



March 14, 2022
 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) 02-12-22 – special (2) 02-14-22	Wyatt Dunn, Mayor	Approve Consent Agenda <i>(All items on the Consent Agenda are considered routine, to be enacted by one motion. If a member of the governing body requests discussion on of an item, the item will be removed from the Consent Agenda and considered separately.)</i>
2.	7:17 p.m.	Reports A. Report from Mayor B. Report from Council Members/Town Committees C. Report from Town Manager/Town Departments	Council and Staff	NA
3.	7:45 p.m.	Agenda Approval	Wyatt Dunn, Mayor	Approve agenda as written. <i>(ADD, IF APPLICABLE: with changes as described by Mayor Dunn)</i>
4.	7:50 p.m.	CZ21.09.01 – Bailey Mills Expansion <i>Recessed from 02-28-2022</i>	Max Hsiang, Planning Director	Approve/Deny request
5.	8:15 p.m.	American Rescue Plan Act (ARPA)	Erinn Nichols, Asst. Town Manager Geraldine Gardner, Carolina Reginal Council	Information and possible action
6.	8:30 p.m.	2022 Committee Re-appointments	Wyatt Dunn, Mayor	Consider reappointments
7.	8:35 p.m.	Adjournment	Wyatt Dunn, Mayor	Motion to adjourn

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

The Town Council of the Town of Stallings met for a special meeting on February 12, 2022 at 9:00 a.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

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

Those absent were: Council Member Taylor-Rae Drake

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; and Max Hsiang, Town Planner.

1. Call the meeting to order

Mayor Dunn called the meeting to order.

2. 2022 Annual Planning Conference

Facilitator Curt Walton assisted the Council in its 2022 Annual Planning Conference. All Council and Staff gave introductions and background on their careers.

Town Manager Sewell then led the Council in a review of last year's priorities as well as the updates/accomplishments of those priorities. This presentation is attached to these minutes and therefore incorporated herein.

Clerk's Note: Council Member Graham Hall left the meeting at approximately 9:20 a.m.

Facilitator Walton presented the Council with the 2022-23 draft strategic priorities based on one-on-one discussions he had with most Council Members. The following priorities presented themselves as a result of those discussions:

- Priority 1 - Develop Implementation Plan for the Downtown (The top priority in all six conversations with the Council Members.)
- Priority 2 (no particular order for 2-4) - Maximize Development Around Atrium Hospital
- Priority 3 - Develop a More Proactive Communications Strategy (A top priority in 3 conversations)
- Priority 4 - Ensure Completion of Critical Intersection Projects (A top priority in 3 conversations)

Town Manager Sewell reminded the Council that to enhance services, resources were necessary and requested that Council not take away funds from existing services to apply to new services. Town Manager Sewell would bring back a summary of the Council’s new priorities and present it at a future meeting for Council’s adoption. That summary is attached to these minutes and therefore incorporated herein.

3. Adjournment

Council Member Grooms made the motion to adjourn the meeting. The motion was seconded by Council Member Ayers and was passed unanimously by the Council. The meeting was adjourned at 2:10 p.m.

Approved on _____, 2022.

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 February 14, 2022, via Zoom, a virtual electronic platform, due to the North Carolina declared state of emergency because of COVID-19. Public could access the meeting via phone (1-646-558-8656), web link (<https://us06web.zoom.us/j/81330091922?pwd=bVh5S0owM1luS1VpQ2U4UUN1YVU4dz09>) or the Zoom app (Meeting ID: 813 3009 1922; Password: 834884).

Those present were: Mayor Wyatt Dunn; Mayor Pro Tempore David Scholl; Council Members Steven Ayers, Taylor-Rae Drake; Heather Grooms, Graham Hall and Brad Richardson.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Marsha Gross, Finance Officer; Ashley Platts, 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 delivered the invocation. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

Robert Ragon, Planning Board Member, would like a no left turn sign at Potters and Pleasant Plains Road during certain hours such as rush hours and requested that Council look into that.

1. Approval of Consent Agenda Items

A. Minutes of the following meetings:

- (1) 01-10-22
- (2) 01-10-22 – closed
- (3) 01-24-22
- (4) 01-31-22 – special

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

2. Reports

A. Report from the Mayor

Mayor Dunn reported that he contacted NCDOT representative for this area requesting the funds for the NCDOT funds for Potter and Pleasant Plains Intersection. Mayor Dunn said he would continue to request those funds.

B. Reports from Council Members/Town Committees
Council Members Hall, Ayers had no reports.

Council Member Scholl reported the first COOG meeting of the year was held.

Council Member Grooms thanked Parks and Recreation for putting up the signs at Blair Mill Park.

Council Member Drake also appreciated the Blair Mill Park signs.

Council Member Richardson reported that he attended his first CRTPO in January and would have another one next week. He would have an update for the Council at its March meeting. Council Member Richardson also informed the Council that the Town had been approached regarding a parcel on Chestnut Lane and possible annexation of that parcel into the Town. He would give more feedback as he had it.

C. Report from Town Manager/Town Departments

Town Manager Sewell provided the Council with the following information:

- Thanked everyone for their participation in the Annual Retreat
- Members were needed for the Planning Board
- The owner of the old 7-11 at the Stallings Road/Bypass intersection was not interested in sharing in demolition cost. In order to demo the building, it would cost \$9000 without the removal of the pad and asphalt.
- Assistant Town Manager Nichols reminded the Council of the information sent regarding the additional trash collection day. Waste Connections would be adding Fridays as a pick-up day beginning April 4. It would be communicated to the residents via several channels.
- Parks and Recreation Director Ashely Platts reported that the Town had zero reportable OSHA incidents (anything above first aid) in 2021.

3. Agenda Approval

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

4. State Grants Funds Use Purpose Confirmation

(A) \$1.6M Grant

Town Manager Sewell reminded the Council that these funds could not be used for Potter and Pleasant Plains Intersection nor could it be used to reimburse itself for recent property purchases. The State required this grant must be used on Capital Improvements over \$100,000 in value and on property exclusively owned by the Town. Therefore, this caused a shortfall for Potter and Pleasant Plains Intersection funding. The Town could: 1) seek state legislation to allow this money to be used for the Potters and Pleasant Plains Intersection; or 2) identify another use for the grant and find other sources for the Potter and Pleasant Plains Intersection funding. Staff would be meeting with NCDOT later in the week

to discuss the gap in the Potter and Pleasant Plains Intersection funding. Deadline to spend the \$1.6M grant was unknown.

(B) \$50K Grant

Town Manager Sewell explained this grant was from the state for wayfinding signs and economic development. The deadline to submit the proposal was February 17, 2022 and staff suggested using the funds for either:

- 2725 Old Monroe Road Purchase Reimbursement
- DFI Contract
- Gateway Signage

Council held consensus to use the grant for the DFI Contract.

5. Council Room Electronic Meeting Capabilities

Assistant Town Manager Nichols reminded the Council that it had directed staff to proceed with updating the Council areas with electronic meeting capabilities. The cost would be approximately \$10,000 to outfit the Council Chambers and the conference room in the Government Center.

Council Member Richardson made the motion to outfit the Council Room with electronic meeting capabilities. The motion passed unanimously by Council after a second from Council Member Drake.

6. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at 8:03 p.m.

Approved on _____, 2022.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



MEMO

To: Town Council
From: Max Hsiang, Planning Director
Date: 03-14-2022
Re: CZ21.09.01, Bailey Mills Expansion

Impact LLC requests a conditional zoning for 23 Townhomes adjacent to the approved Bailey Mills Townhome Subdivision.

Considerations:

- The applicants submitted a revised site plan to show the access road meeting Town standards at Council's request. Right-of-ways are usually centered on the street. The road is off-center for 40' R/W on the very east side to provide a sidewalk. This deviation still meets Town standards, but it is up to the Council to determine whether this deviation is acceptable. The developer may request a reduction to 38' R/W for the access road to match the Bailey Mills development agreement neighborhood street cross-section 3.
- There are no setback requirements for the side for Lot 44. This lot was approved as part of the previous Bailey Mills application and is not considered as part of this conditional zoning. The road is to be offset close to this lot, and I wanted to bring that to Council's attention.
- The developer changed Street X from 37' to 40' right-of-way and has a sidewalk on one side of the street.
- Planning Board recommends a Type C buffer along the Good News Church Building with 6-foot-high composite fence material with landscaping on the Bailey Mills side of the fence. This is so the Bailey Mills HOA does not have to go onto the Good News Church side for landscaping maintenance.
- Total open space changed from 5.6% to 3.9% due to the Planning Board's recommendation for the installation of the fence and Type C buffer along the Good News Church Building.
- The developers for the Bailey Mills expansion may not yet own the area to be acquired by Hendrick Automotive group. Staff provided a condition below that the developer has not yet agreed to. If this CZ is approved, the condition is to acquire the Hendrick area before any plan or permit approval.
- The sidewalk inside the Hendrick site is not going to be built by the developer; Council may want to address this.
- The Union County Fire Marshal to give approval before construction document approval. Staff provided a condition below that the developer has not yet agreed to.

If Council decides to approve CZ21.09.01, here are the suggested conditions:

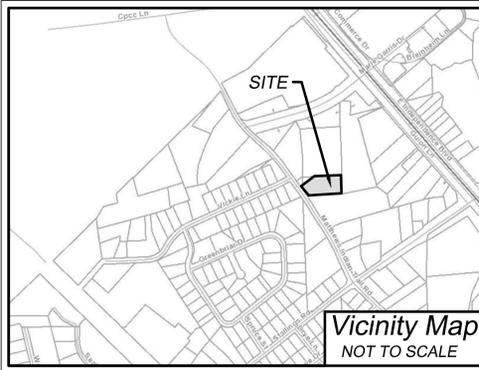
1. The development meet the standards of the submitted concept site plan (or revised plan based on Council conditions).

- a. Including:
 - i. Density limit increase from 6 units/acre to 13 units/acre.
 - ii. Open space decreased to 3.9% total open space from 10% total open space.
 - iii. Reduced buffers from Type A 40' buffer around the entire site to Type C buffer along the Good News Church Building with 6-foot-high composite fence material with landscaping inside.
 - iv. Allow no more than 23 Townhomes.
2. One Homeowner's Association for both Bailey Mills and the expansion.
3. Architecture be in harmony with the Bailey Mills Subdivision.
4. All permits required by Federal, State, or Local governments must be issued.
5. Hendrick area to be acquired and owned by the developer and dedicated to the Town of Stallings as public right-of-way before any permits are issued by the Town.
6. The Union County Fire Marshal to give written approval to the developer before construction document approval by the Town.



Max Hsiang, CZO

Planning & Zoning Director
Town of Stallings | 704-821-0315
mhsiang@stallingsnc.org
www.stallingsnc.org



ENGINEERING FIRM: EAGLE ENGINEERING, INC.
 STREET ADDRESS: 2013A VAN BUREN AVENUE
 CITY, STATE, ZIP: INDIAN TRAIL, NC 28079
 PHONE: 704.882.4222
 FAX: 866.775.0329
 EMAIL: JRROSS@EAGLEONLINE.NET
 PROJECT ENGINEER: JOHN H. ROSS, P.E.
 LICENSE #: 14959

LAND SURVEYOR: RUSSELL WHITEHURST, P.L.S.
 EMAIL: RWWHITEHURST@EAGLEONLINE.NET
 LICENSE #: L-3661

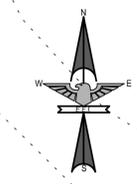
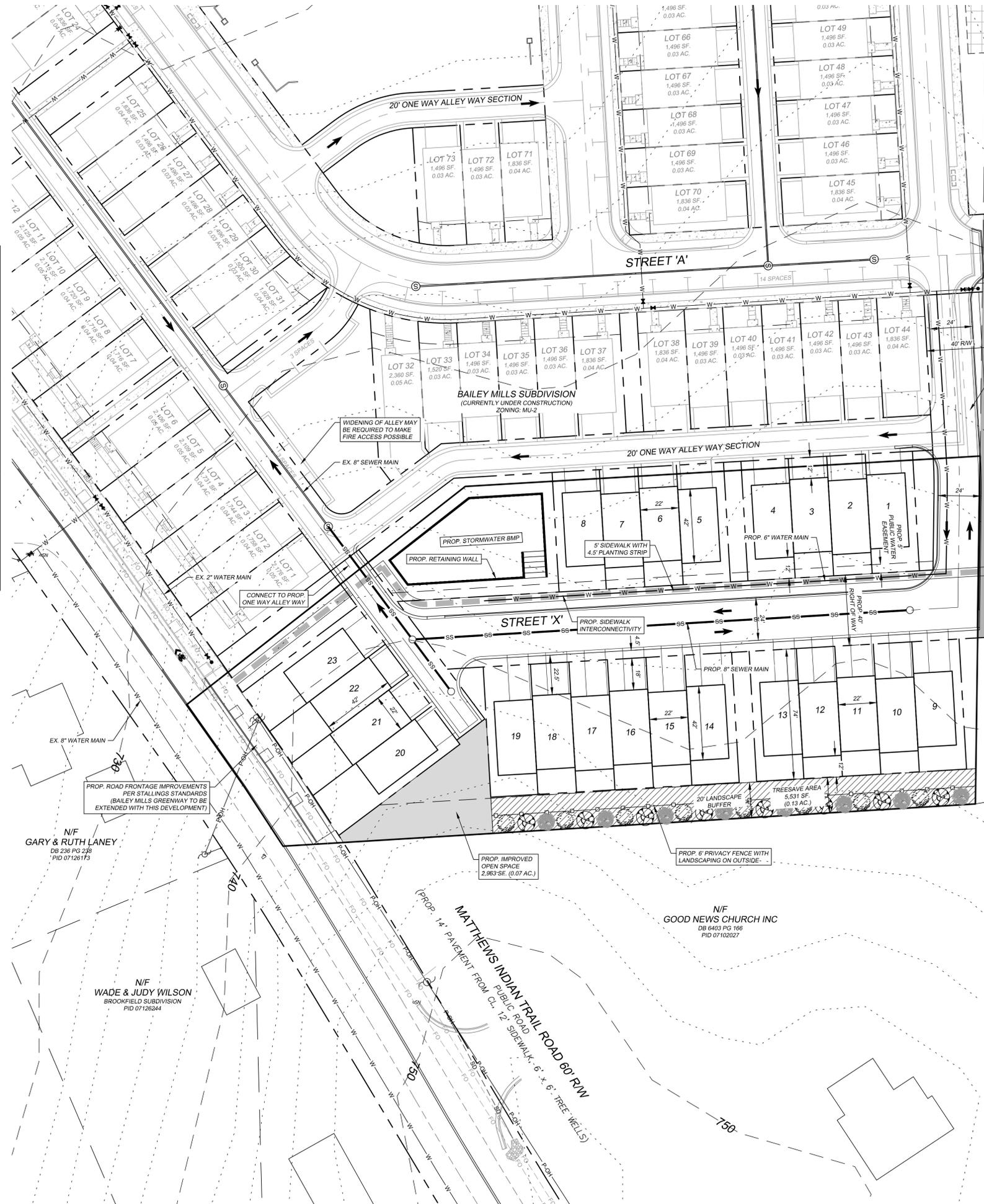
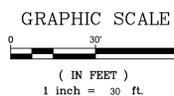
DEVELOPER: IMPACT, LLC
 STREET ADDRESS: 8600 FAIRGREEN AVENUE
 CITY, STATE, ZIP: WAXHAW, NC 28173
 PHONE: 704-815-5780
 EMAIL: TY@IMPACTADM.COM
 CONTACT: TY MATTHEWS

PARCEL #07102028
 OWNER: AMBER SMITH & JOANN RATHBUN
 STREET ADDRESS: 3042 MATTHEWS INDIAN TRAIL RD
 CITY, STATE, ZIP: MATTHEWS, NC 28104

PARCEL #07102028B
 OWNER: JOANN RATHBUN
 STREET ADDRESS: 3038 MATTHEWS INDIAN TRAIL RD
 CITY, STATE, ZIP: MATTHEWS, NC 28105

SITE AND DEVELOPMENT DATA

JURISDICTION	STALLINGS
TAX PARCEL(S):	07102028, 07102028B
SITE ADDRESS:	3038 & 3042 MATTHEWS-INDIAN TRAIL ROAD
EXISTING ZONING	MU-2, MIXED USE
PROPOSED ZONING	MU-2 CZ
SMALL AREA	MONROE BYPASS CORRIDOR
USE CLASSIFICATION	COMMERCIAL
TOTAL AREA	+/- 1.79 ACRES
AREA IN LOTS	+/- 0.92 ACRES
TOTAL OPEN SPACE REQ.	+/- 0.18 ACRES (10% OF SITE)
IMPROVED OPEN SPACE REQ.	+/- 0.09 ACRES (5% OF SITE)
TOTAL OPEN SPACE PROV.	+/- 0.07 ACRES (3.9% OF SITE)
IMPROVED OPEN SPACE PROV.	+/- 0.07 ACRES (3.9% OF SITE)
UNIMPROVED OPEN SPACE PROV.	+/- 0.00 ACRES (0.0% OF SITE)
RIGHT-OF-WAY (PUBLIC)	+/- 0.33 ACRES
RIGHT-OF-WAY (PUBLIC - ALLEYS)	+/- 0.05 ACRES
RIGHT-OF-WAY (NCDOT)	+/- 0.07 ACRES
PROPOSED IMPERVIOUS	+/- 1.04 ACRES
TOTAL TREE SAVE REQ.	+/- 0.03 ACRES (1.5% OF SITE)
TOTAL TREE SAVE PROV.	+/- 0.13 ACRES (7.3% OF SITE)
SETBACKS FOR MU-2 DISTRICT (PER BAILEY MILLS DEVELOPER AGREEMENT)	
MINIMUM FRONT SETBACK	21' MAIN STREET / 12' SECONDARY STREET
MINIMUM CORNER/SIDE SETBACK	0'
MINIMUM REAR SETBACK	12'
MINIMUM LOT SIZE	N/A
MINIMUM LOT WIDTH	N/A
MAXIMUM PERMITTED BUILDING HEIGHT	100'
PROPOSED BUILDING HEIGHT	45'



ALLEY WAY TO BE WIDENED OUT TO 24' TWO WAY TRAVEL WAY (MAIN ACCESS POINT FOR CONSTRUCTION)

APPROXIMATE AREA TO BE ACQUIRED FROM HENDRICK AUTOMOTIVE GROUP AND DEDICATED TO STALLINGS AS PUBLIC RIGHT OF WAY 2,961 SF. (0.06 AC.)

N/F HENDRICK AUTOMOTIVE GROUP
 DB 3829 PG 142
 PID 071020324
 ZONING: MU-2

PROPOSED STREET 'X' DESCRIPTION

- PUBLIC RIGHT OF WAY 40'
- PAVEMENT WIDTH 24'
- PLANTING STRIP (1 SIDE) 4.5'
- 5' SIDEWALK (1 SIDE) 5'
- 18" STANDARD CURB AND GUTTER ON NORTH SIDE
- 18" MOUNTABLE CURB AND GUTTER ON SOUTH SIDE

METES AND BOUNDS - PARCEL 07102028

BEGINNING at an iron strap within the 60 foot right of way of S. R. 1367, also known as Matthews-Indian Trail Rd., said strap marking a common corner with the H.J. Gordon property as recorded in Book 427 at page 506, Union County Registry, thence three (3) calls within the right of way of said road (1st) North 00 degrees 00 minutes 55 seconds East 30.67 feet to a point, thence (2nd) North 32 degrees 59 minutes 40 seconds West 32.39 feet to a point, thence (3rd) North 54 degrees 30 minutes 40 seconds East 21.67 feet to an existing iron pin, a common corner with the G. F. Rathbun property as recorded in Book 638 at page 305, Union County Registry, thence along and with the Rathbun property three (3) calls as follows: 1st continuing North 54 degrees 30 minutes 40 seconds East 168.55 feet to an existing iron pin, thence 2nd North 81 degrees 10 minutes 18 seconds East 79.79 feet to an existing iron pin, thence 3rd South 16 degrees 21 minutes 40 seconds East 183.16 feet to an existing iron pin, thence along and with the Gordon property, South 88 degrees 58 minutes 43 seconds West 267.74 feet to the point and place of BEGINNING and being and containing a 0.787 acre tract, as shown on plat of survey by Gordon D. Svedberg, NCRLS, dated July 26, 1993.

METES AND BOUNDS - PARCEL 07102028B

BEGINNING at a point in the center line of Matthews-Indian Trail Road, State Road Number 1367, said iron pin marking a common corner of the E.D. Kiker property, and runs thence, North 54 degrees 30 minutes 40 seconds East 201.44 feet to a new iron pin, thence North 89 degree 05 minutes 35 seconds East 294.28 feet to an iron pin, thence North 03 degrees 13 minutes 18 seconds West 197.57 feet to an iron pipe, thence South 88 degrees 58 minutes 43 seconds West 145.50 feet to a new iron pipe, thence North 16 degrees 21 minutes 40 seconds West 183.16 feet to a new iron pin, thence South 81 degrees 10 minutes 18 seconds West 79.79 feet to a new iron pin, thence South 54 degrees 30 minutes 40 seconds West 190.42 feet to a point in the center line of Matthews-Indian Trail Road, State Road Number 1367, thence with the center line of Matthews-Indian Trail Road, State Road Number 1367, North 32 degrees 59 minutes 40 seconds West 30.03 feet to the point and place of BEGINNING, and being and containing a 0.976 acre tract as shown on plat of Boundary/Physical Survey dated June 25, 1993, prepared by Gordon D. Svedberg, NCRLS, to which plat reference is hereby made for a more complete description.

IT BEING INTENDED to convey herewith the same property conveyed to George F. Rathbun and wife, Marilyn L. Rathbun by Deed recorded in Book 736, Page 879 of the Union County Public Registry.

EAGLE ENGINEERING
 FIRM LICENSE # C-0873
 2013A Van Buren Avenue
 Indian Trail, NC 28079
 (704) 882-4222
 www.eagleonline.net

NO.	DATE	BY	ISSUE

3042 MATTHEWS INDIAN TRAIL ROAD (1.79 AC.)
 TOWN OF STALLINGS, UNION CO., N.C.
 For the Benefit of:
IMPACT DEVELOPMENT, LLC

STALLINGS TOWNHOME CONCEPT PLAN

DESIGNED BY: SAP
 DRAWN BY: SAP
 CHECKED BY: JLR
 JOB NUMBER: 8660
 DATE: 10-06-2021
 AS SHOWN

PRELIMINARY NOT FOR CONSTRUCTION

Sheet
CSP-6

The logo features the letters 'A', 'R', 'P', and 'A' in a white, rounded, sans-serif font, centered within a solid orange rounded rectangle.

ARP A

AMERICAN RESCUE PLAN ACT

History

- Federal law by President Biden - March 11, 2021
- COVID-19 and economic recovery
- NC cities and towns received \$1.3 billion
- Stallings Total = \$5,145,370.24
- Received to date (Tranche 1) = \$2,572,685.12

Rules for Spending Funds

- Initial interim rules were very specific and defined.
- Made it hard for small/medium size municipalities to spend funds who did not have utilities or documented loss of revenue.
- Final Ruling - April 1, 2022
 - Allows municipalities to assume a \$10 million loss in revenue.
 - Therefore, allowing for budget supplanting (replace/substitute).

Deadlines

- **April 30, 2022** – Plan for Tranche 1 must be submitted.
 - NOTE: Tranche 2 will be released when plan for Tranche 1 has been submitted.
- **December 31, 2024** – All monies must be obligated.
- **December 31, 2026** – All monies must be spent.

Spending Plan Recommendations

- Consider Staff's **initial list of small projects** identified as a need during/due to the pandemic.
- Consider **Hazard/Premium Pay** for employees based on level of exposure during COVID-19.
- **CMIIP** Items

ARPA Projects

Public Works - \$389,000

- New AC System for Town Hall (includes UV filtration system) - \$300,000
- AC System UV filtration system for Government Center - \$30,000
- AC System UV filtration system and addition AC Unit for Public Works - \$56,000
- Washer/Dryer Unit (housed in Public Works) - \$3600

Police Department - \$230,500

- Three (3) Electronic Message Boards for Emergency Announcements - \$45,000
- Upgraded radios and associated software per mandatory statewide mandatory radio upgrade to TDMA (Time Division Multiple Access) - \$173,000
- Exercise Equipment - \$12,500

ARPA Projects

Planning/Zoning - \$11,000

- Wall monitors in offices for digital plan review - \$3000
- Plotter/Scanner for contactless plans review and storage - \$8000

Administration - \$38,000

- Laptops for staff who do not currently have them in order to work remotely as well as using in meetings spaces for virtual meetings - \$15,000
- Video Conferencing Capabilities in Meeting Spaces - \$18,000

ARPA Projects

Hazard/Premium Pay - \$69,600

- Based on level of exposure and ability to work isolated.
- Net amounts (pro-rated based on employment date.)
 - Patrol (18) - \$2500
 - Non-patrol, unable to work from home (8) - \$1000
 - Able to work partially from home (13) - \$750
 - Part-time (3) - \$500

Total Proposed Items

- Staff Items - \$668,500
- Hazard/Premium Pay - \$69,600

TOTAL - \$738,100

Remaining ARPA Funds:

\$ 4,407,270.24

Actions Timeline

- **March 14, 2022** – Accept the APRA Grant Funds and approve the use as revenue replacement as allowed by the Final Rule of the US Treasury.
- **April 2022** – Consider approval of staff items and premium pay
- **April – May 2022** – Hold a special budget session to discuss opportunities for remaining funds.

Reappointment Applicants	New Term Expiration	New Appointment Applicants	Term Expiration	Remaining Vacancies (After all appointments made)
Historical Committee Jill Reed	3/31/2024			Historical Committee Full Member (3)
Parks and Recreation -----	3/31/2024			Parks and Recreation Youth Member (1) Full Member (5)
Planning Board/BOA David Barnes Jacqueline Wilson	3/31/2025	Planning Board/BOA Ryan Awaldt	3/31/2025	Planning Board/BOA Full Member (1) Alternate Member (2)
Public Safety* -----	3/31/2024			Public Safety Full Member (2)
Stormwater* Richard Widmann	3/31/2024			Stormwater Full Member (2)
Transportation* -----	3/31/2024			Transportation Full Member (2)

* Only one (1) citizen member on each committee after all possible appointments made.