80-6130-099	\$ 624,999	\$ 524,999	\$ (100,000)
Expense:				
Planning and Zoning CRTPO Grant Expense plus Match	10-40-4910-097	\$ 25,000	\$ 125,000	\$ 100,000

Explanation: To decrease the PRK *Capital Outlay*, specifically the Blair Mill Greenway capital project budget, line-item by \$100,000 and to increase the Planning and Zoning *CRTPO Grant expense plus match* line-item by \$100,000 to pay for the upfront costs associated with the CRTPO grant.

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 August 2023.

Wyatt Dunn, Mayor

Erinn Nichols, Assistant Town Manager/Town Clerk

Approved as to form:

Melanie Cox, Town Attorney, Cox Law Firm, PLLC



MEMO

To: Stallings Town Council
From: Jamie Privuznak, Finance Officer
Via: Alex Sewell, Town Manager
Date: August 14, 2023
RE: MEMO - FY23 Carry Forward or Year-end Purchase Orders

Background:

Per the Town's Year-end Purchase Order policy, any department that has a balance on an encumbrance that wishes to "carry-forward" this balance into the following fiscal year must present these balances in writing to the Finance Officer for approval. The Administration, Police and Streets & Highways departments requested unencumbered funds from their FY23 operating budgets to be reappropriated in FY24. These funds are for continuing existing projects, which were started in the prior fiscal year.

The "carry-forward" amount for Administration continues the work with Clifton Larson on the implementation of GASB 96 (i.e., SBITA - software subscription capitalization). In addition, attached are the memorandums from the Police Chief and the Engineering Director which explain their department's respective carry forwards.

Requested Action:

Staff respectfully asks you to approve the transfer of \$269,679 from *unrestricted General Fund Balance* to various line items in the Administration, Police, and Streets & Highways department budgets (ABO #2). In addition, staff respectfully asks you to approve the transfer of \$394,436 from *Powell Bill Fund Balance* to continue sidewalk and resurfacing repair work from FY23 (ABO #3).

Cc: Chief Dennis Franks
Kevin Parker, Engineering Director



MEMO



To: Jamie Privuznak, Finance Director
From: Dennis Franks, Chief of Police
Date: July 17, 2023
RE: Year-end encumbrance

As outlined in the Town of Stallings Purchase Order Policy section (d)(1), which states,

Any department that has an encumbrance that it wants carried into the subsequent fiscal year shall present the request to the Finance Officer in writing with justifications no later than July 31st of the new fiscal year into which the encumbrance is to be carried.

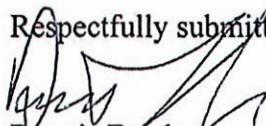
I am requesting the carryover of **\$186,360.83** which is currently encumbered in FY23 into FY 24, from the Stallings Police Department budget. All of the listed items have current purchase orders in place.

- **\$157,126.76**-This amount is from our capital line item and is for radio system upgrades that were approved by Council, during FY23 budget hearings. All radio components were ordered earlier in the year and the vendor has advised that there is an approximate turnaround time of 6-12 months. We do expect these items to be delivered in the next two to three months.
- Campbell Brown vehicle upfit for new position **\$6285.44**
- Compunet World-**\$2445.78**-In car computer for the new position
- Craig's Firearms-**\$2269.58**- New position firearms
- Axon-**\$8639.66** New position in-car camera
- Campbell Brown-**\$3265.12**-radio/mount installations
- Campbell Brown-**\$1899.00**-K9 vehicle organizer and installation
- National Night Out Against Crime-**\$1329.49**

In addition to the encumbered amounts above, I am also requesting that \$3,100 that was donated to the SPD for our Back-To-School Bash be carried over into our fundraising revenue line.

If there are any questions, please let me know.

Respectfully submitted,


Dennis Franks



MEMO

To: **Jamie Privuznak, Finance Director**
From: Kevin Parker, P.E., Town Engineer
Date: July 31, 2023.
RE: Engineering Year-End Encumbrance

As outlined in the Town of Stallings Purchase Order Policy section (d)(1), which states,

Any department that has an encumbrance that it wants carried into the subsequent fiscal year shall present the request to the Finance Officer in writing with justifications no later than July 31st of the new fiscal year into which the encumbrance is to be carried.

I am requesting the carryover of \$398,063.90, which is currently encumbered in FY23 into FY24, from the Stallings Transportation and Powell Bill Budget. Please see the following items and their respective encumbrance amounts.

- Powell Bill - \$394,436.40
 - Resurfacing Contract - \$315,827.40 remaining in purchase order to be completed and invoiced upon completion of contract.
 - Construction and Engineering Inspections for Resurfacing Contract - \$12,181.25 remaining in purchase order to be paid upon completion of resurfacing contract.
 - Powell Bill Sidewalks - \$52,150 unused funds.
 - Powell Bill Paving/Resurfacing - \$14,277.75 unused funds.
- Streets and Highways
 - TIA Consulting - \$3,627.50 remaining in open purchase order.

Please let me know if you have any additional questions or need any further clarification.

Regards,

Kevin Parker

Kevin Parker

Purchase Order Carry Forward

Department	FY23 Carry Forward	Account Line Number	Account Line Description	Line-item Justification	FY24 Original Budget	FY24 Amended Budget
Admin	\$4,690.00	10-00-4120-039	Outside Services	Balance on the Clifton Larson Contract for work on implementing SBITA GASB 96	\$36,800.00	\$41,490.00
Police Department	\$3,100	10-10-3839-440	Fundraising Revenue	Money for Back to School event - Deposit in Transit for July 2023	\$0.00	\$3,100.00
Police Department	\$157,127	10-10-4310-099	Capital Outlay	Approved by Council - Radio System Upgrades	\$92,300.00	\$249,426.76
Police Department	\$6,285	10-10-4310-043	Vehicle Purchase	Vehicle upfit for new position	\$187,000.00	\$193,285.44
Police Department	\$2,445.78	10-10-4310-030	Computer and Related	In-car computer for new position	\$23,000.00	\$25,445.78
Police Department	\$2,269.58	10-10-4310-038	Guns and Ammunition	New Position firearms	\$10,450.00	\$12,719.58
Police Department	\$8,639.66	10-10-4310-099	Capital Outlay	In-car camera for new position	\$92,300.00	\$100,939.66
Police Department	\$3,265.12	10-10-4310-099	Capital Outlay	Radio/Mount installation	\$92,300.00	\$95,565.12
Police Department	\$1,899.00	10-10-4310-099	Capital Outlay	K9 Vehicle Organizer and Installation	\$92,300.00	\$94,199.00
Police Department	\$1,329.49	10-10-4310-022	Meetings/Events	National Night Out Against Crime event	\$8,000.00	\$9,329.49
Streets & Highways	\$75,000.00	10-20-3430-805	Twin Pines Project Contribution	Earmark - received in FY23 and reappropriate for FY24	\$0.00	\$75,000.00
Streets & Highways	3627.5	10-20-4510-070	TIA Consulting	RameyKemp and Associates	\$0.00	\$3,627.50
Powell Bill	\$315,827.40	10-20-4610-062	Resurfacing/Paving	Resurfacing Contract current workload	\$400,000.00	\$715,827.40
Powell Bill	\$12,181.25	10-20-4610-061	Inspections/Engineering	Construction and Engineering inspections for resurfacing	\$0.00	\$12,181.25
Powell Bill	\$52,150.00	10-20-4610-069	Powell-Sidewalks	Unused funds	\$50,000.00	\$102,150.00
Powell Bill	\$14,277.75	10-20-4610-062	Paving/Resurfacing	Unused funds	\$400,000.00	\$414,277.75

AMENDED BUDGET ORDINANCE – NO. 2
TOWN OF STALLINGS, NORTH CAROLINA
FISCAL YEAR 2023-2024

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

Category	Account Number	Budgeted Amount	Amend to the Following	Net Increase or (Decrease)
General Fund:				
Revenue:				
Unrestricted General Fund Balance	10-99-3991-600	\$ 6,184,643	\$ 5,914,964	\$ (269,679)
Expense:				
Admin - Outside Services	10-00-4120-039	\$ 36,800	\$ 41,490	\$ 4,690
PD - Fundraising Revenue	10-10-3839-440	\$ -	\$ 3,100	\$ 3,100
Vehicle Purchase	10-10-4310-043	\$ 187,000	\$ 193,285	\$ 6,285
Computer and Related	10-10-4310-030	\$ 23,000	\$ 25,446	\$ 2,446
Guns and Ammunition	10-10-4310-038	\$ 10,450	\$ 12,720	\$ 2,270
Capital Outlay	10-10-4310-099	\$ 92,300	\$ 263,231	\$ 170,931
Meetings/Events	10-10-4310-022	\$ 8,000	\$ 9,329	\$ 1,329
HWY - Twin Pines Project Contribution	10-20-3430-805	\$ -	\$ 75,000	\$ 75,000
TIA Consulting	10-20-4510-070	\$ -	\$ 3,628	\$ 3,628

Explanation: To reappropriate FY23 budgeted expenses from unrestricted General Fund Balance (\$269,679) for the Administration, Police Department and Streets and Highways department budgets per the Town's Year-end Purchase Order/Encumbrance policy.

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 August 2023.

Wyatt Dunn, Mayor

Erinn Nichols, Assistant Town Manager/Town Clerk

Approved as to form:

Melanie Cox, Town Attorney, Cox Law Firm, PLLC

AMENDED BUDGET ORDINANCE – NO. 3

TOWN OF STALLINGS, NORTH CAROLINA

FISCAL YEAR 2023-2024

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

Category	Account Number	Budgeted Amount	Amend to the Following	Net Increase or (Decrease)
General Fund:				
Revenue:				
Fund Balance Appropriation - Powell Bill	10-99-3991-610	\$ 1,204,113	\$ 809,677	\$ (394,436)
Expense:				
PB - Resurfacing/Paving	10-20-4610-062	\$ 400,000	\$ 730,105	\$ 330,105
Inspections/Engineering	10-20-4610-061	\$ -	\$ 12,181	\$ 12,181
Powell-Sidewalks	10-20-4610-069	\$ 50,000	\$ 102,150	\$ 52,150

Explanation: To reappropriate FY23 budgeted expenses from Powell Bill Fund Balance for the FY24 Powell Bill expense budget per the Town's Year-end Purchase Order/Encumbrance policy.

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 August 2023.

Wyatt Dunn, Mayor

Erinn Nichols, Assistant Town Manager/Town Clerk

Approved as to form:

Melanie Cox, Town Attorney, Cox Law Firm, PLLC



MEMO

To: Stallings Town Council
Via: Alex Sewell, Town Manager
From: Eunice McSwain, Parks & Recreation Director
Date: August 9th, 2023
RE: **Christmas Lights Contract**

Background/History:

The Parks and Recreation Department is looking to re-up the contract with Installing the Holidays for the annual Christmas Tree Lights in Stallings Municipal Park. For the past several years Installing the Holidays has stored, installed & removed all the Christmas Lights in Stallings Municipal Park and Town Hall. The Town of Stallings owns all the Christmas Lights/Decorations; however, Installing the Holidays is contracted out to store the items off-site and install/remove the items on Town property annually.

Proposal/Solution:

The Parks and Recreation Department would like to continue the contract with Installing the Holidays for the annual Christmas Light display. The Contract with Installing the Holidays totals out to be \$25,481.35. Any contract over \$20,000, per our town policy manual, requires approval from the Town Council before moving forward. Due to the extensive work that goes into hanging the Christmas Tree Lights, installing the 26' tall Christmas Tree, making sure that all wires are safely placed, and the time that goes into this - we believe that this is a fair price for the quality of work. With the amount of hours that goes into making the Christmas Light Display possible, there is no way that we could do this in-house and produce the same outcome.

Requested Actions:

- 1) To approve the 2023-24 Contract with Installing the Holidays for the Christmas Tree Light Display in Stallings Municipal Park and Town Hall.



MEMO



To: Mayor and Town Council
From: Dennis Franks, Chief of Police
Via: Alex Sewell, Town Manager
Date: July 19, 2023
RE: new vehicle purchases

The Town approved funding for new police vehicles in the FY23-24 budget. The Stallings Police Department was able to locate three Dodge Durango, police package vehicles, under North Carolina state contract.

Each vehicle cost \$39,318.58 for a total expenditure of \$117,955.44.

Requested Action:

I am requesting the Town Council approve the purchase of these three vehicles.

Respectfully submitted,

Dennis Franks

2023 Revision

Union County Emergency Operations Plan

The revised EOP includes updates to the plan that reflect those prescribed by the Federal Emergency Management Agency (FEMA) and North Carolina Emergency Management (NCEM) as well as incorporating best practices.

A stakeholder group including representatives from Union County and other municipalities was formed to work on revising the Emergency Operations Plan (EOP).

The plan is divided into different sections beginning with the “Basic Plan” which includes roles and responsibilities of county departments / divisions and partnering agencies and groups, authorities and references, risk assessment, emergency operation center functions and activation levels, and various appendices and guides.

Other sections of the plan include annexes for managing a variety of hazards and risks as well as a final section with hazard specific checklists.

Specific updates to the plan include adding sections for cyber security, mass power outages, radiological emergency preparedness and railroad emergencies. Other areas of change include reflecting the current organizational structure of the county, departments and divisions, changes to the layout of the plan based on North Carolina EM and FEMA and various formatting changes.

The plan is reviewed annually by Union County Emergency Management staff as well as by North Carolina Emergency Management.

The plan provides flexibility for decision makers to effectively respond to the community’s needs during times of disaster.

Each municipality is requested to adopt by resolution the updated Emergency Operations Plan.



Andrew Ansley, Director
Union County Emergency Management



**RESOLUTION ADOPTING UNION COUNTY
EMERGENCY OPERATIONS PLAN**

WHEREAS, pursuant to the provisions of Section 160A-461 of the General Statutes of North Carolina, the Town of Stallings is authorized to enter into contracts or agreements with other units of local government to execute any undertaking; and

WHEREAS, the Town of Stallings, Union County, and other municipalities within Union County have developed a Union County Emergency Operations Plan ("EOP") which is a multi-disciplined, all-hazards plan that establishes a comprehensive framework for the management of major emergencies and disasters within the County; and

WHEREAS, the Town of Stallings wishes to enter into an updated EOP with Union County and other entities to continue to provide leadership and support for emergency operations within Union County.

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Stallings, North Carolina, at its regularly assembled meeting, that the Council hereby approves the Union County Emergency Operations Plan, which is attached as "Exhibit A" to this resolution and made a part hereof.

Adopted this the 14th day of August, 2023.

Wyatt Dunn, Mayor, Town of Stallings

Attest:

Erinn Nichols, Town Clerk, Town of Stallings

Approved as to form:

Melanie Cox, Attorney, Coc Law Firm, LLC



Ordinance to Extend the Corporate Limits of the Town of Stallings, North Carolina

WHEREAS, the Town Council has been petitioned under N.C.G.S. 160A-31 to annex the area described below; and

WHEREAS, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Government Center of the Town of Stallings at 7:00 p.m. on August 14, 2023, after due notice by the Enquirer-Journal on July 15, 2023; and

WHEREAS, the Town Council finds the petition meetings the requirements of N.C.G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED be the Town Council of the Town of Stallings, North Carolina that:

Section 1. By virtue of the authority granted by N.C.G.S. 160A-31, the area proposed for voluntary annexation encompasses parcel number 08324001 - Lawyers Road is hereby annexed and made part of the Town of Stallings effective immediately:

Parcel number: 08324001; 1.23 acres

BEGINNING at an iron stake, Morris Biggers' property corner on Mrs. Schoenith's property line and runs thence with said Biggers' line South 6 Degrees 45 Minutes East (crossing a branch) 365 feet to a point in the center of the paved Lawyers Road, a new corner line of the Lawyers Road North 47 degrees 45 minutes West 450.3 feet to a point in the center of said road and on Mrs. Schoenith's property line, a new corner indicated by an iron stake on said line East side of the road; thence and containing 1.23 acres, as surveyed November 28, 1956, by Ralph W. Elliot, L. S. Reference is hereby made to deed recorded in the Book 153 of deeds on page 179, Union County Public Registry.

Section 2. Immediately, the above described territory and its citizens and property shall be subject to all debts, laws, and ordinances and regulations in force in the Town of Stallings and shall be entitled to the same privileges and

benefits as other parts of the Town of Stallings. Said territory shall be subject to municipal taxes according to N.C.G.S. 160A-58.10.

Section 3. The Mayor of the Town of Stallings shall cause to be recorded in the office of the Register of Deeds Union County, and in the office of the Secretary of State at Raleigh, North Carolina, as accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Union County Board of Elections, as required by N.C.G.S 163-288.1.

Adopted this the 14th day of August, 2023.

Wyatt Dunn, Mayor

Attest:

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



MEMO

To: Town Council
 From: Max Hsiang, Planning Director
 Date: 8/14/2023
 Re: RZ23.06.01

Request:

Coby A. Honeycutt submitted a general rezoning request for Union County Residential 20 (R-20) to Mixed-Use 2 (MU-2) at the location at parcel ID #08324001, a property 1.23 acres in size at 14721 Lawyers Rd.

Property Details:

- Address: 14721 Lawyers Rd
- Parcel #: 08324001
- Owner: Coby Honeycutt
- Acreage: 1.23 ac
- Existing Use: Single-Family Home - Vacant
- Current Zoning: Union County R-20
- Future Land Use: Suburban Multi-Family Neighborhood
- Small Area Plan: N/A

MU-2 compared to SFR-1:

	MU-2
Allowed Uses	Mixed-Use Commercial Residential requires Conditional Zoning
Density	4 units/acre: single family-detached*
Lot size	6000sf: single family-detached*
Lot width frontage	40': single family-detached*
Front Setback	16': single family-detached*
Rear Setback	12': single family-detached*
Side Setback	5': single family-detached*

*Dimensional Standards only apply to Single detached families, but residential now requires Conditional zoning in MU-2. No standards for other uses other than building type.

Tree save, buffers, stormwater, and open space apply if the property were to be developed.

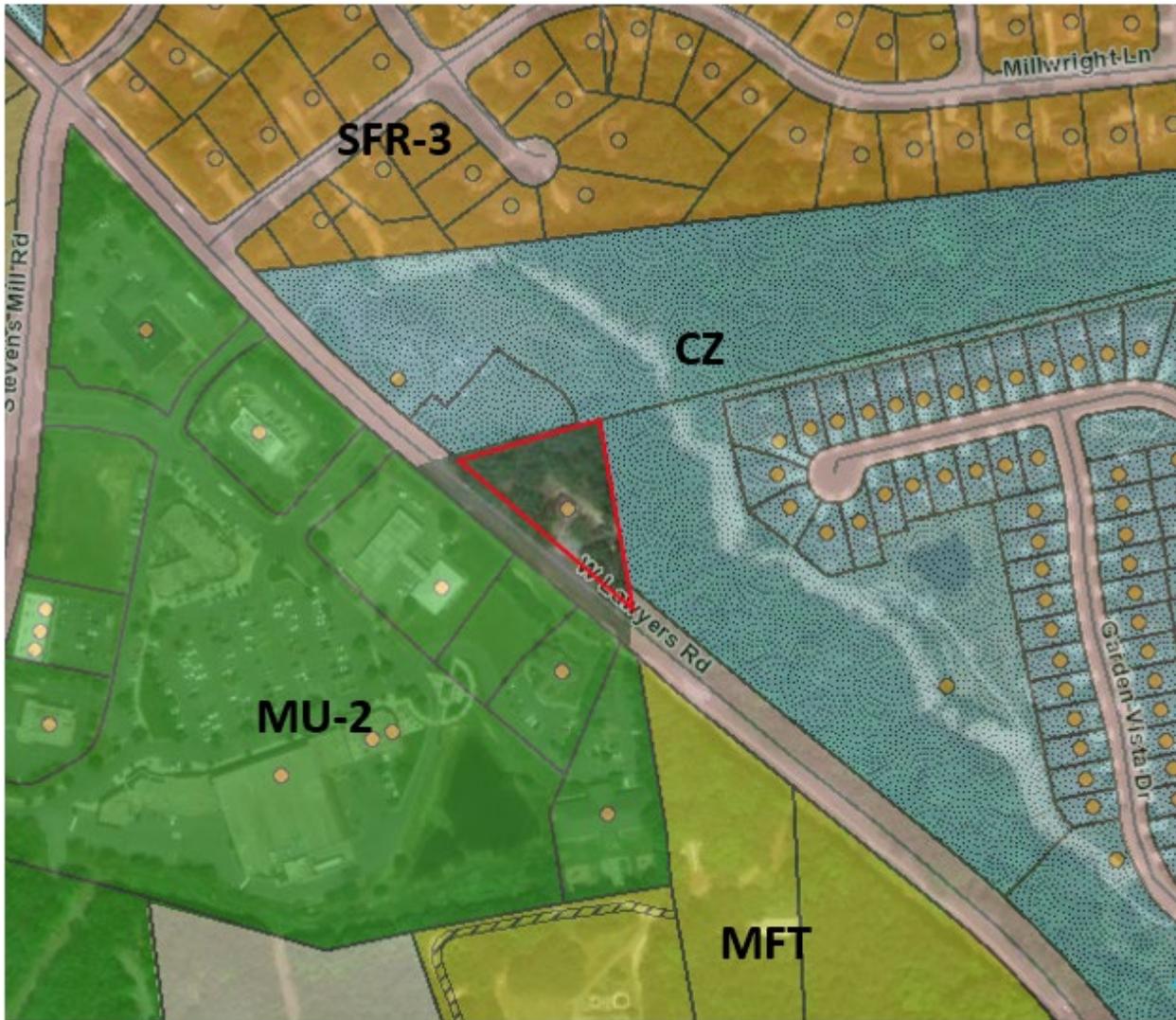
Aerial Map:

Continue to the next page.



Zoning Map:

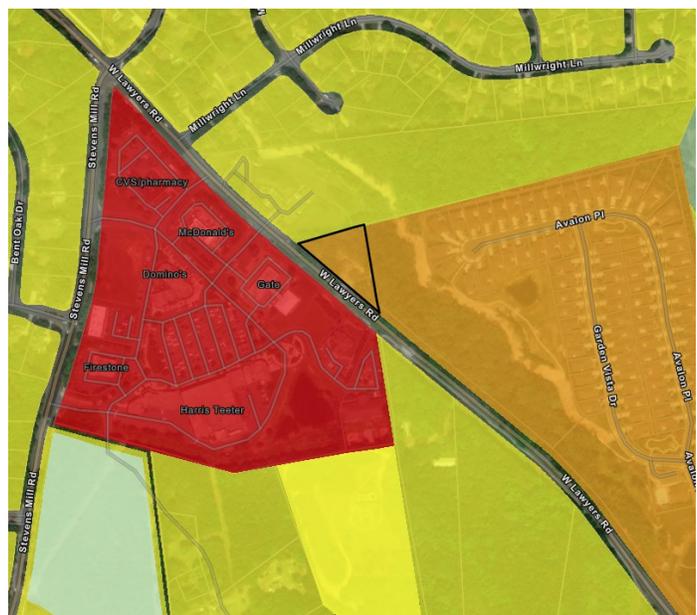
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Land Use:

Suburban Multi-family Neighborhood

Suburban multi-family residential neighborhoods are generally formed as complexes or communities, with a relatively uniform housing type and density throughout. They support the highest residential density in the suburban landscape, and may support condominiums or apartments. The neighborhoods are found in close proximity to suburban commercial, office and industrial centers, and help provide the consumers needed to support these centers. Buildings are often oriented interior to the site and typically buffered from surrounding development



by transitional uses or landscaped areas. Large parking lots and low street connectivity are common in suburban multi-family neighborhoods.

The Primary Land Uses are:

- Apartment
- Condominium
- Senior Housing

Secondary Land Uses

- Community Center
- Pool & Amenities
- Natural Area

Land use consistency:

MU-2 is inconsistent with the Suburban Multi-Family Neighborhood future land use.

Staff Recommendation:

- Staff recommends approval of RZ23.06.01. MU-2 is consistent with the shopping center/commercial across the street. MU-2 zoning will also help increase the number of commercial business opportunities in the Town per the Town of Stallings Economic Development Plan.
- The Planning Board recommended approval.



General Rezoning Application

RZ23.06.01

08.14.2023

Staff Report | Town Council



Request

□ Zoning Request

Coby A. Honeycutt submitted a general rezoning request for **Union County Residential 20 (R-20)** to **Mixed-Use 2 (MU-2)** at the location at parcel ID #08324001, a property 1.23 acres in size at 14721 Lawyers Rd.

**Planning Board:
07/18/23**



**Town Council
Hearing:
08/14/2023**



History

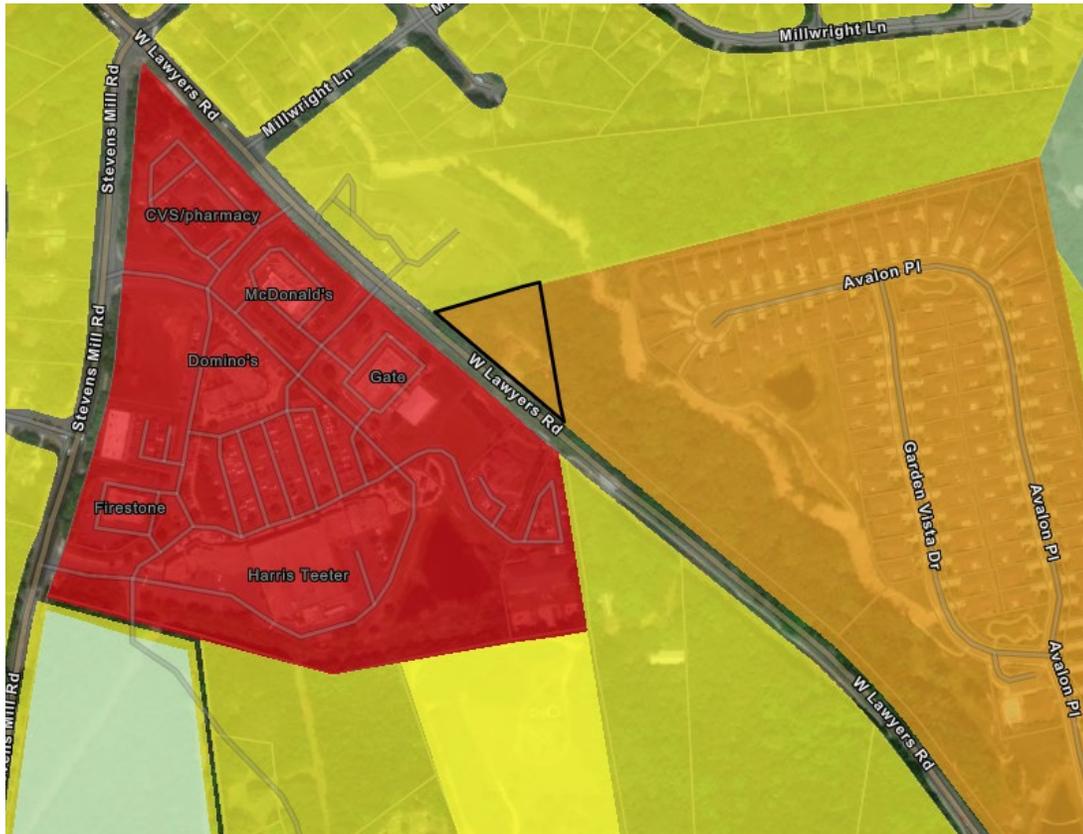
- ▣ Currently, the property is in Union County and is a “donut hole” within Stallings boundary.
- ▣ This rezoning is running concurrent with the annexation and the Town Council will hear the annexation on August 14, 2023.



Aerial



Future Land Use



- The Land Use Plan shows this area as **Multi-Family Neighborhood**.
 - Primary Land Uses: Apartments, Condominium, Senior Housing
 - Secondary Land Uses: Community Center, pool, natural areas
- Consistency with request: Inconsistent but reasonable due to surrounding uses.



Staff Recommendation

- Staff recommends approval of RZ23.06.01. MU-2 is consistent with the shopping center/ commercial across the street. MU-2 zoning will also help increase the number of commercial business opportunities in the Town per the Town of Stallings Economic Development Plan.
- The Planning Board recommended approval.

Vote and Statement of Consistency & Reasonableness



- **Step 1.**
 - Motion to recommend **Approval/Denial** for RZ23.06.01.

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

- **Step 3.**
 - Staff suggested reasoning:
 - 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: RZ213.06.01

REQUEST: General rezoning request for Union County Residential 20 (R-20) to Mixed-Use 2 (MU-2) at the location at parcel ID #08324001, a property 1.23 acres in size at 14721 Lawyers Rd.

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

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

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

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

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

1. MU-2 is consistent with the shopping center/ commercial across the street. MU-2 zoning will also help increase the number of commercial business opportunities in the Town per the Town of Stallings Economic Development Plan.

Adopted this the __ day of _____, 2023

Mayor

Attest:

Town Clerk



Town of
Stallings

PAID JUN 15 2023

315 Stallings Road • Stallings, North Carolina 28104

Zoning Map Amendment/Rezoning Application

Application # (Staff): _____

Date Filed: 6/15/23

Community Meeting Date (If Applicable): N/A

Planning Board Date: July 18

Town Council/Hearing Date:

August 14

Zoning Map Amendment - Conventional	
Less than 2 acres	\$200.00
2-10 acres	\$400.00
Greater than 10 acres	\$1000.00
Zoning Map Amendment - Conditional Zoning	
Less than 2 acres	\$400.00
2-10 acres	\$800.00
Greater than 10 acres	\$1600.00
Conditional Use Permit Request	\$300.00
Zoning Text Amendment - UDO	\$500.00

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

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

Conditional District Zoning?	Yes <u>(No)</u>
Current Zoning (Circle One)	SFR-1 SFR-2 SFR-3 SFR-MH SRF-MH MU-1 MU-2 MFT AG TC CIV C-74 CP-485 VSR IND R-20 Union County
Proposed Zoning (Circle One)	SFR-1 SFR-2 SFR-3 SFR-MH MU-1 <u>MU-2</u> MFT AG TC CIV C-74 CP-485 VSR IND
Overlay Districts (If Applicable): (Circle One)	TNDO SCO HIO

Physical Property Address: 14721 Lawyers Rd. Matthews NC 28104

Description of Rezoning:

Tax Parcel Number(s) (PID Number): 08324001		Total Acreage: 1.23	
Property Owner(s): Coby A. Honeycutt			
Owner's Address: 518 Dovefield Drive			
City: Indian Trail		State: NC	Zip: 28079
Contact Phone Number :		Property Owner Email Address: Coby.Honeycutt@aol.com	
Applicant Name if different than owner:		Applicant's Address:	
Applicant Email Address :		Applicant's Phone Number: 704-345-8389	

MAP REQUIREMENTS

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

- The subject property plus such property as to show the location of the subject property with reference to the nearest street intersection, railroad, stream or other feature identifiable on the ground.
- All properties which abut the property.
- If the property is in a subdivision of record, a map of such portion of the subdivision that would relate to the subject property to the closest street intersection.
- A written metes and bounds description of the property or properties.
- The present and proposed zoning classification of the lot(s) in question.
- The property identification number(s) of the lot(s) in question as issued by the Union County Tax Department.
- Full schematic design/site plan as described in Article 7.7 of the Stallings Development Ordinance (*only if the application is for a conditional district*).

MAP AMENDMENT REQUIRMENTS

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

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

- As described in Article 5.4 of the Stallings Development Ordinance, whenever there is a zoning map amendment, the Town of Stallings is required to notify the owner of said parcel of land as shown on the county tax listing, and the owner of all parcels of land abutting that parcel of land as shown on the county tax listing. The required notice shall be mailed by first class mail at least 10 days but not more than 25 days prior to the date of the public meeting.



MEMO

To: Mayor and Town Council
From: Justin Russell, Associate Engineer
Date: August 9, 2023
RE: Pleasant Plains Subdivision Public Road Infrastructure Acceptance

Lennar has requested that the Town of Stallings accept the right-of-way designated as public right-of-way (R/W) in the approved Pleasant Plains subdivision Construction Documents (see attached Application for Street Maintenance Acceptance from Lennar dated August 9, 2023). The proposed public R/W and associated public improvements are shown on the Construction Plans for the Pleasant Plains subdivision that were approved by the Town of Stallings on October 14, 2016 (see attached As-built survey for a depiction of the public R/W). The public improvements within the R/W consist of streets, street lighting, sidewalks, and drainage infrastructure.

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

STREET NAME	LINEAR FEET
Privett Park Place	1585 LF
Irvine Court	183 LF
Cantrell Court	328 LF
TOTAL	2096 LF / 0.397 miles

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

1. A fifty (50) foot R/W centered along the street must be dedicated to the Town and recorded at the Union County Register of Deeds office. For a street serving less than fifty (50) dwelling units, a forty (40) foot R/W will be acceptable.
 - The dedicated R/W is in accordance with the approved site construction plans providing a total R/W width of 50 feet.
2. The street width must be a minimum of twenty-six (26) feet measured from the back of the curb. For a forty (40) foot R/W, a width of twenty-two (22) feet will be acceptable.
 - The roads were built in accordance with the approved site construction plans providing a minimum of twenty-six (26) feet measured from the back of the curb.
3. Obstructions within the right-of-way R/W, such as excessive slopes, retaining walls, rigid mailbox structures, etc., must be removed.
 - There are no unpermitted obstructions with the R/W.

4. Any existing lighting, which is substandard, must be brought up to standard or moved outside the right-of-way (R/W).
 - All lighting was installed in accordance with the approved site construction plans.
5. A subsurface investigation report from a certified materials testing company must be submitted describing the type and condition of the subgrade and pavement.
 - Certified materials testing documentation was provided and reviewed by Town Staff. A certified inspector was onsite for all roadway and curb proof rolls.
6. All subgrade failures and/or damaged surfaces must be repaired as indicated by the pavement report.
 - There are no documented or observed subgrade failures or damaged surfaces. A third-party engineering firm performed asphalt test cores to ensure roadways were built to Town standards.
7. Any private utility lines must be converted to public lines in accordance with the Utility Department or other public utility specifications. This will include service lines to any gas lights.
 - All utility lines have been installed and converted per Town requirements.
8. Storm drainage must meet current Town/NCDOT requirements for public streets.
 - All storm drainage was designed and constructed to the current Town requirements standards.
9. Two 35-foot by 35-foot (35' x 35') sight distance triangles measured along the street right-of-way (R/W) are required at the intersection of streets to be maintained. All landscaping which exceeds 30 inches in height above the elevation of the intersection within these sight triangles would have to be trimmed or removed.
 - The sight distance triangles were reviewed during the plan approval process and landscaping within or adjacent to the site distance triangles meets the Town requirements.

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

Action Requested:

A motion is requested to accept the 0.397 miles of R/W designated as public right-of-way (R/W) in the approved Pleasant Plains Subdivision Construction Documents and corresponding maintenance of the public improvements within the R/W consisting of streets, street lighting, sidewalks, and drainage infrastructure.



**RESOLUTION ADDING STREETS IN PLEASANT
PLAINS SUBDIVISION INTO THE TOWN SYSTEM
FOR MAINTENANCE**

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

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

<u>Street Name</u>	<u>Mileage</u>
Privett Park Place	.300 miles
Irvine Court	.035 miles
Cantrell Court	.062 miles

This is the 9th day of August 2023.

Wyatt Dunn, Mayor

Attest:

Erinn Nichols Town Clerk

Approved as to form:

Melanie Cox, Cox Law Firm



TOWN OF STALLINGS

APPLICATION FOR STREET MAINTENANCE ACCEPTANCE

Town Board of Commissioners:

I herby certify, as the owner, that to the best of my knowledge the improvements in Pleasant Plains have been constructed in accordance with the construction documents and are shown on a record map filed in the Union County Register of Deed's Office. All work conforms to the construction standards of the Town of Stallings and the Town of Stallings Development Ordinance.

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

<u>STREET NAME</u>	<u>APPROX. LENGTH (IN FEET)</u>
Privett Park Place	1,585
Irvine Court	183
Cantrell Court	328
	Total: 2,096LF

Total Linear Feet of Sidewalk: 2,308LF

DocuSigned by:

1BC4E9A558D1423

8/9/2023

Nick Harrison

Date

Land Development Manager

Nick.harrison@lennar.com

704-249-4311

TOWN OF STALLINGS, UNION COUNTY, NORTH CAROLINA

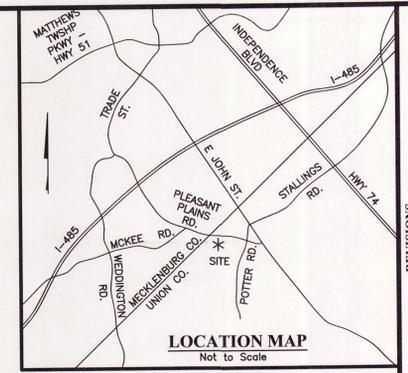
SITE IMPROVEMENTS

FOR PLEASANT PLAINS

JUNE 21, 2016

Approved by the
TOWN OF STALLINGS

Cheryl Cook 10/14/2016
SIGNATURE DATE



LOCATION MAP
Not to Scale

SHEET INDEX

COVER SHEET	C1.0
ALTA SURVEY	C1.1
EXISTING CONDITIONS AND DEMOLITION PLAN	C2.0
EROSION CONTROL PHASE 1	C3.0
EROSION CONTROL PHASE 2	C3.1
SITE PLAN	C4.0-C4.2
GRADING PLAN	C5.0-C5.1
BMP PLAN	C5.2-C5.3
PRE TRIBUTARY AREA PLAN	C6.0
STORMWATER MANAGEMENT PLAN	C6.1
POST STORM-SEWER TRIBUTARY AREA PLAN	C6.2
UTILITY PLAN	C7.0-C7.1
STREET LIGHT PLAN	C7.2
STREET PROFILES	C8.0-C8.1
STORM PROFILES	C8.2-C8.3
STORM CALCULATIONS	C8.4
SITE DETAILS	C8.0-C9.5
LANDSCAPE PLAN	L1.0-L1.1

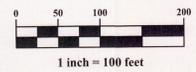
REZONING CONDITIONS:
Zoning Case No. CZ15.02.02

- The applicant or responsible party shall obtain all permits required for development with the Town and outside agencies in compliance with applicable regulations. The submitted sketch plan must meet all requirements as established by permitting agencies. If meeting permitting requirements requires significant changes to the plan as defined by UDO Article 10.10.7, the plan will be required to restart the conditional zoning process.
- Use of the property will be limited to a maximum density of 2.35 units an acre not to exceed 40 lots.
- The minimum lot width will be 65'. All other development standards of the R-10 District will be met as per the Stallings UDO.
- The minimum square footage for homes within the development will be 2,400 square feet for a two story house, and 2,000 square feet for a one story house.
- All streets within the development will be built to Town of Stallings minimum design standards.
- Due to the lack of accessibility to the Common Open Space area; Staff would recommend the Fee In Lieu of Park Land be accepted for the project as defined in Article 10 of the Stallings UDO.
- A minimum of 15% open space will be provided on the site. Open space calculations must be provided as a part of the plan review permitting process.
- A project boundary buffer as shown on the concept plan to be planted at a 2' opacity where vegetation is sparse or non-existent will be required where adjacent to existing single family residential property as per the Stallings UDO Article 7.7.9. Existing vegetation will be maintained in this area. Clearing to the property line will not be permitted.
- All improvements as required by NCDOT for the project will be installed at the developer's expense.
- A 5' sidewalk will be installed along the properties frontage on Pleasant Plains Road as required by the Stallings UDO and Pedestrian Plan.
- Connectivity to Drummond Drive will be provided in the form of a breakaway gate to allow for emergency traffic only. A pedestrian path will also be installed at this location.
- A EcoStone Polyethylene fence will be installed by the applicant along the property line where adjacent to 3590 Pleasant Plains Road prior to the beginning of construction of the approved subdivision.

SOIL TYPES

According to a map provided by the Natural Resources Conservation Service dated June 11, 2015 the predominate soils on this site are:
 Applying Sandy Loam 2 to 8 percent (ApB),
 Applying Urban Land 2 to 8 percent (AuB),
 Helena Fine Sandy Loam 2 to 8 (HeB)
 percent slopes.

GRAPHIC SCALE



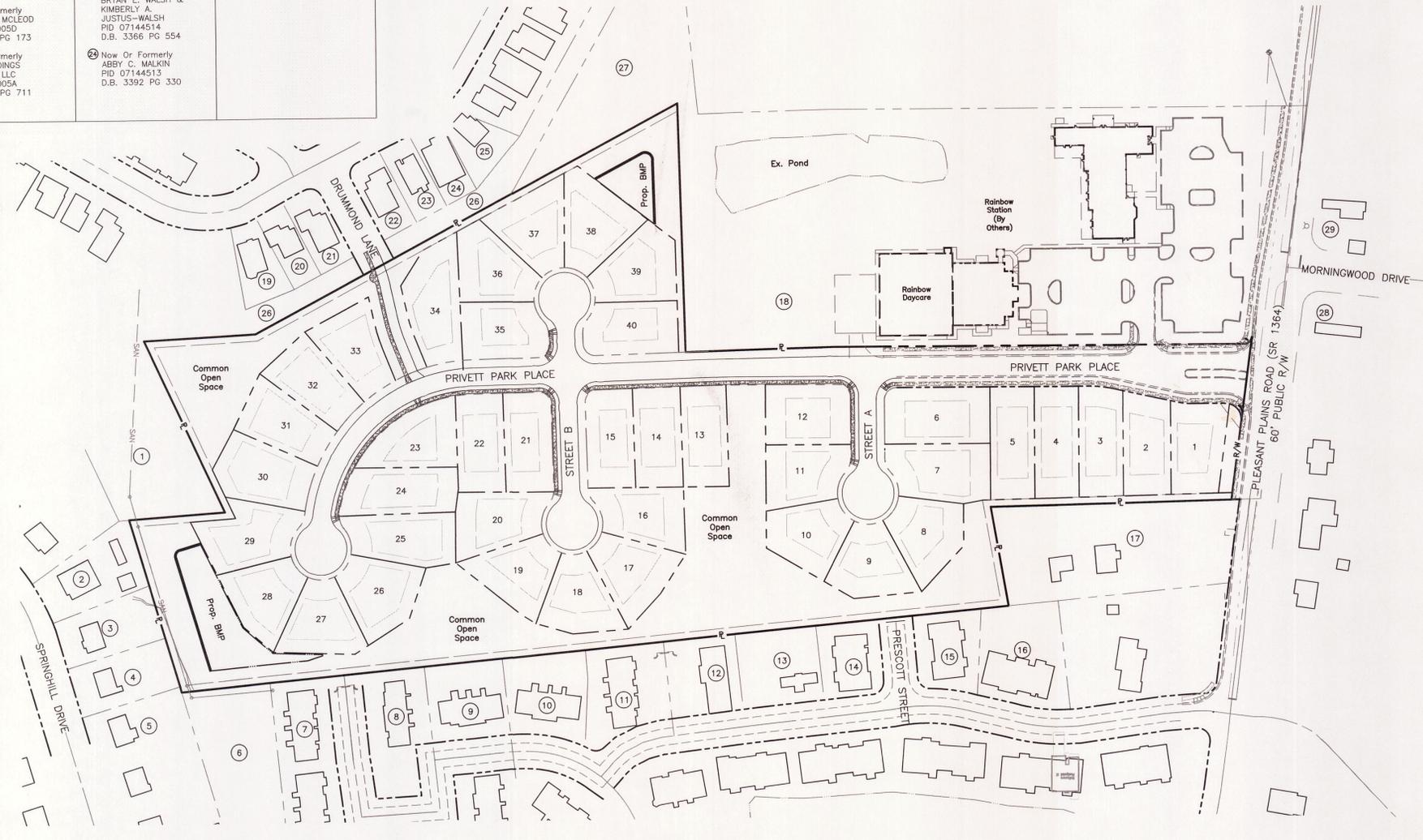
FEMA NOTE:

According to the Federal Emergency Management Agency's Flood Insurance Map, dated October 16, 2014 and February 19, 2014, the subject tract shown herein lies within Zone "X" (areas determined to be outside 0.2% annual chance floodplain), Community Panel No. 3710449800J and 3710449800K.

- References**
- North Carolina Department of Transportation, 2012 or most recent edition, **Standard Specifications for Road and Structures**
 - American Association of State Highway and Transportation Officials, 2011 or most recent edition, **A Policy on Geometric Design of Highways and Streets** (Green Book)
 - Town of Stallings Uniform Development Ordinance, most recent edition
 - North Carolina Department of Transportation, **Roadway Design Manual**
 - North Carolina Department of Environment, Health, and Natural Resources, 2013 or most recent edition, **Erosion and Sediment Control Planning and Design Manual**

ADJOINING PROPERTY OWNERSHIP TABLE

<p>1 Now or Formerly CALLONWOOD HOMEOWNERS ASSOC. PID 07144333 D.B. 4920 PG 162</p> <p>2 Now or Formerly CLINTON & CECILIA S. THREATT PID 07144090 D.B. 1333 PG 727</p> <p>3 Now or Formerly MICHAEL & JULIE ANDREACOLA PID 07144089 D.B. 6214 PG 139</p> <p>4 Now or Formerly WILLIAM H. REULE Sr. REVOCABLE TRUST PID 07144088 D.B. 1539 PG 479</p> <p>5 Now or Formerly LEONARD A. BLOUNT & DORIS JEAN ATRY PID 07144087 D.B. 1070 PG 662</p> <p>6 Now or Formerly ARLINGTON DOWNS HOMEOWNERS ASSOC. PID 07144299 D.B. 1946 PG 603</p>	<p>7 Now or Formerly ARLINGTON DOWNS HOMEOWNERS ASSOC. PID 07144355 D.B. 5025 PG 342</p> <p>8 Now or Formerly ARLINGTON DOWNS HOMEOWNERS ASSOC. PID 07144351 D.B. 3313 PG 761</p> <p>9 Now or Formerly ARLINGTON DOWNS HOMEOWNERS ASSOC. PID 07144318 D.B.1953 PG 498</p> <p>10 Now or Formerly ARLINGTON DOWNS HOMEOWNERS ASSOC. PID 07144313 D.B. 1953 PG 498</p> <p>11 Now or Formerly ARLINGTON DOWNS HOMEOWNERS ASSOC. PID 07144619 D.B. 5025 PG 342</p> <p>12 Now or Formerly ARLINGTON DOWNS HOMEOWNERS ASSOC. PID 07144624 D.B. 5025 PG 324</p>	<p>13 Now or Formerly ARLINGTON DOWNS HOMEOWNERS ASSOC. PID 07144298 D.B. 1946 PG 603</p> <p>14 Now or Formerly ARLINGTON DOWNS HOMEOWNERS ASSOC. PID 07144381 D.B. 3069 PG 001</p> <p>15 Now or Formerly ARLINGTON DOWNS HOMEOWNERS ASSOC. PID 07144350 D.B. 5025 PG 342</p> <p>16 Now or Formerly ARLINGTON DOWNS HOMEOWNERS ASSOC. PID 07144346 D.B. 2031 PG 027</p> <p>17 Now or Formerly HAROLD C. MCLEOD PID 07144050 D.B. 6548 PG 173</p> <p>18 Now or Formerly WHAM HOLDINGS STALLINGS, LLC PID 07144005A D.B. 5926 PG 711</p>	<p>19 Now or Formerly BRADLEY STEBBINS WILLIAMS PID 07144516 D.B. 4291 PG 440</p> <p>20 Now or Formerly TODD W & PATRICIA GINDER PID 07144517 D.B. 3586 PG 666</p> <p>21 Now or Formerly LUJA ANN S. HALL PID 07144516 D.B. 6041 PG 040</p> <p>22 Now or Formerly BRIDGETTE J. PHILLIPS PID 07144515 D.B. 5696 PG 435</p> <p>23 Now or Formerly BRYAN E. WALSH & KIMBERLY A. JUSTUS-WALSH PID 07144514 D.B. 3366 PG 554</p> <p>24 Now or Formerly ASBY C. MALKIN PID 07144513 D.B. 3392 PG 330</p>	<p>25 Now Or Formerly GARY E. AND EMILY A. WILLIAMS PID 07144512 D.B. 6239 PG 757</p> <p>26 Now Or Formerly PLEASANT PLAINS BAPTIST CHURCH PID 07144004C D.B. 1599 PG 628</p> <p>27 Now Or Formerly MATTHEWS RM. LLC PID 07144058 D.B. 6279 495</p> <p>Now Or Formerly PEGGY J. STAMEY PID 07144012 D.B. N/A PG N/A</p>
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INDEX MAP
Scale: 1" = 100'

ENGINEER

EMHT

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Engineers • Surveyors • Planners • Scientists
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Phone: 704-548-0333 Toll Free: 888-775-3648
emht.com

Contact
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Charlotte, NC 28262
Tel: (704) 548-0333
Fax: (704) 548-0334
wsmith@emht.com

SURVEYOR

EMHT

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Contact
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Fax: (704) 548-0334
dferguson@emht.com

OWNER

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11525 Carmel Commons Blvd, Unit 301
Charlotte, NC 28226
Tel: (704) 507-7547

DEVELOPER

CalAtlantic Homes
11525 Carmel Commons Blvd, Unit 301
Charlotte, NC 28226
Contact: Brian Johnson
brian.johnson2@calatl.com

J:\20160605\Draw\04Site\Site Improvements\C1.0 - Cover Sheet.dwg, Last Saved By: kgaddy, 6/21/2016 3:28 PM Last Printed By: Gaddy, Corey, 6/22/2016 4:08 PM (No Xrefs)

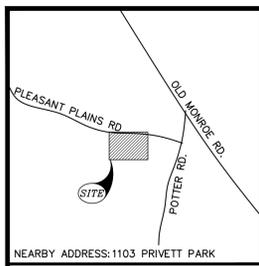
REVISIONS

CALATLANTIC HOMES
 6701 Carmel Road, Suite 425
 Charlotte, NC 28226
 PH: 704-507-7547
 Contact: Brian Johnson

TOWN OF STALLINGS, UNION COUNTY, NORTH CAROLINA
 SITE IMPROVEMENTS
PLEASANT PLAINS
 COVER SHEET

EMHT
 Evans, Mechwart, Hambleton & Tilton, Inc.
 Engineers • Surveyors • Planners • Scientists
 301 McCullough Dr., Ste. 109, Charlotte, NC 28262
 Phone: 704-548-0333 Toll Free: 888-775-3648
 emht.com

DATE	June 21, 2016
SCALE	As Noted
JOB NO.	2016-0065
SHEET	C1.0



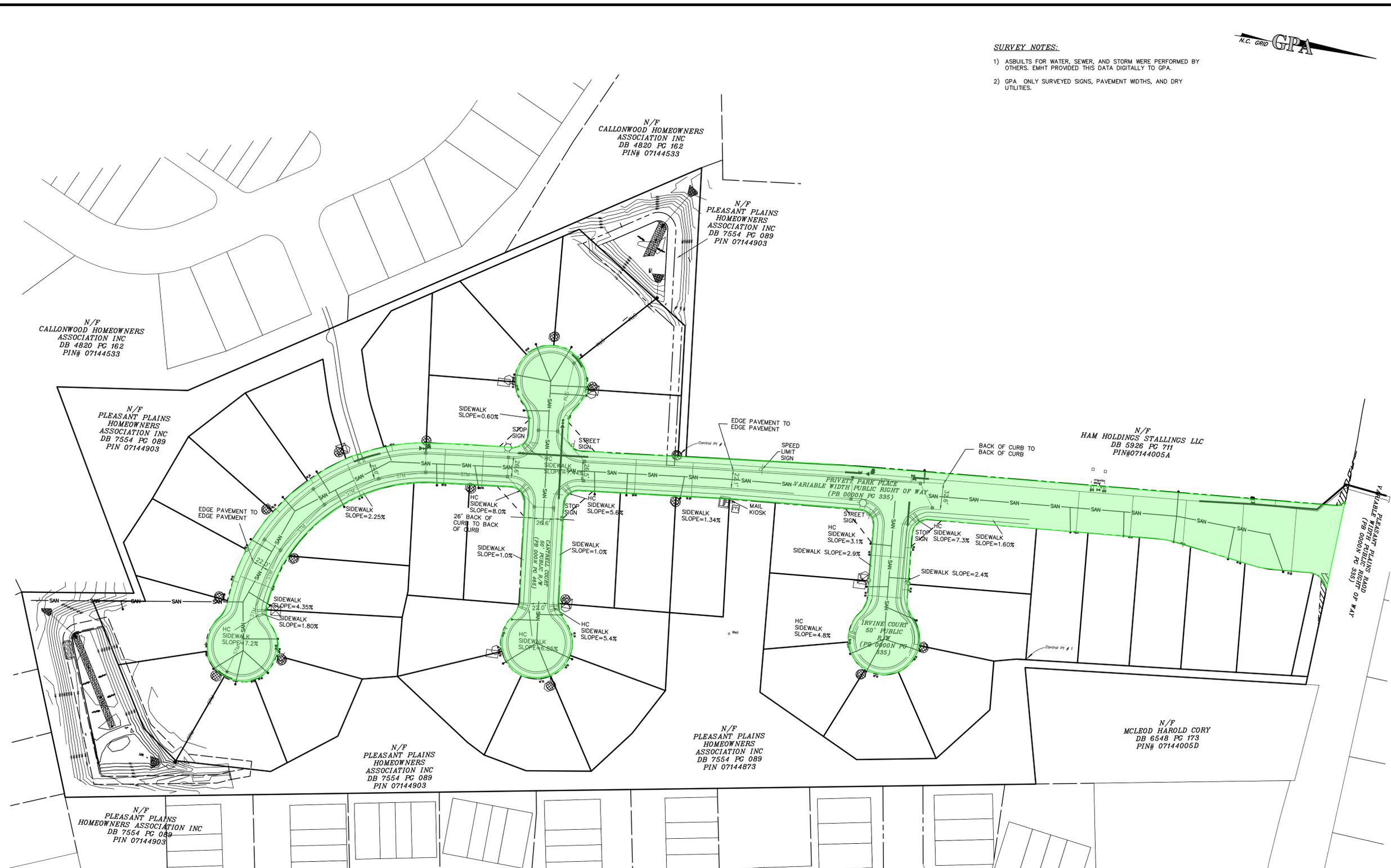
VICINITY MAP (NTS)

REFERENCES:
1) PB 0000N PG 335
UNION COUNTY REGISTER OF DEEDS.

LEGEND

○	IRON FOUND (AS DESCRIBED)
☆	LIGHT POLE
⊠	TRANSFORMER
⊞	ELECTRIC BOX
⊞	ELECTRIC METER
○	TELEPHONE PEDESTAL
○	CATV PEDESTAL
○	CATV BOX
⊞	SIGN AS DESCRIBED
---	PROPERTY LINE
- - -	RIGHT-OF-WAY
- - -	SETBACK LINE
- - -	WATERLINE
- - -	SEWER LINE
- - -	STORM WATER PIPE
▲	SIGHT TRIANGLE
•	WATER METER

FLOOD NOTE:
THIS PROPERTY IS LOCATED IN FLOOD ZONE X AS SHOWN FROM FEMA FLOOD MAP # 3710449800J, PANEL NO.4498, REVISED OCTOBER 16, 2008.



SURVEY NOTES:
1) ASBULTS FOR WATER, SEWER, AND STORM WERE PERFORMED BY OTHERS. EMHT PROVIDED THIS DATA DIGITALLY TO GPA.
2) GPA ONLY SURVEYED SIGNS, PAVEMENT WIDTHS, AND DRY UTILITIES.



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GREENVILLE, SC BRANCH
1200 WOODRUFF RD. STE G-17
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SCALE
1"=60'

FLD. BK.	PG.
JOB NO.	210112
DATE	12/08/2021
DRAWN BY	C.J.P.
CHECKED BY	D.L.G.

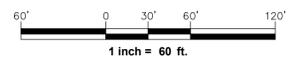
PLEASANT PLAINS SUBDIVISION
LOCATED IN THE TOWN OF STALLINGS
UNION COUNTY, NORTH CAROLINA

LIGHTING/SIGNAGE/ROADWAY ASBULT SURVEY

SURVEYOR CERTIFICATE:
I, CHRISTOPHER G. DELLA MEA, PLS CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION FROM DEEDS AND PLATS REFERENCED ABOVE; THAT THE BOUNDARIES NOT SURVEYED ARE INDICATED AS BROKEN LINES; THAT THE RATIO OF PRECISION OR POSITIONAL ACCURACY IS 1:10,000; AND THAT THIS MAP MEETS THE REQUIREMENTS OF THE STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA (21 NCAC 56.1600).
I FURTHER CERTIFY THAT ALL SIDEWALK SLOPES MEET ALL ADA SIDEWALKS REQUIREMENTS.
THIS 8TH DAY OF JUNE 7, 2022.
Christopher G. Della Mea
CHRISTOPHER G. DELLA MEA, PLS L-4157



06/07/2022



THE PURPOSE OF THIS PLAT IS TO SHOW THE FINAL WIDTH OF ROADWAYS, ALL SIGNS, AND ALL DRY UTILITY STRUCTURES.

DATE	REVISION	BY

PREPARED FOR:
LENNAR

SEAL
NORTH CAROLINA
PROFESSIONAL LAND SURVEYORS
GPA INC.
No. C-4472
UNION COUNTY REGISTER OF DEEDS

SHEET 1 OF 1



MEMO

To: Town Council
From: Max Hsiang, Planning Director
Date: 08.14.2023
Re: Stallings Downtown Streetscape Plan

Request:

Staff requests the following action items:

- A. Plan Adoption and Ordinance Incorporation
 - Adoption of the Stallings Downtown Streetscape Plan
 - Direct staff to implement Streetscape requirements into the Stallings Development Ordinance
- B. Streetscape Investment
 - Does the Council want to invest in Streetscape improvements in front of Town-owned property?

History:

At the 2023 Council Annual Retreat, the Council identified Downtown Creation as one of their major priorities.

Strategy - Pursue downtown creation through an incremental approach, including evaluating sewer capacity, exploring more immediate downtown retail uses on site-controlled properties (due to sewer capacity challenges), attracting desired retail (in the long-term) by encouraging/supporting higher density residential in the downtown area, integrating critical streetscape into the downtown area, and determining streetscape phasing.

The action plan from the 2023 Annual Retreat identified the following:

- *Adopt and incorporate streetscape requirements into the development ordinance. (12/31/23 - P/Z)*
 - *Rationale: DFI study advised that streetscape improvements will be critical for main street retail to succeed. Also, DFI advised that retail should face Stallings Road.*
- *Determine if the Council wants to consider investing in streetscape improvements in front of certain Town properties and, if so, the phasing of such investments. (8/31/23 - Admin.)*
 - *Rationale: DFI recommended considering investing in streetscape improvements in front of the Town Hall and the Municipal Park, with the goal of making these investments alongside the private sector.*

Adoption of the Streetscape Plan:

Some concerns from the last Streetscape presentation were cost, public input, and maintenance.

- DBD designed the streetscape with the most cost-efficient/high-quality streetscape materials.
- Public Outreach - Staff presented the Streetscape design at the 2022 Stallings Fest
- The Town will maintain the Streetscape after potential installation.

Streetscape implementation into the SDO:

- Online - A dedicated Streetscape page will be implemented if adopted.
- Mail Notices - All property owners within the streetscape design boundary will be notified before a text amendment within TC zoning for the Text Amendment (with a potential open house)
- Write a text amendment to require streetscape for all new Town Center (TC Zoning) development to install per the adopted design plan
- Staff will map out desired streetscape types within the TC Zoning

Streetscape Investment:

DFI reviewed the Streetscape plan and recommended that the Town invest in the streetscape.

- Streetscape improvements will be critical for main street retail to succeed.
- Encourage development on the 13-acre site to implement streetscape plan and integrate retail facing Stallings Rd to attract desired private investment.
- Consider investing in streetscape improvements in front of the Town Hall and Municipal Park. (Potential Cost: \$2.1M - \$2.8M)

Staff requests Council direction on whether they want to implement streetscape on Town-owned properties.

- Does the Council want to invest in installing streetscape?
- Estimate cost between \$1,500 and \$2,000 per linear foot of streetscape.
- Phasing is an option.
 - If the Council is interested, staff will bring back a phasing/implementation plan for Council at a subsequent meeting.

Stallings Downtown Streetscape Plan

August 14, 2023



Action Item Requests:

A. Plan Adoption and Ordinance Incorporation

- Adoption of the Stallings Downtown Streetscape Plan
- Direct staff to implement Streetscape requirements into the Stallings Development Ordinance

B. Streetscape Investment

- Does the Council want to invest in Streetscape improvements in front of Town-owned property?

Background

- A priority the Town Council identified was the creation of a Stallings Downtown at their retreat, which included;
 - investment in making Downtown a destination point,
 - promoting a uniform and pedestrian-friendly Downtown Streetscape,
 - and incorporating Downtown Streetscape requirements into the zoning ordinance.
- The Town hired Destination by Design (DBD) for the creation of the Downtown Streetscape.
 - Three plan types for the Streetscape, photo-realistic renderings, and construction specifications

Council Feedback

Cost

- Reduce the cost of materials and installation
 - DBD designed the streetscape with the most cost-efficient/high-quality streetscape materials
- Partner with DFI
 - DFI encourages potential developments in the Town Center core to implement the Town's streetscape plan and integrate retail facing Stallings Rd. Additionally, consider investing in streetscape improvements in front of Town Hall and the Municipal park, with the goal of making these investments alongside the private sector.

Public input

- Online
 - A dedicated Streetscape page will be implemented if adopted
- Mail Notices
 - All property owners within the streetscape design boundary will be notified before a text amendment
- Public Outreach
 - Staff presented the Streetscape design at the 2022 Stallings Fest

Maintenance

- The Town will maintain the Streetscape after installation

Streetscape Plan Design Recap

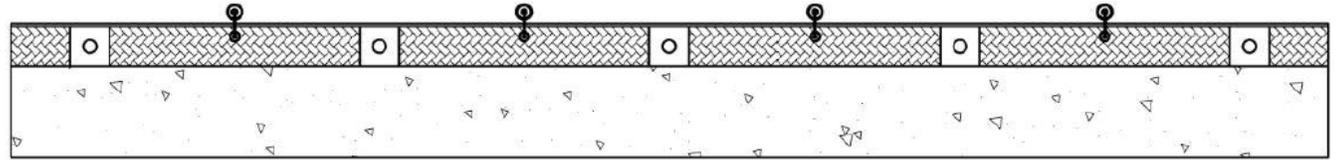


Streetscape Design

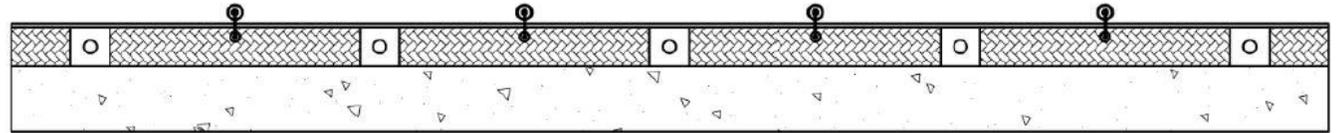
- There are Plan Types based on the type of street, location, and abutting building design.
- We will identify the location of each of the Streetscape Plan types during the implementation phase in September-October.

PLAN TYPE OVERVIEW Section Bases

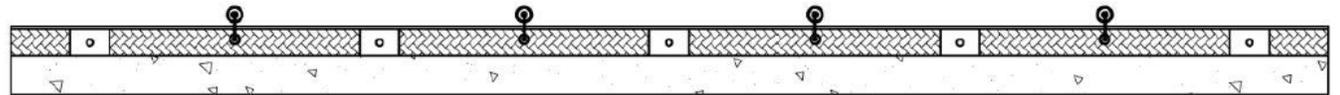
Plan Type 1 - "Greenway"



Plan Type 2 - "Typical"



Plan Type 3 - "Narrow Side Street"



RENDERING 1

Stallings Road Existing Conditions



RENDERING 1

Downtown Core Along Stallings Rd



RENDERING 2

Extension Road Existing Conditions



RENDERING 2

Extension Road with Streetscape

Type 3



Materials



An artistic rendering of a city street scene. In the foreground, a person is leaning over a red bicycle on a sidewalk. A black trash can is visible. In the middle ground, an orange pickup truck is driving on a road with double yellow lines. A person is walking on the sidewalk. In the background, there are trees, a brick building, and a green banner hanging from a lamppost with the word "Stallings" and a recycling symbol. The sky is blue with some clouds. An orange horizontal bar is in the top left corner.

Adoption of the Streetscape Plan & Direct Staff to incorporate standards into the SDO

- Write a text amendment to require streetscape for all new Town Center (TC Zoning) development to install per the adopted design plan
- Staff will map out desired streetscape types within the TC Zoning
- Mail notice for all properties within TC zoning for the Text Amendment
- Create a dedicated Streetscape webpage on the Stallings website

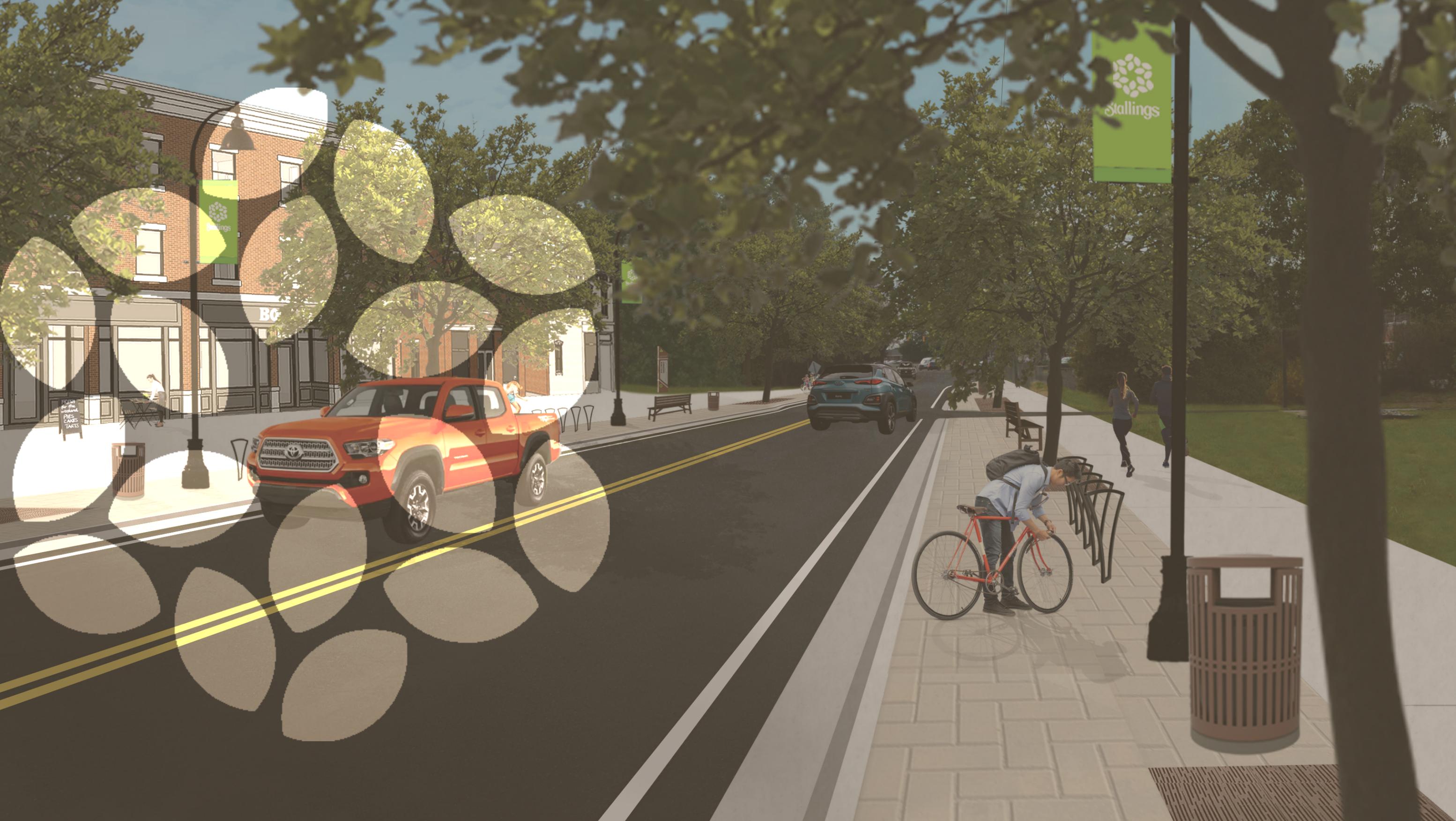


Streetscape Investment

- DFI reviewed the Streetscape plan and recommended the Town invest in the streetscape.
 - Streetscape improvements will be critical for main street retail to succeed.
 - Encourage development on the 13-acre site to implement streetscape plan and integrate retail facing Stallings Rd to attract desired private investment
 - Consider investing in streetscape improvements in front of Town Hall and Municipal Park. (Potential Cost: \$2.1M - \$2.8M)
- Staff requests Council direction on whether they want to implement streetscape on Town-owned properties
 - Does the Council want to invest in installing streetscape?
 - Estimate cost between \$1,500 and \$2,000 per linear foot of streetscape.
 - Phasing is an option.
 - If the Council is interested, staff will bring back a phasing/implementation plan for Council at a subsequent meeting.

A detailed illustration of a modern urban street scene. On the left, a red pickup truck is driving on a road with double yellow lines. To its right, a cyclist is riding on a paved path. Further right, a pedestrian is walking on a sidewalk. The street is lined with trees and buildings. A brick building on the left has a storefront with large windows and a sign that says 'BO'. A black street lamp with a green banner hanging from it is visible. The banner features a circular logo and the word 'Ballings'. In the foreground, a trash can is visible on the sidewalk. The overall scene is bright and clear, suggesting a sunny day.

Discussion



STALLINGS STREETSCAPE

DESIGN STANDARDS AND DETAILS PLAN

CONTACT



TOWN OF STALLINGS
315 STALLINGS ROAD
STALLINGS, NC 28104
(704)821-8557

DESTINATION BY DESIGN

PLANNING | ENGINEERING | COMMUNICATIONS

LANDSCAPE ARCHITECT / PROJECT MANAGER: ALEX GOTHERMAN, PLA
DESTINATION BY DESIGN PLANNING
136 FURMAN ROAD, SUITE 6
BOONE, NC 28607
(828)386-1866

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A1-A2	PROJECT OVERVIEW
B1-B8	STREETSCAPE PLAN TYPES
C1-C2	STREETSCAPES IN ACTION
D1-D8	HARDSCAPE MATERIAL + SITE FURNISHINGS
E1-E10	STREET TREES

Minimum Large Tree Setbacks – Municipal and Local Roads:

URBAN / SUBURBAN			RURAL		
Posted Speed	Urban Street Type	Clear Zone (setback)	Posted Speed	Rural Street Type	Clear Zone (setback)
≤ 25 mph	Main Street, Avenue, Boulevard	8'	≤ 25 mph	Village Main Street	8'
>25 - 35 mph	Avenue, Boulevard	10'	>25 - 35 mph	Avenue, Boulevard, Rural Road	14'
>35 - 45 mph	Boulevard, Parkway	12'	>35 - 45 mph	Boulevard Parkway, Rural Road	20'
> 45 mph	Parkway	30'	> 45 mph	Parkway, Rural Road	30'

Distances measured to the center line of the tree.

Minimum Small Trees and Shrub Setbacks – All Routes:

Posted Speed	Section	Description	Distance Clear Zone (setback)
≤ 35 mph	Curb & Gutter	to foliage line of shrub	1'
		to center of small tree	5'
	Shoulder	to foliage line of shrub	2'
		to center of small tree	8'
>35 - 45	Curb & Gutter	to foliage line of shrub	6'
		to center of small tree	8'
	Shoulder	to foliage line of shrub	8'
		to center of small tree	10'
Greater than 45 mph	Curb & Gutter	to foliage line of shrub	10'
		to center of small tree	20'
	Shoulder	to foliage line of shrub	15'
		to center of small tree	20'

NOTE:

- SETBACK DISTANCES ARE MEASURED FROM THE EDGE OF TRAVEL WAY - IF NO LANE MARKING, THEN 11' LANE
- BIKE LANES AND ON STREET PARKING MAY BE INCLUDED IN BUFFER SETBACK MEASUREMENTS
- VERTICAL CLEARANCE IS 16' ABOVE STREETS AND 7' ABOVE SIDEWALKS
- 4" DIAMETER OR LARGER IS CONSIDERED A LARGE TREE
- 40' RECOMMENDED SPACING BETWEEN LARGE TREES
- PLANTS IN SETBACK ZONE CANNOT EXCEED 2' IN HEIGHT

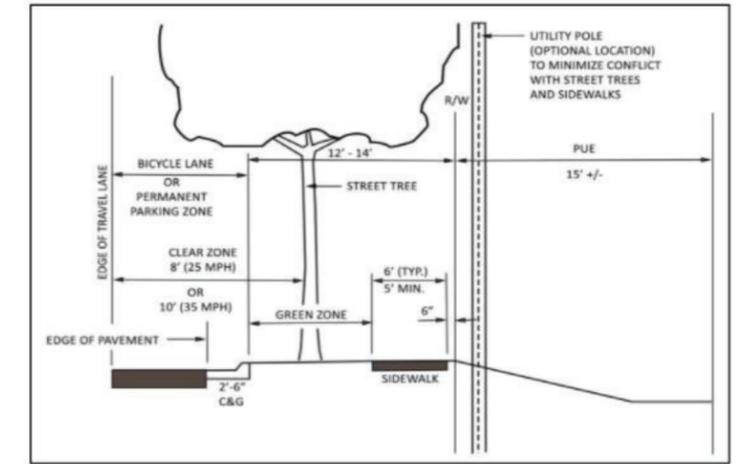


Figure 1 Recommended Green Zone and Sidewalk Zone (Complete Streets Planning and Design Guide)



Town of Stallings -NC-

STREETSCAPE DESIGN STANDARDS

Client: CITY OF STALLINGS 315 STALLINGS ROAD STALLINGS, NC 28104 (704)821-8557	 <p>DESTINATION BY DESIGN PLANNING ENGINEERING COMMUNICATIONS</p> <p style="font-size: small;">136 Furman Rd. Boone, NC 28607 Ph: 828.386.1866</p>	Project #: Drawn By: Checked By: Scale: Varies Issue _____ Date _____ 1 _____ JULY 2022
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NCDOT PLANTING GUIDELINES

A-1

STREETSCAPE TYPE:

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

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

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

If it is a greenway section, does the greenway run in front of 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...
ON-STREET PARKING FORM

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

NOTES:

- WHEN DETERMINING TREE TYPE, OVERHEAD UTILITY LINES ARE THE MAIN FACTOR TO CONSIDER. IF THERE IS AN OVERHEAD POWER LINE ONLY USE THE APPROVED TREES PERMITTED UNDER OVERHEAD UTILITIES, SEE APPROVED TREE LIST IN SECTION E FOR MORE DETAILS.



STREETSCAPE DESIGN STANDARDS

Client:

CITY OF STALLINGS
315 STALLINGS ROAD
STALLINGS, NC 28104
(704)821-8557

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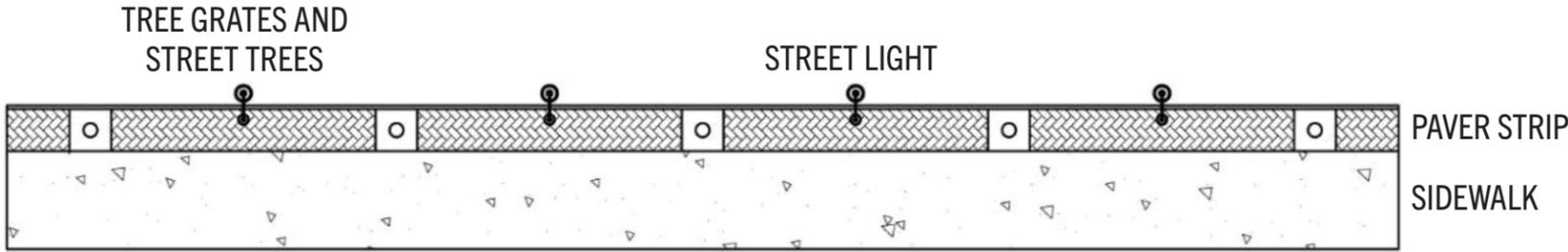
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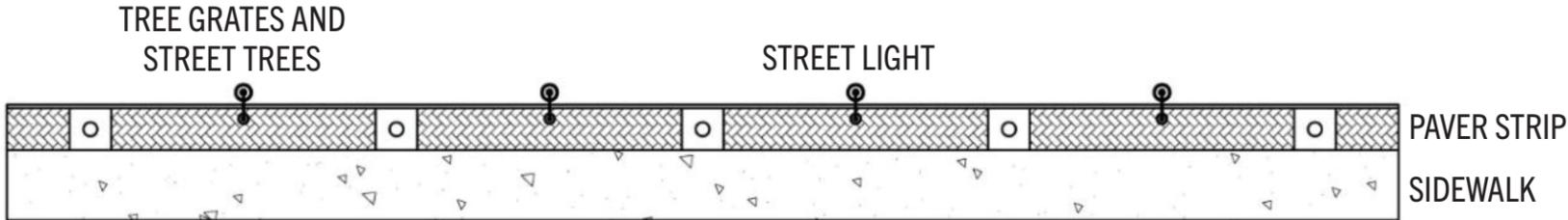
PROJECT OVERVIEW

A-2

SECTIONS



PLAN TYPE 1 - GREENWAY



PLAN TYPE 2 - TYPICAL



PLAN TYPE 3 - NARROW

OVERVIEW:

- GREENWAY + GREENWAY AGAINST BUILDING
 - DOWNTOWN STALLINGS PRIMARY CORRIDOR WITH PEDESTRIAN AND GREENWAY SPINE FACILITIES
- TYPICAL
 - DOWNTOWN STALLINGS PRIMARY CORRIDOR WITH PEDESTRIAN-ONLY FACILITIES
- NARROW SIDE-STREET
 - SECONDARY ROAD WITH PEDESTRIAN-ONLY FACILITIES



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STREETSCAPE PLAN
TYPES

B-1

SAMPLE LOCATION



STREETSCAPE DESIGN STANDARDS

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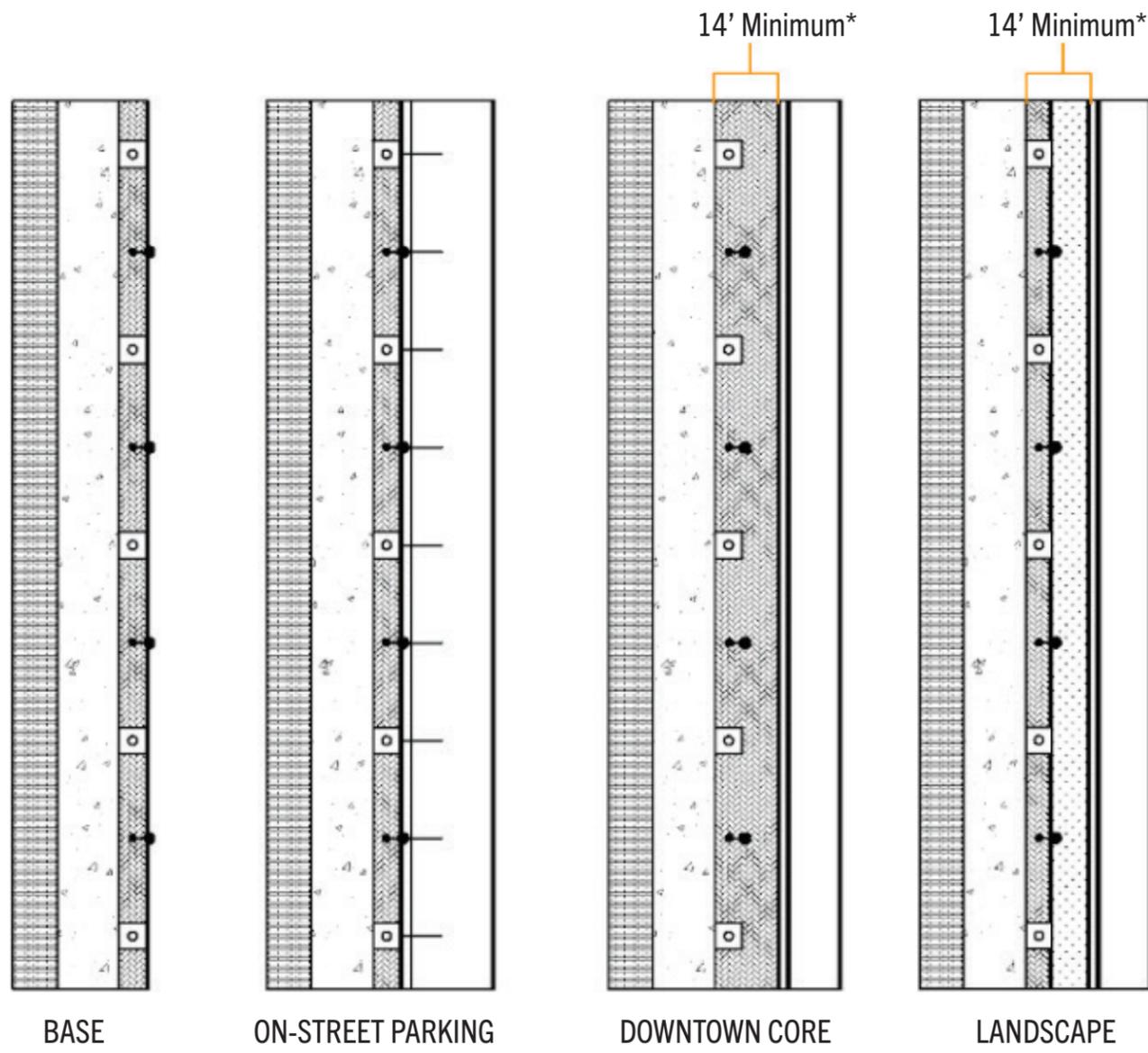
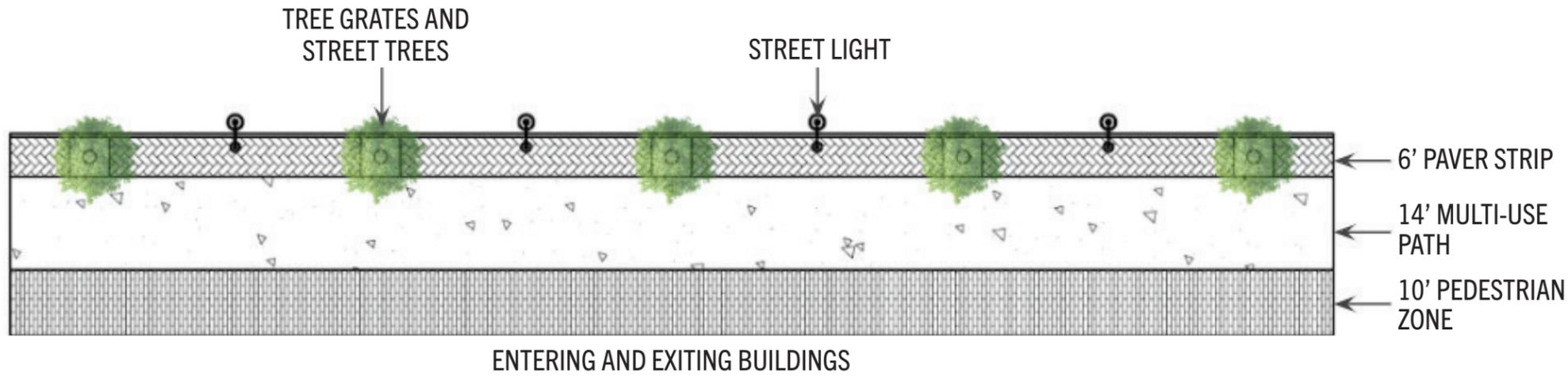
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Checked By:
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STREETSCAPE PLAN
TYPES

B-2



TOTAL WIDTH BUILDING FACE TO CURB = 30'

TOTAL WIDTH BUILDING FACE TO CURB = 38'

GREENWAY AGAINST BUILDING

- BIKE AND PEDESTRIAN
- 14' WIDE MULTI-USE PATH
- 6' WIDE PAVER STRIP
- 10' WIDE PEDESTRIAN SPACE ADJACENT TO COMMERCIAL SPACE



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

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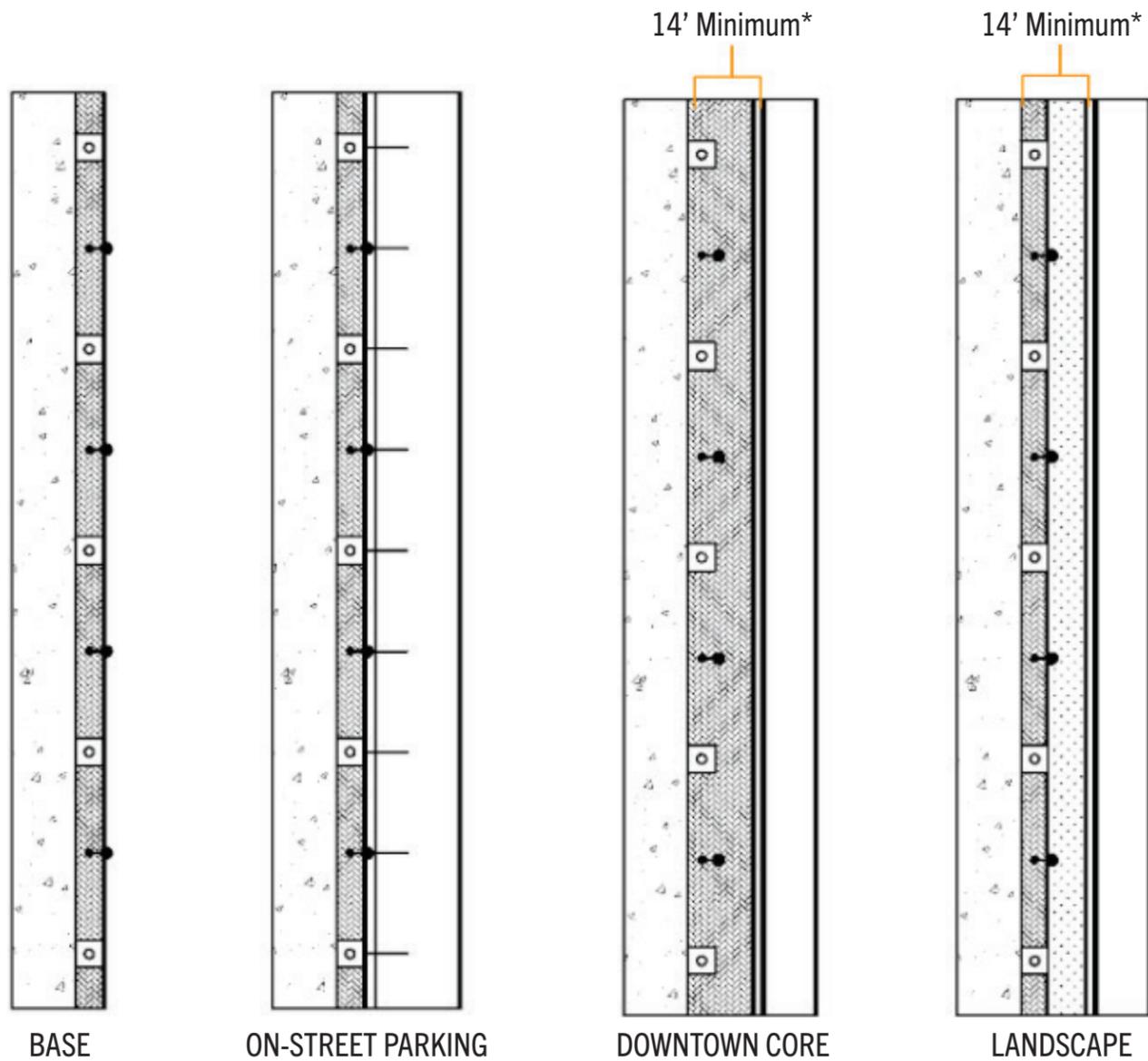
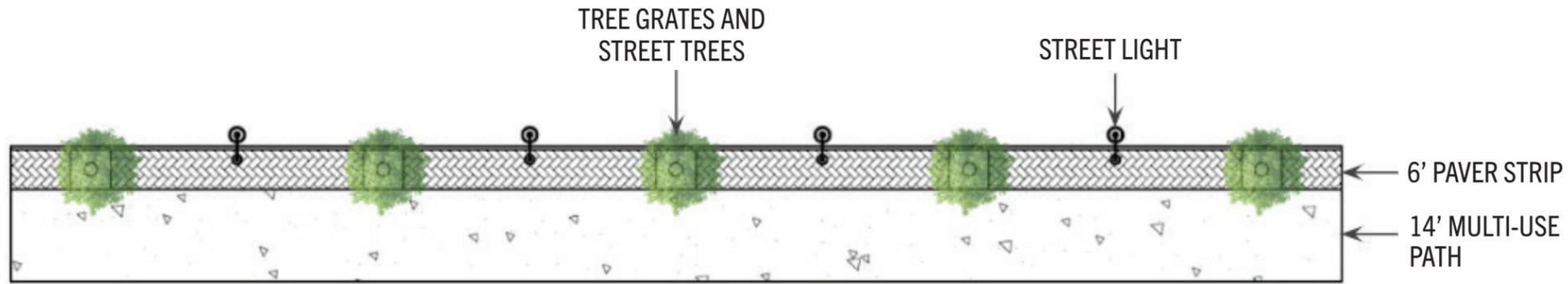
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STREETSCAPE PLAN
TYPE 1A

B-3



TOTAL WIDTH BUILDING FACE TO CURB = 20'

TOTAL WIDTH BUILDING FACE TO CURB = 28'

GREENWAY

- BIKE AND PEDESTRIAN
- 14' WIDE MULTI-USE PATH
- 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

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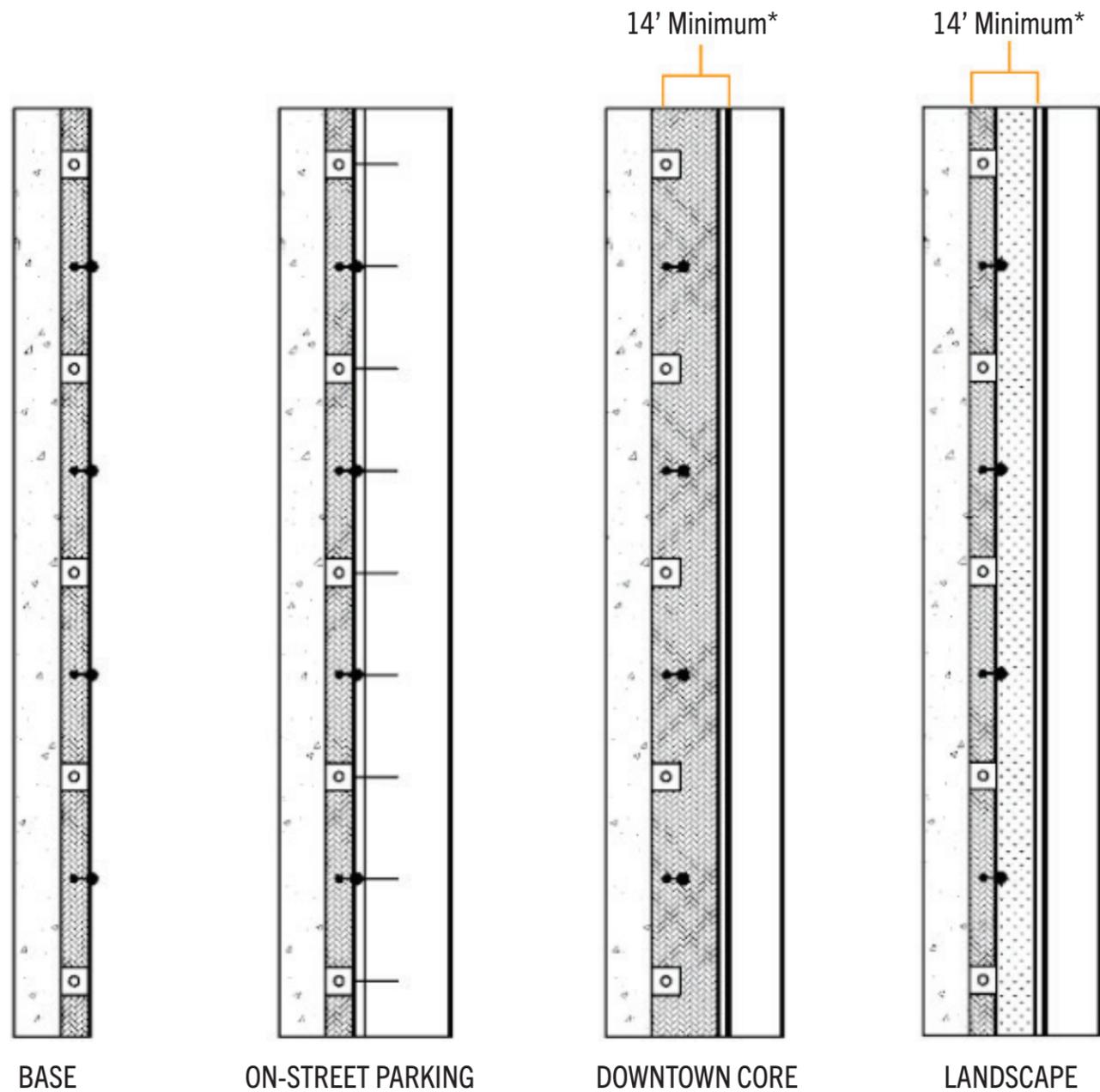
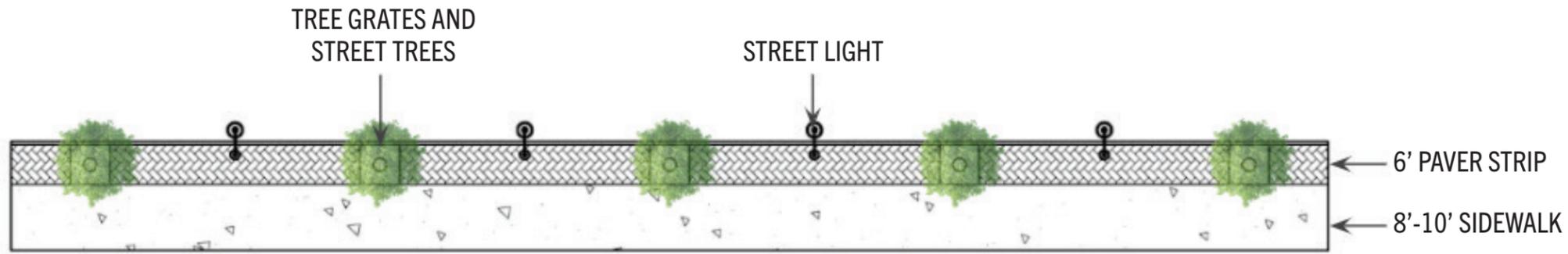
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STREETSCAPE PLAN
TYPE 1B

B-4



TOTAL WIDTH BUILDING FACE TO CURB = 16'

TOTAL WIDTH BUILDING FACE TO CURB = 24'

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

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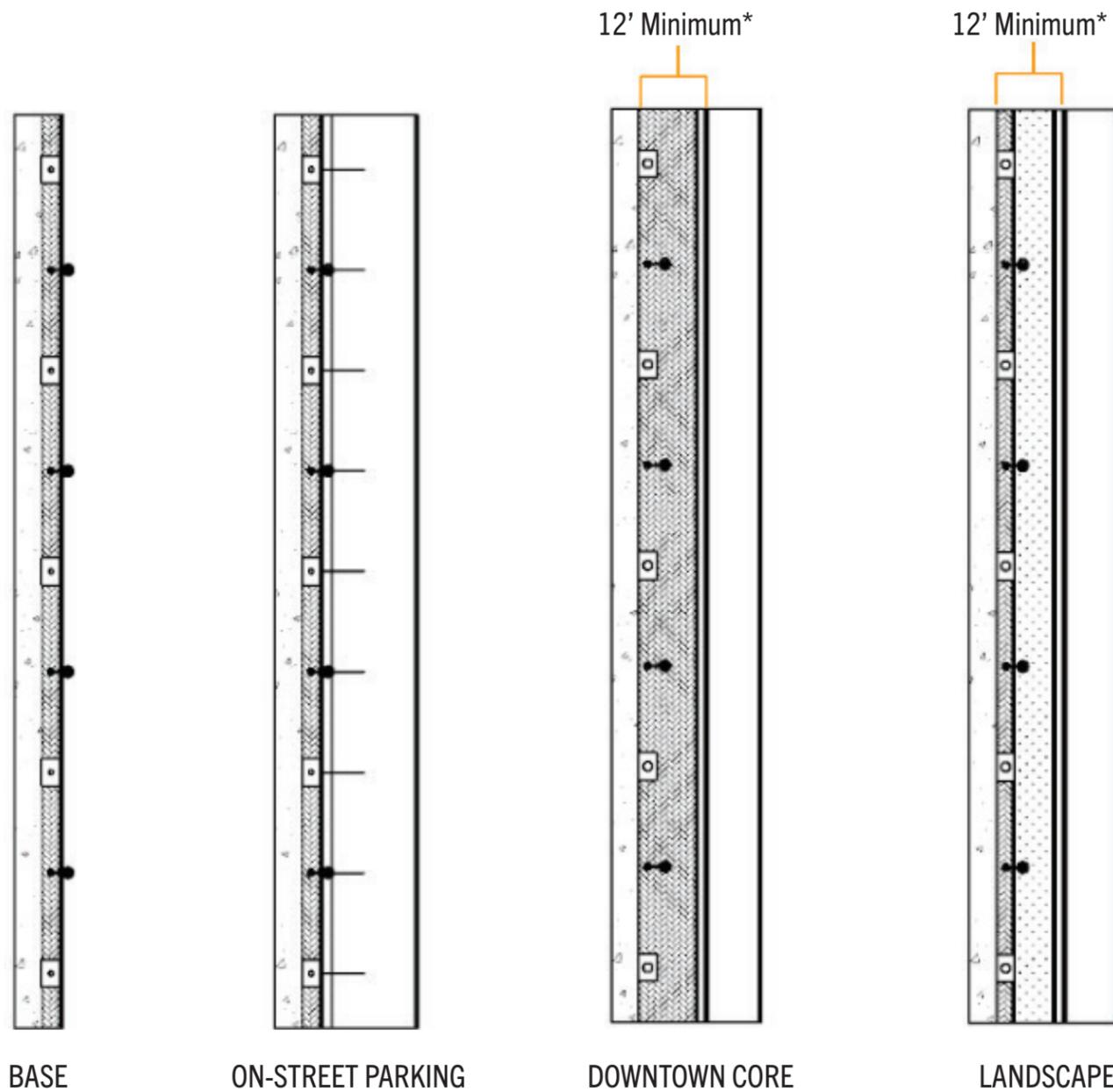
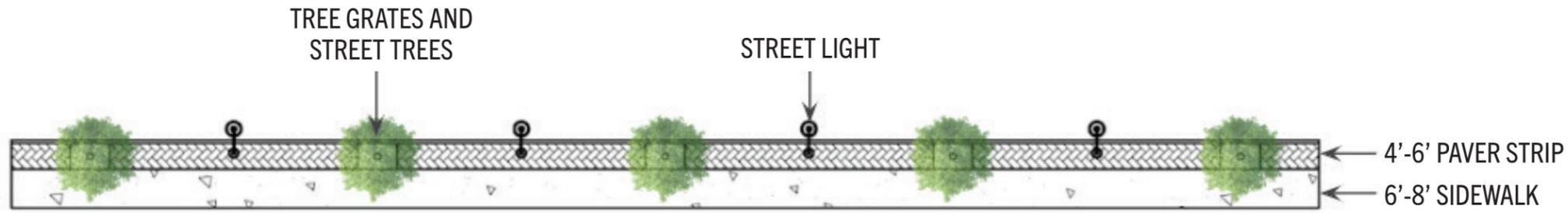
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STREETSCAPE PLAN TYPE 2

B-5



TOTAL WIDTH BUILDING FACE TO CURB = 16'

TOTAL WIDTH BUILDING FACE TO CURB = 24'

NARROW

- PEDESTRIAN-ONLY
- 6'-8' WIDE SIDEWALK
- 4'-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

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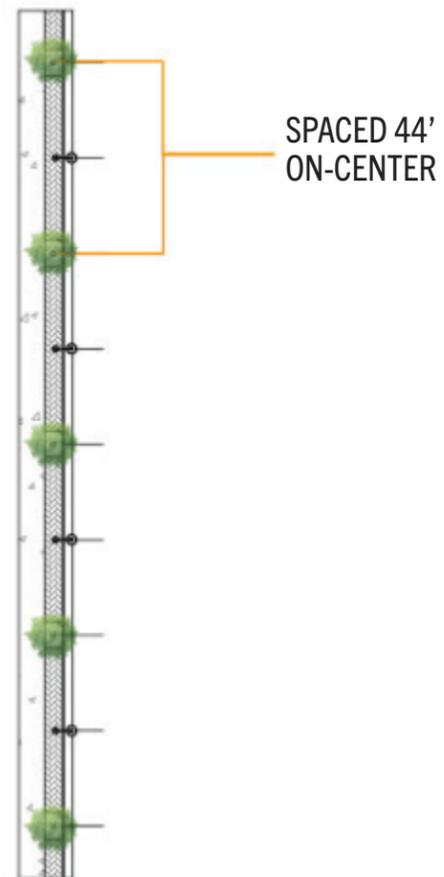
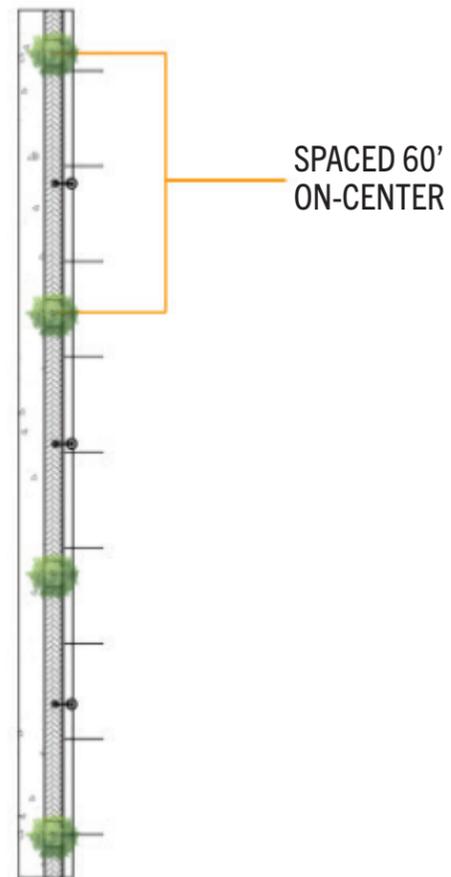
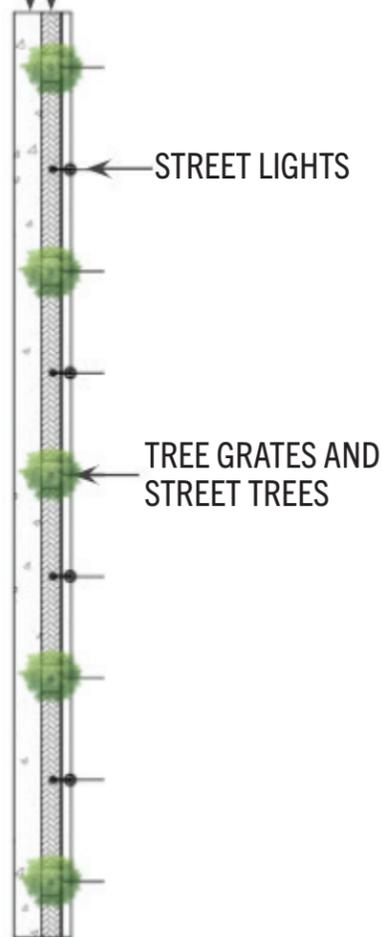
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STREETSCAPE PLAN TYPE 3

B-6

SIDEWALK PAVER STRIP



NOTE:

- 44' ON-CENTER SPACING FOR TREES AND LIGHTS IS BEST USED WHEN ADJACENT TO ON-STREET PARKING BECAUSE THE SPACING WILL LINE UP WITH PARKING SPACES TO AVOID HITTING CAR DOORS INTO LIGHT POSTS AND TREE TRUNKS.
- IF THERE IS NO ON-STREET PARKING, THE 60' ON-CENTER SPACING IS RECOMMENDED TO PROVIDE APPROPRIATE LIGHT COVERAGE AND ALLOW FOR FEWER TREES AND LIGHTS PER 200' SECTION OF STREETScape.



STREETSCAPE DESIGN STANDARDS

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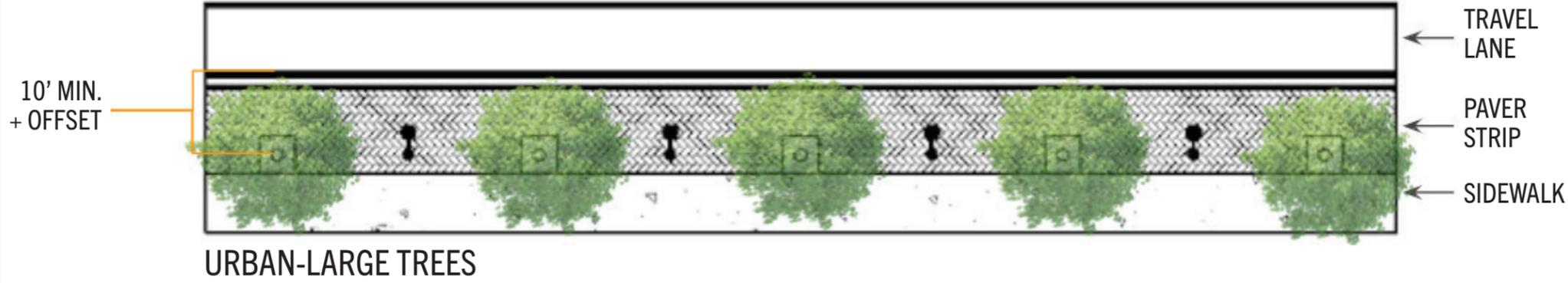
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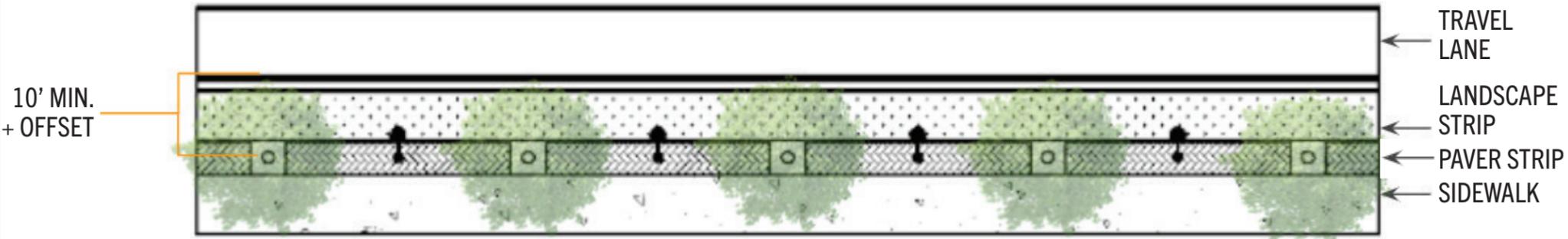
ON-STREET PARKING SPACING COMPARISON

B-7

DOWNTOWN CORE FORM



LANDSCAPE FORM



NOTE:

- SETBACK DISTANCE MAY INCREASE PER ROAD SPEED LIMIT, SEE SHEET A-1 FOR MORE DETAILS. SETBACK DISTANCES ARE MEASURED FROM THE EDGE OF TRAVEL WAY TO THE CENTER OF TREE TRUNK.



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ROAD EDGE
OFF-SET SOLUTIONS

B-8



EXISTING CONDITIONS



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DOWNTOWN CORE
ALONG STALLINGS ROAD

C-1



EXISTING CONDITIONS



STREETSCAPE DESIGN STANDARDS

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EXTENSION ROAD
WITH STREETSCAPE

C-2



STREETSCAPE DESIGN STANDARDS

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**MATERIALS
OVERVIEW**

D-1



BREAKWATER BENCH WITH BACK
The Breakwater flat bench is covered by Patent No. Des. D465,936. All other Breakwater pieces are Exclusive By Design™.

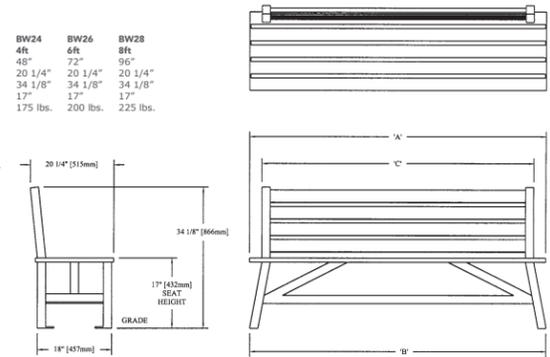
KEYSHIELD® METAL FINISH
The trademarked KEYSHIELD® finish protects each piece of furniture from chipping, cracking, and UV damage while providing unparalleled corrosion resistance. Steel products are finished with a two-coat powder coating process applied to a 7-15 mil thickness. Substrate preparation includes sandblasting to a white finish to remove all surface contaminants. The raw product then receives a corrosion-inhibiting phosphate coating prior to the application of the powder coating. The first coat applied to the substrate is zinc rich epoxy powder primer used

exclusively on sandblasted parts. The second coat is a colored polyester powder coating. Both coats are electrostatically applied and oven cured according to powder coating manufacturing specifications to create a smooth, satin-like finish and a low-emitting non-porous armor.

FULLY ASSEMBLED UNIT
The Breakwater bench with back is manufactured in the USA as a fully assembled unit to provide ultimate stability and avoid damage during transit to the site, saving time and money.

MATERIALS
Fully-welded commercial-grade steel construction.

	BW24 4ft	BW26 6ft	BW28 8ft
LENGTH (A)	48"	72"	96"
WIDTH	20 1/4"	20 1/4"	20 1/4"
HEIGHT	34 1/8"	34 1/8"	34 1/8"
SEAT HEIGHT	17"	17"	17"
WEIGHT	175 lbs.	200 lbs.	225 lbs.



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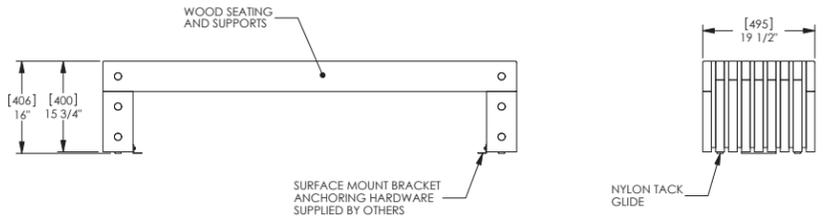
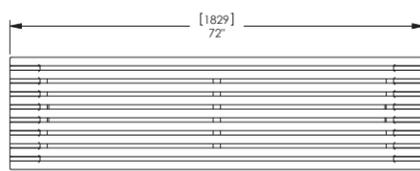


670 Mercer Road | Butler, PA 16001-1840
Toll-free: 1-800-284-8208 | Phone: 724-284-1213 | Fax: 724-284-1253
www.keystoneridgedesigns.com

PRODUCT	BREAKWATER
MANUFACTURER	KEYSTONE RIDGE DESIGNS KEYSTONERIDGEDESIGNS.COM 724.284.1213
LENGTH	6'
FINISH	CHOCOLATE
COST ESTIMATE	\$1455



Palisade Bench, 72", Surface Mount, Backless
Product Drawing Date: 5/5/2010
www.landscapeforms.com Ph: 800.521.2546



PRODUCT	PALISADE
MANUFACTURER	LANDSCAPE FORMS LANDSCAPEFORMS.COM 800.430.6209
LENGTH	6' AND 8'
FINISH	THERMALLY MODIFIED ASH
COST ESTIMATE	\$2810 AND \$3270

Stallings STREETScape DESIGN STANDARDS

Client:
CITY OF STALLINGS
315 STALLINGS ROAD
STALLINGS, NC 28104
(704)821-8557

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**BENCH
DETAILS**

D-2

landscapeforms Drawing: PS375-02 Dimensions are in inches (mm)
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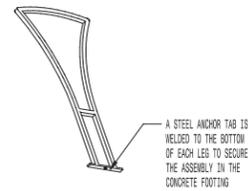
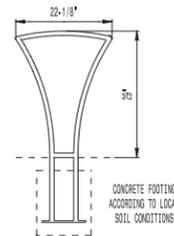


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WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

THIS PRODUCT IS COVERED BY ONE OR MORE OF THE FOLLOWING U.S. PATENTS 0722,921_S



AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,
CUSTOM COLORS (INCLUDING THE RAL RANGE)

NOTES:

- DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
- ALL FABRICATED METAL COMPONENTS ARE STEEL. SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
- THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED IN THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
- FOR HIGH SALT AMBIENT CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860°F (460°C). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
- ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
- THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.



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REV. 7/21/15 DRAWN R.G.O., 2015-733

PRODUCT	FREESIA BIKE RACK
MANUFACTURER	VICTOR STANLEY VICTORSTANLEY.COM 800.368.2573
CAPACITY	2 BIKES
FINISH	BRONZE
COST ESTIMATE	\$347 \$427 WITH CROSS BAR



STREETSCAPE DESIGN STANDARDS

Client:

CITY OF STALLINGS
315 STALLINGS ROAD
STALLINGS, NC 28104
(704)821-8557

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BIKE RACK
DETAILS

D-3

PRODUCT	MFRN-RS1-N5 5" FIXED ROUND STYLE BOLLARD
MANUFACTURER	MAXIFORCE MAXIFORCEBOLLARDS.COM 410.552.9888
FINISH	ROMAN BRONZE MATTE
COST ESTIMATE	\$860-\$925 BASE MOUNT DEPENDENT



STREETSCAPE DESIGN STANDARDS

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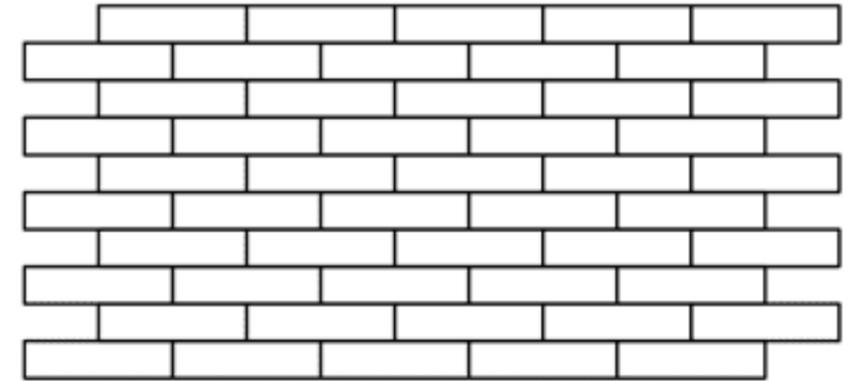
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**BOLLARD
DETAILS**

D-4



RUNNING BOND PATTERN:



PRODUCT	MODULINE
MANUFACTURER	BELGARD BELGARD.COM 888.868.0204
SIZE	4"x18"
FINISH	LINEN
PATTERN	RUNNING BOND (RUNNING LONG DOWN THE PAVER STRIP)
COST ESTIMATE	\$3.65 FROM MANUFACTURER



Client:

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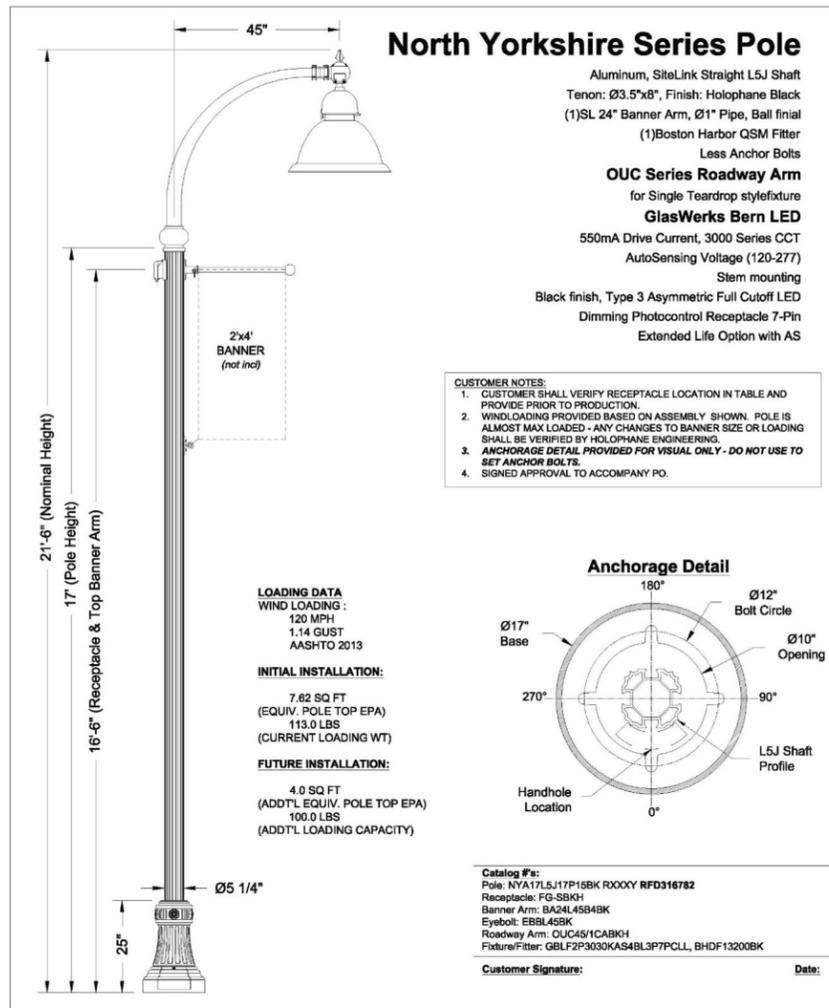
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**PAVER
DETAILS**

D-5



THIS DRAWING, WHEN APPROVED, SHALL BECOME THE COMPLETE SPECIFICATION FOR THIS MATERIAL TO BE FURNISHED BY HOLOPHANE ON THE ORDER NOTED ABOVE. A LIST OF SIMILAR DESIGN MAY BE SUPPLIED, BUT ONLY AFTER APPROVAL BY THE CUSTOMER IN WRITING. ON POLE ORDER AN ANCHOR BOLT TEMPLATE PRINT WILL BE SUPPLIED WITH EACH ANCHOR BOLT ORDER TO MATCH THE HOLE PATTERN. THIS PRINT IS THE PROPERTY OF HOLOPHANE AND IS LOANED SUBJECT TO RETURN UPON DEMAND AND UPON EXPRESS CONDITION THAT IT WILL NOT BE USED DIRECTLY OR INDIRECTLY IN ANY WAY DETRIMENTAL TO OUR INTERESTS, AND ONLY IN CONNECTION WITH MATERIAL FURNISHED BY HOLOPHANE.



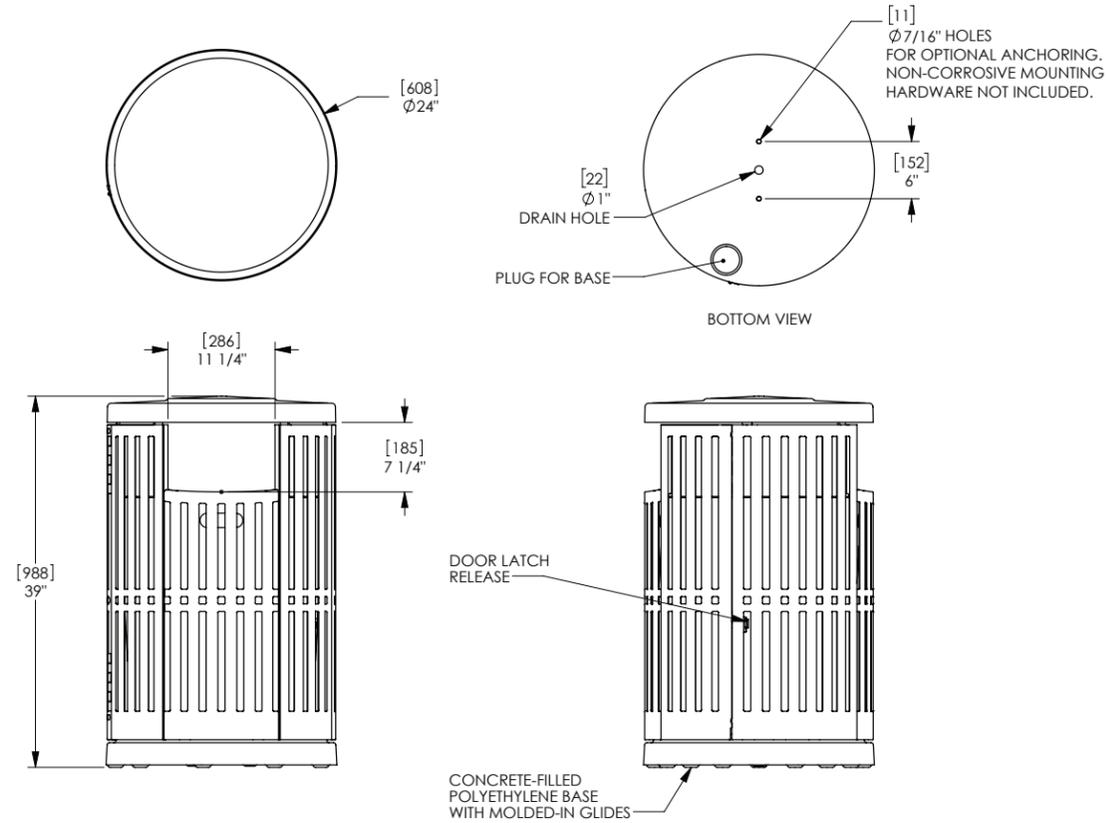
NOTES:

- STALLINGS ELECTRICAL UTILITIES ARE DIVIDED BETWEEN DUKE ENERGY AND UNION POWER. ALL LIGHTING WILL NEED FINAL APPROVE THROUGH THE RESPECTIVE PROVIDER.
- ALL LIGHT POLES TO BE ON BREAKAWAY BASES PER NCDOT REGULATIONS.

PRODUCT	NORTH YORKSHIRE SERIES POLE WITH GLASWERKS BERN LED LIGHT
MANUFACTURER	HOLOPHANE HOLOPHANE.ACUIITYBRANDS.COM 855.898.8038
PROVIDER	DUKE ENERGY DUKE-ENERGY.COM 800.653.5307
FINISH	BLACK

STREETSCAPE
DESIGN STANDARDS

Client: CITY OF STALLINGS 315 STALLINGS ROAD STALLINGS, NC 28104 (704)821-8557	<p style="font-weight: bold; margin: 0;">DESTINATION BY DESIGN</p> <p style="font-size: 10px; margin: 0;">PLANNING ENGINEERING COMMUNICATIONS</p> <p style="font-size: 8px; margin: 0;">136 Furman Rd. Boone, NC 28607 Ph: 828.386.1866</p>	Project #: Drawn By: Checked By: Scale: Varies Issue _____ Date _____ 1 _____ JULY 2022 _____ _____ _____
STREET LIGHT DETAILS		D-6



Drawing: CP362-01
Dimensions are in inches [mm]

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PRODUCT	CHASE PARK LITTER
MANUFACTURER	LANDSCAPE FORMS LANDSCAPEFORMS.COM 800.430.6209
CAPACITY	36-GALLON
FINISH	NUTMEG
COST ESTIMATE	\$1820



STREETSCAPE DESIGN STANDARDS

Client:

CITY OF STALLINGS
315 STALLINGS ROAD
STALLINGS, NC 28104
(704)821-8557

DESTINATION BY DESIGN
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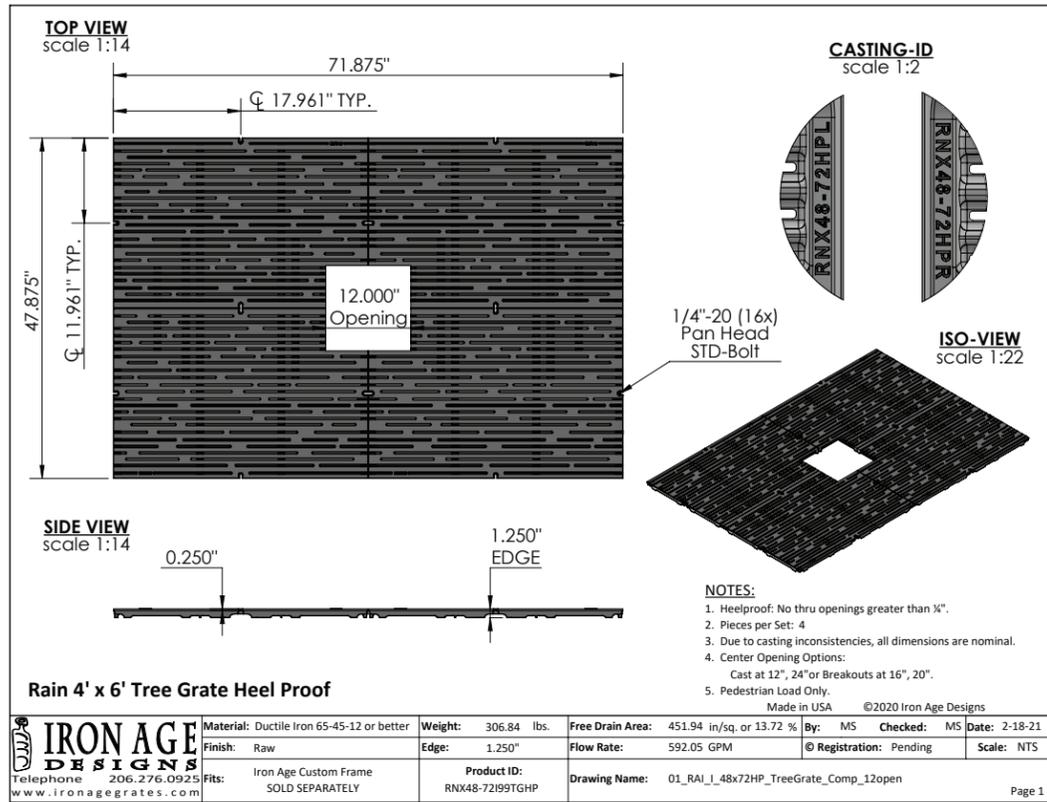
136 Furman Rd. Boone, NC 28607 Ph: 828.386.1866

Project #:
Drawn By:
Checked By:
Scale: Varies

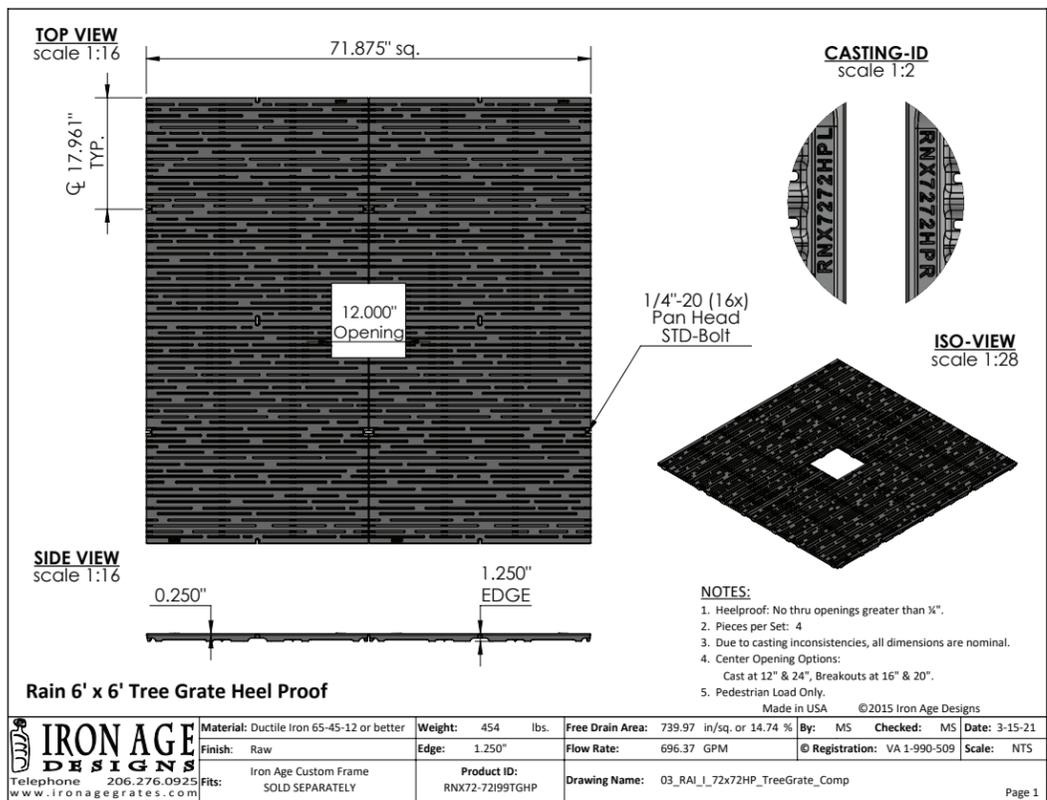
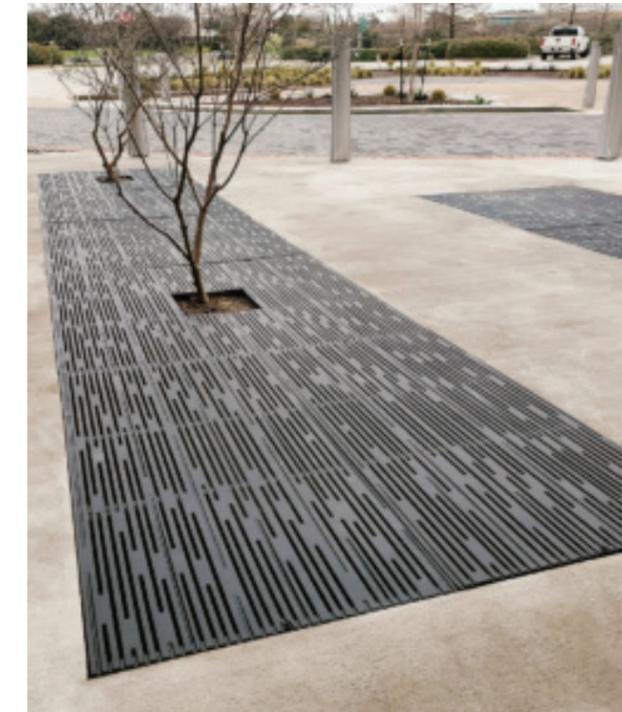
Issue _____ Date _____
1 _____ JULY 2022

TRASH RECEPTACLE
DETAILS

D-7



PRODUCT	RAIN
MANUFACTURER	IRON AGE DESIGNS IRONAGEGRATES.COM 877.418.3568
SIZE	4'X6'
FINISH	CAST IRON WITH BAKED-ON OIL
COST ESTIMATE	\$1000-2000 + \$300-400 FOR FRAMES



PRODUCT	RAIN
MANUFACTURER	IRON AGE DESIGNS IRONAGEGRATES.COM 877.418.3568
SIZE	6'X6'
FINISH	CAST IRON WITH BAKED-ON OIL
COST ESTIMATE	\$1000-2000 + \$300-400 FOR FRAMES



Stallings STREETScape DESIGN STANDARDS

Client:

CITY OF STALLINGS
315 STALLINGS ROAD
STALLINGS, NC 28104
(704)821-8557

DESTINATION BY DESIGN
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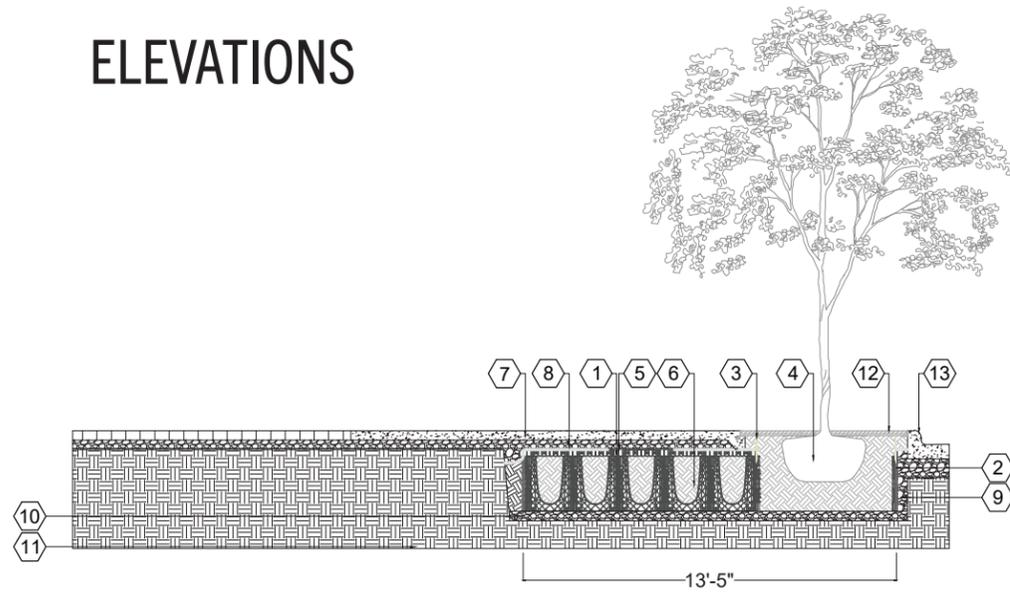
136 Furman Rd. Boone, NC 28607 Ph: 828.386.1866

Project #:
Drawn By:
Checked By:
Scale: Varies
Issue _____ Date _____
1 _____ JULY 2022

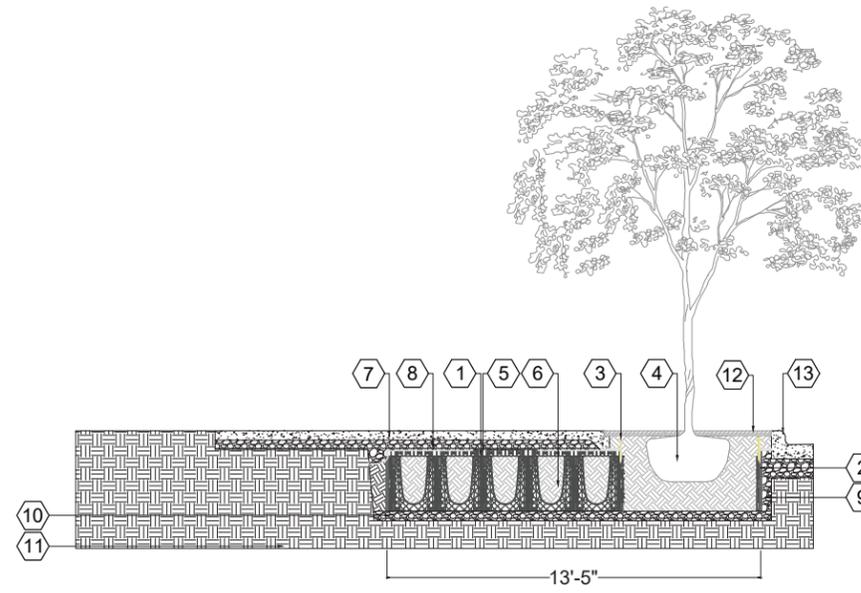
TREE GRATE
DETAILS

D-8

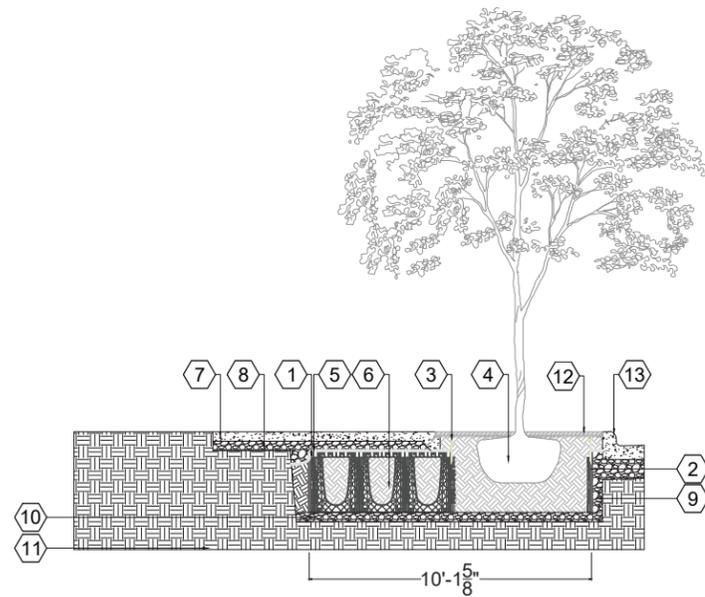
ELEVATIONS



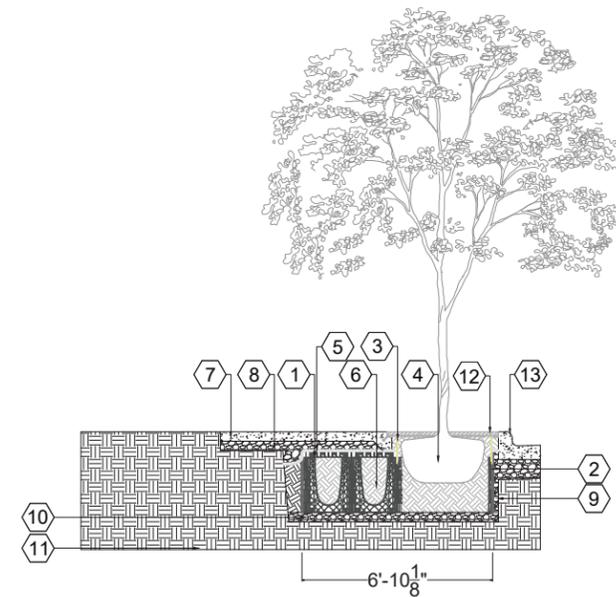
PLAN TYPE 1A



PLAN TYPE 1B



PLAN TYPE 2



PLAN TYPE 3

ARBORSYSTEM[®] URBAN TREE PLANTING SYSTEM

1. RootSpace[®] 600 Series Soil Cell System (24" depth)
2. RootStop[™] 600 Root & Moisture Barrier (24" depth)
3. ReRoot[™] Ribbed Root Barrier (12" depth)
4. Tree / Rootball
5. CombiGrid[®] Geocomposite Fabric/Grid
6. Planting Soil
7. Pavement

8. Aggregate Base
9. Compacted Backfill Material
10. Aggregate Sub-base
11. Compacted Native Subgrade
12. Tree Grate (optional)
13. Curb and Gutter

NOTES:

- SOIL CELLS CAN BE CONFIGURED IN VARIETY OF WAYS DEPENDING ON CONDITIONS AS LONG AS TOTAL ROOT CELL SPACE EQUALS SOIL AMOUNTS OF WITH 400, 600, OR 800 CUBIC FEET.
- SOIL CAPACITY IS DETERMINED PER TREE, SEE FOLLOWING CHARTS FOR MORE DETAILS.
- FOR DESIGN ASSISTANCE CALL 1-865-951-7290 OR EMAIL MATTHEW.WERLE@GREENBLUE.COM.



STREETSCAPE DESIGN STANDARDS

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(704)821-8557



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Project #:
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Checked By:

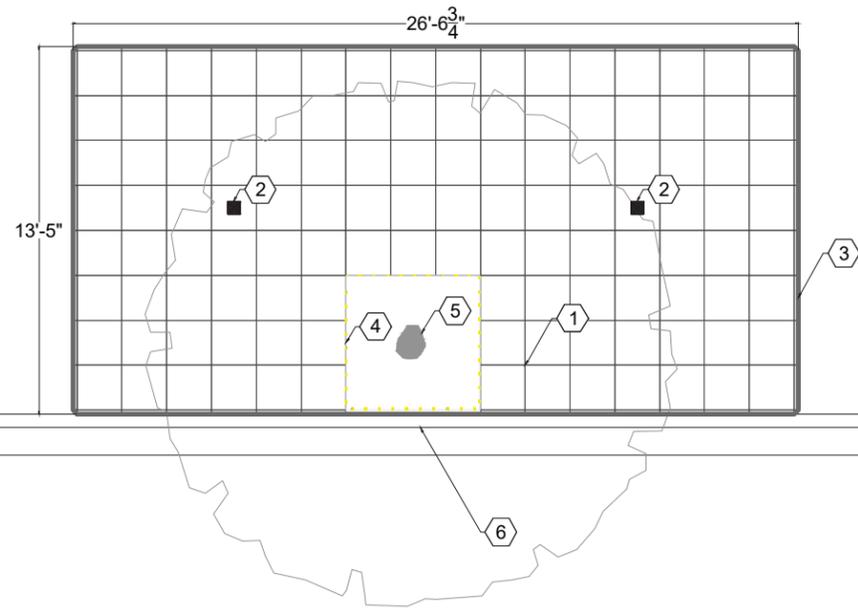
Issue: _____ Date: _____
Scale: Varies

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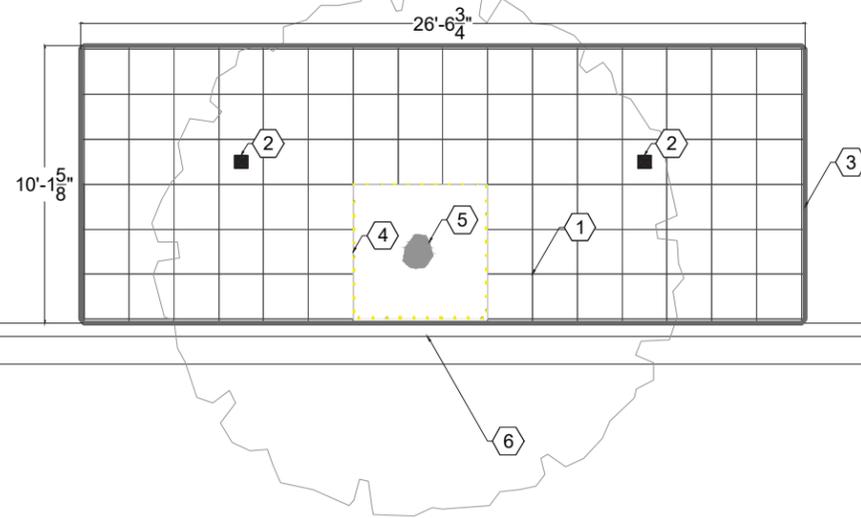
SOIL CELL DETAILS

E-1

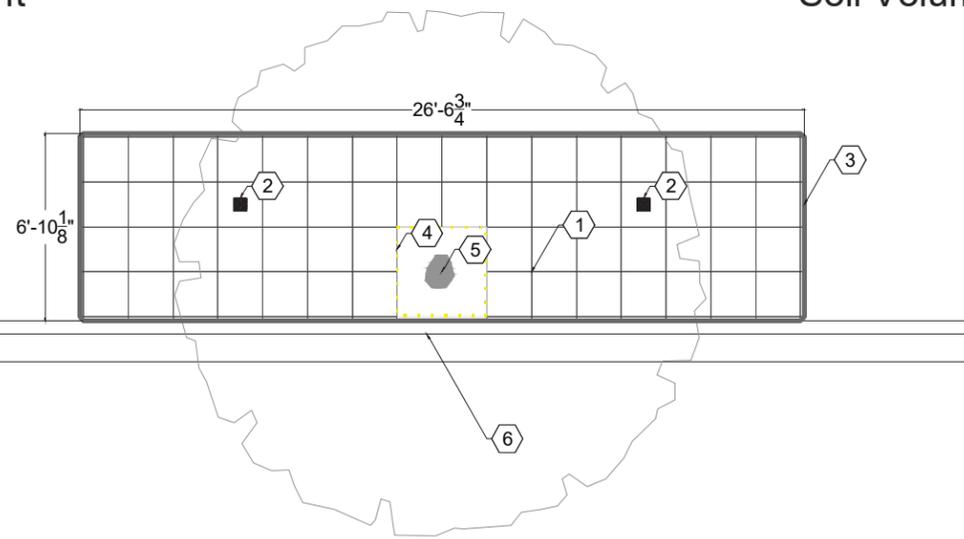
TREE PIT LAYOUTS



TREE PIT LAYOUT
Soil Volume: 800 ft³



TREE PIT LAYOUT
Soil Volume: 600 ft³



TREE PIT LAYOUT
Soil Volume: 400 ft³

ARBORSYSTEM[®] URBAN TREE PLANTING SYSTEM

1. RootSpace[®] 600 Series Soil Cell System (24" depth)
2. ArborVent[™] Aeration/Irrigation Inlet
3. RootStop[™] 600 Root & Moisture Barrier (24" depth)
4. ReRoot[™] Ribbed Root Barrier (12" depth)
5. Tree
6. Curb and Gutter

NOTES:

- SOIL CELLS CAN BE CONFIGURED IN VARIETY OF WAYS DEPENDING ON CONDITIONS AS LONG AS TOTAL ROOT CELL SPACE EQUALS SOIL AMOUNTS OF WITH 400, 600, OR 800 CUBIC FEET.
- SOIL CAPACITY IS DETERMINED PER TREE, SEE FOLLOWING CHARTS FOR MORE DETAILS.
- FOR DESIGN ASSISTANCE CALL 1-865-951-7290 OR EMAIL MATTHEW.WERLE@GREENBLUE.COM.



STREETSCAPE DESIGN STANDARDS

Client:

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STALLINGS, NC 28104
(704)821-8557

DESTINATION BY DESIGN
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136 Furman Rd. Boone, NC 28607 Ph: 828.386.1866

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Scale: Varies

Issue _____ Date _____
1 _____ JULY 2022

SOIL CELL DETAILS

E-2

1. SUMMARY

TREES IN URBAN ENVIRONMENTS OFTEN DO NOT REACH FULL SPECIES MATURITY DUE TO THE LACK OF SUITABLE SOIL VOLUME. THE ARBORSYSTEM® IS SPECIFICALLY DESIGNED TO PROVIDE THE NECESSARY ELEMENTS FOR GROWING TREES TO THEIR FULL POTENTIAL IN DENSE URBAN ENVIRONMENTS. THE MAIN COMPONENT OF THE ARBORSYSTEM® IS THE ROOTSPACE® SOIL CELL, WHICH IS A LOAD-BEARING, ENGINEERED PLASTIC, STRUCTURAL CELLULAR SYSTEM COMPRISED OF INTERLOCKING VERTICAL UPRIGHTS AND HORIZONTAL DECKS DESIGNED TO ASSEMBLE TO CREATE A MATRIX UNDER PAVEMENTS. THE INTERCONNECTED SKELETAL MATRIX SHALL PROVIDE VOID SPACES TO ACCOMMODATE FILLING WITH PLANTING SOIL FOR TREE ROOTING AND/OR STORING STORMWATER WHILE SUPPORTING VEHICLE LOADED PAVEMENTS AT THE SURFACE. OTHER MATERIALS USED IN CONJUNCTION WITH THE ROOTSPACE® SOIL CELLS INCLUDE, BUT ARE NOT LIMITED TO, GEOTEXTILE FABRIC, GEOGRID, AGGREGATE, SUB-BASE MATERIAL, BACKFILL, ROOT BARRIERS, AND PLANTING SOIL.

2. MATERIALS

ROOTSPACE® SOIL CELLS: SOIL CELLS SHALL BE CAPABLE OF BEING FILLED WITH A VARIETY OF SOIL TYPES CREATED FOR THE PURPOSE OF GROWING HEALTHY TREES AND PROVIDING STORMWATER MANAGEMENT. THEY SHALL BE MODULAR, STRUCTURAL SYSTEMS. EACH CELL SHALL BE CAPABLE OF BEING INSTALLED INDEPENDENTLY AND/OR INTERCONNECTED TO THE ADJOINING CELLS, SHALL ACCOMMODATE UTILITIES, STORMWATER, AND OTHER SITE FEATURES AT A NEW TREE PLANTING SITE. THE CELLS SHALL BE CAPABLE OF SUPPORTING LOADS UP TO AND INCLUDING AASHTO H-20/HS-20, H-25/HS-25 (UNITED STATES), OR CSA-S6 87.5 KN (CANADA) WHEN USED IN CONJUNCTION WITH APPROVED PAVEMENT PROFILES. THE CELLS SHALL BE CAPABLE OF PROVIDING A LARGE VOLUME OF PLANTING SOIL THAT DOES NOT INHIBIT OR PREVENT THE PLACEMENT AND COMPACTION OF PLANTING SOIL, NOR THE MOVEMENT AND GROWTH OF ROOTS. THE CELLS WILL ALLOW THE MOVEMENT OF WATER WITHIN THE PROVIDED SOIL VOLUME, INCLUDING LATERAL CAPILLARY MOVEMENT.

ROOTBALL AERATION/IRRIGATION PIPING SYSTEM: A PERFORATED PIPING SYSTEM SHALL BE USED FOR THE CIRCULATION OF AIR AND DISTRIBUTION OF WATER AND NUTRIENTS AROUND THE TREE ROOTBALL. IT IS CONNECTED TO A SURFACE INLET AT GRADE, TYPICALLY WITHIN THE TREE PIT OPENING.

SOIL AERATION/IRRIGATION SYSTEM: A PIPE AND INLET SYSTEM SHALL BE USED TO PROVIDE A MEANS OF GETTING AIR AND WATER INTO THE SOIL, AND A MEANS OF ALLOWING ORGANIC GASES, FROM THE DECAY OF ORGANIC MATTER WITHIN THE SOIL, TO ESCAPE. IT IS CONNECTED TO A SURFACE INLET AT THE STREET LEVEL.

SUB-DRAINAGE PIPING SYSTEM: AS REQUIRED FOR DRAINAGE OF THE TREE PIT, A PERFORATED UNDER-DRAIN MAY BE CONNECTED TO THE CITY'S STORMWATER SEWER SYSTEM.

SOIL INSPECTION SYSTEM: A VERTICAL PIPING SYSTEM MAY BE INSTALLED TO ALLOW FOR THE SAMPLING AND INSPECTION OF THE SOIL AND/OR WATER LEVELS WITHIN THE SOIL CELL SYSTEM. THIS SYSTEM MAY ALSO BE USED AS A MEANS OF ADDING NUTRIENTS TO THE SOIL.

ROOT AND MOISTURE BARRIER: A LINEAR MEMBRANE MAY BE INSTALLED TO PREVENT ROOT AND MOISTURE PENETRATION AT CERTAIN SPECIFIED LOCATIONS.

ROOT BARRIER: LINEAR ROOT BARRIERS SHALL BE INSTALLED WITH VERTICAL INTEGRAL ROOT TRAINING RIBS AT SPECIFIED LOCATIONS, USUALLY NEAR THE TREE TRUNK AND AT THE SOIL SURFACE.

PLANTING SOIL: A CORRECTLY BALANCED UNSCREENED SOIL MIX SHALL PROVIDE OPTIMUM GROWTH CONDITIONS FOR TREE ROOTS WITHIN THE SOIL CELL-MATRIX AND STORMWATER MANAGEMENT AREA AS NEEDED.

TREE PIT OPENING: A PAVEMENT OPENING SHALL BE PROVIDED WITHIN WHICH A TREE IS PLANTED.

TREE PIT: THE EXCAVATED SPACE SHALL BE FILLED WITH APPROPRIATE SOIL MEDIA FOR TREE PLANTING.



STREETSCAPE DESIGN STANDARDS

Client:

CITY OF STALLINGS
315 STALLINGS ROAD
STALLINGS, NC 28104
(704)821-8557

 **DESTINATION BY DESIGN**
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136 Furman Rd. Boone, NC 28607 Ph: 828.386.1866

Project #:

Drawn By:

Checked By:

Scale: Varies

Issue _____ Date _____

1 _____ JULY 2022

SOIL CELL DETAILS

E-3

3. INSTALLATION

PRE-INSTALLATION MEETING: PRIOR TO THE INSTALLATION OF THE SOIL CELL SYSTEM, A MEETING SHALL BE HELD WITH THE GENERAL CONTRACTOR, SOIL CELL SYSTEM INSTALLER, SOIL CELL MANUFACTURER'S TECHNICAL REPRESENTATIVE, THE CITY OR CLIENT REPRESENTATIVE, AND OTHER ENTITIES CONCERNED WITH THE SOIL CELL PERFORMANCE. THE MEETING AGENDA WILL INCLUDE ALL REQUIRED SUBMITTALS, THE SEQUENCE OF INSTALLATION AND THE CONSTRUCTION SCHEDULE, THE COORDINATION WITH OTHERS, AND THE PROCEDURES, DETAILS, AND METHODS OF INSTALLATION.

PRODUCT DATA: FOR EACH TYPE OF PRODUCT, THE MANUFACTURER'S PRODUCT LITERATURE SHALL BE SUBMITTED WITH TECHNICAL DATA SUFFICIENT TO DEMONSTRATE THAT THE PRODUCT MEETS THESE SPECIFICATIONS.

TEST AND EVALUATION REPORTS: THE RESULTS OF COMPACTION TESTING SHALL BE SUBMITTED TO ALL PARTIES INVOLVED WITH THIS PROJECT.

MANUFACTURER'S REPORT: SUBMIT THE MANUFACTURER'S LETTER OF REVIEW AND APPROVAL OF THE PROJECT, INCLUDING SHOP DRAWINGS AND SPECIFICATIONS.

INSTALLER: THE WORK SHALL BE PERFORMED BY AN EXPERIENCED INSTALLER WITH A SUCCESSFUL TRACK RECORD IN PERFORMING WORK OF THE SAME SCOPE AND QUALITY AS REQUIRED BY THESE SPECIFICATIONS.

BULK MATERIALS: DO NOT DELIVER OR PLACE BACKFILL, SOILS, OR SOIL AMENDMENTS IN FROZEN, WET, OR MUDDY CONDITIONS. BEFORE PROCEEDING WITH FULL-SCALE EXCAVATION WORK, CONFIRM THE EXISTING SOIL QUALITY AND CONDITION. ALSO, DETERMINE THE DRAINAGE CHARACTERISTICS OF THE EXISTING SOIL.

SOIL CELL INSTALLATION: THE SOIL CELL SYSTEM COMPONENTS SHALL BE PROTECTED FROM DAMAGE DURING DELIVERY, STORAGE, AND HANDLING. THEY SHALL BE INSTALLED BY THE APPROPRIATE INSTALLER IN STRICT ACCORDANCE WITH THE MANUFACTURER'S WRITTEN INSTRUCTIONS AND INSTALLATION DIAGRAMS, THE MANUFACTURER'S REPRESENTATIVE, AND PROCEDURES REQUIRED BY THE MANUFACTURER. THE INSTALLER SHALL ENSURE THAT THE MODULES IN CONTACT WITH THE GRANULAR BASE COURSE ARE FIRMLY SEATED, WITH NO ROCKING. THE INSTALLER SHALL ENSURE THAT THE MODULE COMPONENTS ARE MECHANICALLY INTERCONNECTED. ALL DIMENSIONS, QUANTITIES, AND GRADE ELEVATIONS SHALL BE CHECKED AND VERIFIED. IF REQUIRED, INSTALL ROOT BARRIERS AS SHOWN ON THE DRAWINGS. VERIFY THE LOCATION OF ABOVE AND BELOW GROUND UTILITY LINES, INFRASTRUCTURE, OTHER IMPROVEMENTS, AND EXISTING TREES, SHRUBS, AND PLANTS TO REMAIN INCLUDING THEIR ROOT SYSTEMS. IN ADDITION, REFER TO THE MANUFACTURER'S INSTALLATION MATERIALS TO ENSURE THE SAFE AND PROPER INSTALLATION OF THE SYSTEM. IN NO CASE SHALL THE SOIL BE COMPACTED AFTER INSTALLATION WITHIN THE SOIL CELLS.

CONFLICTS: IF CONFLICTS ARISE DURING INSTALLATION, STOP WORK, AND NOTIFY ALL THE ENTITIES INVOLVED IN THE PROJECT, IN WRITING, OF THE PROBLEM, AND MAKE RECOMMENDATIONS FOR ACTION. PROCEED WITH WORK ONLY WHEN ACTION IS APPROVED IN WRITING.

4. CLEAN UP

THE CONTRACTOR SHALL PERFORM CLEAN UP DURING INSTALLATION AND UPON COMPLETION OF EACH PHASE OF THE WORK. MAINTAIN THE SITE FREE OF SOIL, SEDIMENT, TRASH, AND DEBRIS. REMOVE EXCESS SOIL MATERIALS, DEBRIS, AND EQUIPMENT FROM THE SITE FOLLOWING COMPLETION OF EACH PHASE OF THE WORK. REPAIR DAMAGE TO ADJACENT MATERIALS AND SURFACES RESULTING FROM THE INSTALLATION OF THIS WORK USING MECHANICS SKILLED IN REMEDIAL WORK OF THE CONSTRUCTION TYPE AND TRADES AFFECTED.



STREETSCAPE DESIGN STANDARDS

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315 STALLINGS ROAD
STALLINGS, NC 28104
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136 Furman Rd. Boone, NC 28607 Ph: 828.386.1866

Project #:
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Scale: Varies

Issue _____ Date _____
1 _____ JULY 2022

SOIL CELL DETAILS

E-4



NOTE:

- ALL ARE CONSIDERED A "LARGE TREE" BY NCDOT BECAUSE TRUNK CALIPER EXCEEDS 4" DIAMETER
- NOT SUITABLE FOR PLANTING BENEATH POWER LINES DUE TO HEIGHT

COMMON NAME	BLACK OAK	SOUTHERN RED OAK	WHITE OAK
SCIENTIFIC NAME	QUERCUS COCCINEA	QUERCUS FALCATA	QUERCUS ALBA
HEIGHT	50'-80'	70'-80'	50'-135'
WIDTH	45'-78'	60'-70'	50'-80'
WHY THIS TREE?	<ul style="list-style-type: none"> • YELLOW FALL COLOR • DROUGHT TOLERANT • HIGH WILDLIFE VALUE • NATIVE 	<ul style="list-style-type: none"> • RED FALL COLOR • DROUGHT TOLERANT • HIGH WILDLIFE VALUE • NATIVE 	<ul style="list-style-type: none"> • BURGUNDY FALL COLOR • DROUGHT TOLERANT • HIGH WILDLIFE VALUE • NATIVE
SOIL CELL CAPACITY	800 CF	800 CF	800 CF



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 _____ Date _____ 1 _____ JULY 2022 _____ _____ _____
APPROVED TREES		E-5



NOTE:

- ALL ARE CONSIDERED A "LARGE TREE" BY NCDOT BECAUSE TRUNK CALIPER EXCEEDS 4" DIAMETER
- NOT SUITABLE FOR PLANTING BENEATH POWER LINES DUE TO HEIGHT

COMMON NAME	TULIP POPLAR	AMERICAN HACKBERRY	SUGARBERRY
SCIENTIFIC NAME	LIRIODENDRON TULIPIFERA	CELTIS OCCIDENTALIS	CELTIS LAEVIGATA
HEIGHT	65'-90'	40'-100'	50'-70'
WIDTH	45'-60'	40'-60'	30'-60'
WHY THIS TREE?	<ul style="list-style-type: none"> • YELLOW FALL COLOR • SUITED FOR MOIST CONDITIONS • HIGH WILDLIFE VALUE • NATIVE 	<ul style="list-style-type: none"> • PERFORMS WELL UNDER ADVERSE CONDITIONS • NATIVE • FLOWERS > SMALL FRUIT 	<ul style="list-style-type: none"> • WIDE SOIL TOLERANCE • NATIVE • TOLERANT OF SOIL COMPACTION + URBAN CONDITIONS • FLOWERS > SMALL FRUIT
SOIL CELL CAPACITY	800 CF	800 CF	600 CF



STREETSCAPE DESIGN STANDARDS

<p><small>Client:</small></p> <p>CITY OF STALLINGS 315 STALLINGS ROAD STALLINGS, NC 28104 (704)821-8557</p>	 <p>DESTINATION BY DESIGN PLANNING ENGINEERING COMMUNICATIONS</p> <p><small>136 Furman Rd. Boone, NC 28607 Ph: 828.386.1866</small></p>	<p><small>Project #:</small></p> <p><small>Drawn By:</small></p> <p><small>Checked By:</small></p> <p><small>Scale: Varies</small></p> <p><small>Issue</small> _____ <small>Date</small> _____</p> <p>1 _____ JULY 2022</p> <p>_____</p> <p>_____</p> <p>_____</p>
APPROVED TREES		E-6

NOTE:

- ALL ARE CONSIDERED A "LARGE TREE" BY NCDOT BECAUSE TRUNK CALIPER EXCEEDS 4" DIAMETER
- NOT SUITABLE FOR PLANTING BENEATH POWER LINES DUE TO HEIGHT



COMMON NAME	ZELKOVA	YELLOWWOOD	EUROPEAN HORNBEAM	KENTUCKY COFFEE
SCIENTIFIC NAME	ZELKOVA SERRATA 'GREEN VASE'	CLADRASTIS KENTUKEA	CARPINUS BETULUS	GYMNOCLADUS DIOICUS
HEIGHT	60'-80'	30'-50'	40'-60'	60'-75'
WIDTH	40'-50'	30'-50'	30'-40'	40'-50'
WHY THIS TREE?	<ul style="list-style-type: none"> • RESISTANCE TO DUTCH ELM DISEASE • DROUGHT TOLERANT • EASY LEAF CLEANUP IN FALL 	<ul style="list-style-type: none"> • WHITE FLOWERS > DRY SEED PODS • HIGH WILDLIFE VALUE • NATIVE 	<ul style="list-style-type: none"> • SUITED FOR NARROW PLANTING STRIPS 	<ul style="list-style-type: none"> • WIDE SOIL TOLERANCE • DROUGHT TOLERANT • WHITE FLOWER > DRY SEED PODS • NATIVE
SOIL CELL CAPACITY	800 CF	600 CF	800 CF	800 CF



STREETSCAPE DESIGN STANDARDS

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APPROVED TREES

E-7



NOTE:

- ALL ARE CONSIDERED A "LARGE TREE" BY NCDOT BECAUSE TRUNK CALIPER EXCEEDS 4" DIAMETER
- NOT SUITABLE FOR PLANTING BENEATH POWER LINES DUE TO HEIGHT

COMMON NAME	WILLOW OAK	RED MAPLE	SHUMARD OAK
SCIENTIFIC NAME	QUERCUS PHELLOS	ACER RUBRUM	QUERCUS SHUMARDII
HEIGHT	50'-80'	40'-120'	50'-70'
WIDTH	30'-40'	30'-50'	30'-40'
WHY THIS TREE?	<ul style="list-style-type: none"> • THE "MYERS PARK TREE" • YELLOW FALL COLOR • HIGH WILDLIFE VALUE • NATIVE 	<ul style="list-style-type: none"> • RED FALL COLOR • WIDE SOIL TOLERANCE • NATIVE 	<ul style="list-style-type: none"> • RED FALL COLOR • DROUGHT TOLERANT • HIGH WILDLIFE VALUE • NATIVE
SOIL CELL CAPACITY	600 CF	600 CF	800 CF



STREETSCAPE DESIGN STANDARDS

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APPROVED TREES		E-8



NOTE:

- ALL ARE CONSIDERED A "LARGE TREE" BY NCDOT BECAUSE TRUNK CALIPER EXCEEDS 4" DIAMETER
- SUITABLE FOR PLANTING BENEATH POWER LINES DUE TO HEIGHT

COMMON NAME	EASTERN REDBUD	JAPANESE FLOWERING CHERRY	AMERICAN HORNBEAM
SCIENTIFIC NAME	CERCIS CANADENSIS	PRUNUS X YEDOENSIS	CARPINUS CAROLINIANA
HEIGHT	20'-30'	25'-30'	20'-30'
WIDTH	25'-35'	20'-35'	20'-35'
WHY THIS TREE?	<ul style="list-style-type: none"> • PINK FLOWERS > DRY SEED PODS • NATIVE • HIGH WILDLIFE VALUE • SUITED TO MOIST SOILS 	<ul style="list-style-type: none"> • PINK FLOWERS > SMALL FRUIT 	<ul style="list-style-type: none"> • NATIVE • TOLERATES FLOODING AND SHADE • WHITE FLOWERS > DRY SEED PODS
SOIL CELL CAPACITY	400 CF	600 CF	600 CF



STREETSCAPE DESIGN STANDARDS

Client: CITY OF STALLINGS 315 STALLINGS ROAD STALLINGS, NC 28104 (704)821-8557	 DESTINATION BY DESIGN PLANNING ENGINEERING COMMUNICATIONS <small>136 Furman Rd. Boone, NC 28607 Ph: 828.386.1866</small>	Project #: Drawn By: Checked By: Scale: Varies Issue _____ Date _____ 1 _____ JULY 2022 _____ _____ _____
APPROVED TREES		E-9



NOTE:

- ALL ARE CONSIDERED A "LARGE TREE" BY NCDOT BECAUSE TRUNK CALIPER EXCEEDS 4" DIAMETER
- SUITABLE FOR PLANTING BENEATH POWER LINES DUE TO HEIGHT

COMMON NAME	FRINGE TREE	GREEN HAWTHORNE
SCIENTIFIC NAME	CHIONANTHUS RETUSUS	CRATAEGUS VIRIDIS 'WINTER KING'
HEIGHT	15'-25'	20'-35'
WIDTH	10'-20'	20'-35'
WHY THIS TREE?	<ul style="list-style-type: none"> • WIDE SOIL TOLERANCE • WHITE FLOWERS > SMALL FRUIT 	<ul style="list-style-type: none"> • "BALLANTYNE TREE" • LARGELY SPINELESS • WIDE SOIL TOLERANCE • WHITE FLOWERS > SMALL ATTRACTIVE FRUIT
SOIL CELL CAPACITY	600 CF	600 CF



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 _____ Date _____
1 _____ JULY 2022

APPROVED TREES

E-10





MEMO

To: Stallings Town Council
Via: Alex Sewell, Town Manager
From: Eunice McSwain, Parks & Recreation Director
Date: August 9th, 2023
RE: **Park Hour Ordinance**

Background/History:

The Parks and Recreation Department wants to assign appropriate Park hours into our Code of Ordinances. With the opening of the new greenway, along with our expanding park system, we believe it's in the community's best interest to set a parameter around when it is allowed/not allowed to be on Town's Park Property. This will allow our police department to remove patrons from park property outside of the operational hours that are set.

Proposal/Solution:

The Parks and Recreation Department recommends moving forward with adopting the attached ordinance. As per state statute and the Town's attorney, due to the criminal penalty which can be attached to this ordinance, two readings/votes are required. If the Council chooses to adopt the proposed ordinance, it must vote on it at the 08-14-2023 meeting as well as the 09-11-2023 meeting.

Requested Actions:

- 1) Approve ordinance establishing park hours.



Ordinance Amending Code of Ordinances, Title IX General Regulations, Chapter 92 Parks and Recreation

WHEREAS, pursuant to Chapter 160A, Article 18 of the North Carolina General Statutes, each town in the State of North Carolina has the power to provide for the general welfare of its citizens in the operation of its parks and recreation program; and

WHEREAS, pursuant to 160A-174, a town may by ordinance define, prohibit, regulate, or abate acts omissions, or conditions, detrimental to the health, safety, or welfare of its citizens and the peace and dignity of the town; and

WHEREAS, the Stallings Council desires to amend Chapter 92 of the Parks and Recreation Ordinance to encourage a safe, healthy, and unified community;

NOW, THEREFORE, BE IT ORDAINED that the Town Council of the Town of Stallings, North Carolina amends the Code of Ordinances, Title IX, Chapter 92, to add the following:

CHAPTER 92: PARKS AND RECREATION

§ 92.02 PARK/TRAIL HOURS

- A. All parks and trails shall open daily at dawn and close at dusk, unless otherwise posted.
- B. The Parks & Recreation Director or Town Manager shall have the authority to allow any park or trail to remain open for any town-sponsored events, programs, or activities offered by the town.
- C. It shall be unlawful to enter or remain within any public park owned or operated by the town, to include all attached parking areas to any park, when the park is closed. The hours the park is closed shall be conspicuously posted in a sufficient number of places to give the general public notice of the unlawfulness of entry.
- D. Whoever violates any of the regulations provided for pursuant to Section 92.02 shall be subject to ejection from Stallings parks and trails. Ejection from the parks and trails may be accomplished by oral or written complaint from any Town of Stallings Police Officer, Town Manager, or Director of the Parks and Recreation Department.
- E. In addition to criminal penalties of second degree trespass under NCGS 14-159.13, , violators of this section may also be subject to a civil penalty pursuant to Ordinance Section 10.99. Unless otherwise provided, civil penalties shall be in the following amounts:
 - (1) First citation: warning;
 - (2) Second citation for same or similar violation: \$100; and
 - (3) Third and subsequent citation for same or similar violation: \$500.

§ 92.02 CLOSING OF PARKS/TRAILS

- A. The Town Manager, Parks and Recreation Director, Chief of Police, or any law enforcement officer, with competent jurisdiction, may temporarily close or suspend activity at any park or trail as deemed necessary to maintain order, to protect persons or property or to promote the public safety, health and welfare.
- B. In addition to criminal penalties, violators of this section may also be subject to a civil penalty under Ordinance Section 10.99. Civil penalties shall be in the following amounts:
 - (1) First citation: warning;
 - (2) Second citation for same or similar violation: \$100; and
 - (3) Third and subsequent citation for same or similar violation: \$500.

Adopted this the 14th day of August, 2023.

Wyatt Dunn, Mayor

Attest:

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC