



**March 24, 2025**  
 Stallings Government Center  
 321 Stallings Road  
 Stallings, NC 28104  
 704-821-8557  
[www.stallingsnc.org](http://www.stallingsnc.org)

## Town Council Agenda

	Time	Item	Presenter	Action Requested/Next Step
	7:00 p.m.	<b>Invocation</b> <b>Pledge of Allegiance</b> <b>Call the Meeting to Order</b>	Wyatt Dunn, Mayor	NA
	7:05 p.m.	<b>Public Comment</b>	Wyatt Dunn, Mayor	NA
1.	7:15 p.m.	<b>Consent Agenda</b> <b>A. Conditional Zoning Subcommittee Policy Amendment</b> <b>B. Amended Budget Ordinance 13 – Stallings Municipal Park Camera Project</b> <b>C. Amended Budget Ordinance 15 – Stallings Municipal Park Fencing</b> <b>D. Amended Budget Ordinance 16 – Public Works Vehicle</b> <b>E. School Zone Speed Limit at Stallings Elementary</b>		
2.	7:15 p.m.	<b>Agenda Approval</b>	Wyatt Dunn, Mayor	Approve agenda as written
3.	7:17 p.m.	<b>CZ24.10.02</b> <b>A. 3025 Gribble Rd.</b> (1) Open Public Hearing (2) Information from Staff (3) Public Hearing (4) Close Public Hearing (5) Council Vote <b>B. Statement of Consistency and Reasonableness</b>	Max Hsiang, Planning Director	Approve/deny conditional zoning
4.	7:30 p.m.	<b>CZ24.12.01</b> <b>A. 3469 Gribble Rd.</b> (1) Open Public Hearing (2) Information from Staff (3) Public Hearing (4) Close Public Hearing (5) Council Vote <b>B. Statement of Consistency and Reasonableness</b>	Max Hsiang, Planning Director	Approve/deny conditional zoning

5.	7:40 p.m.	<b>TX25.02.01</b> <b>A. Attached Garage Text Amendment</b> (1) Open Public Hearing (2) Information from Staff (3) Public Hearing (4) Close Public Hearing (5) Council Vote <b>B. Statement of Consistency and Reasonableness</b>	Max Hsiang, Planning Director	Approve/deny text amendment
6.	7:50 p.m.	<b>TX25.02.02</b> <b>A. Definitions Update</b> (1) Open Public Hearing (2) Information from Staff (3) Public Hearing (4) Close Public Hearing (5) Council Vote <b>B. Statement of Consistency and Reasonableness</b>	Katie King, Senior Planning Technician	Approve/deny text amendment
7.	8:00 p.m.	<b>Union County Revaluation Update</b>	Vann Harrell, Union Co. Tax Administrator	Information
8.	8:20 p.m.	<b>2025 Stallings Committees Reappointments</b>	Erinn Nichols, Asst. Town Mgr.	Reappoint members
9.	8:25 p.m.	<b>Council NCLM Voting Delegate</b>	Alex Sewell, Town Manager	Appoint delegate
10.	8:30 p.m.	<b>Council Technology Reimbursement</b> <b>A. Policy</b> <b>B. Amended Budget Ordinance 14 – Council Technology Policy</b>	Alex Sewell, Town Manager	Discussion and possible action
11.	8:40 p.m.	<b>Waste Connections Contract Amendment</b>	Erinn Nichols Asst. Town Mgr.	Approve extension
12.	8:50 p.m.	<b>Adjournment</b>	Wyatt Dunn, Mayor	Motion to adjourn



# MEMO

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To: Mayor and Town Council  
From: Max Hsiang, Planning Director  
Date: 03/24/2025  
RE: **Amendments to Conditional Zoning Council Subcommittee Meeting Policy**

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## Background

The Conditional Zoning Council Subcommittee Meeting Policy was adopted on August 24, 2020, to facilitate discussions between Town Council members and applicants during the conditional zoning process. The policy established a framework for informal dialogue, ensuring transparency and collaboration while clarifying that these discussions do not constitute official Town decisions.

To improve the policy's effectiveness, I am requesting the following amendments. These changes aim to provide clarity and streamline the scheduling process to ensure meetings are held efficiently and in coordination with other zoning-related discussions.

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## Proposed Amendments

1. 1b – Scheduling Clarification
    - Specifies that the Development Administrator will schedule the meeting for at least one week before the required Planning Board meeting, unless all subcommittee members agree it is unnecessary.
    - Ensures timely discussions and prevents unnecessary scheduling delays.
  2. 1c – Coordination with Community Meetings
    - Encourages scheduling subcommittee meetings after required neighborhood/community meetings whenever possible.
    - Ensures the subcommittee can incorporate community feedback into discussions.
  3. 3a – Standardized Meeting Timing
    - Establishes 5:00 PM before regular Town Council meetings as the default meeting time, with flexibility for alternate scheduling if needed.
    - Simplifies scheduling while allowing for adjustments when necessary.
  4. 5a3 – Rotational Subcommittee Assignment
    - Implements a rotating subcommittee membership structure to ensure varied representation.
    - Prevents over-reliance on specific Council members and promotes fairness in decision-making.
  5. 5b – Attendance and Substitutions
    - Allows a subcommittee member to appoint a temporary replacement if unable to attend a meeting.
    - Ensures meetings proceed as planned while maintaining Council representation.
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## Conclusion

These amendments will improve the clarity of the policy and make it easier to schedule meetings effectively. By refining the process, we can enhance the efficiency of the conditional zoning review while maintaining transparency and collaboration.

I appreciate your consideration of these amendments and look forward to your feedback.

## Conditional Zoning Council Subcommittee Meeting Policy

### Purpose

- To facilitate discussion between Town Council members and applicants during the conditional zoning process, a Council subcommittee review process will be implemented.
  - The subcommittee's role is to encourage dialogue between applicants and Council members.
  - Discussions held within the subcommittee do not constitute approval, denial, or any commitment from the Town regarding the proposed application.
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### Subcommittee Meeting Process

#### 1. Meeting Requirement & Scheduling

- a) A Council subcommittee meeting is required as part of the conditional zoning process.
- b) The *Development Administrator* or their designee will schedule the meeting for at least one week before the required Planning Board meeting unless all subcommittee members notify the *Development Administrator* that a meeting is unnecessary.
- c) It is encouraged that the meeting be held after the required neighborhood/community meeting; however, it may be the first or second meeting in the conditional zoning process if necessary.
- d) Additional subcommittee meetings may be scheduled if requested by a majority of the subcommittee members (2/3).

#### 2. Prerequisites for Scheduling

- a) A subcommittee meeting will only be scheduled once the applicant has submitted all required documents.
- b) The *Development Administrator* must have sufficient time to review the documents for completeness.
- c) Required documents include but are not limited to:
  - a. A detailed site plan.
  - b. A completed Traffic Impact Analysis (TIA) (if applicable).
  - c. A comprehensive list of differences between the proposed development and the Stallings Development Ordinance.
  - d. Any additional documents deemed necessary by the *Development Administrator* for compliance evaluation.

#### 3. Meeting Timing & Location

- a) The *Development Administrator* or their designee will schedule subcommittee meetings at 5:00 PM before a regularly scheduled Town Council meeting, based on availability. **If necessary, the**

meeting may be arranged for an alternative date and time if all subcommittee members, the *Development Administrator*, and the applicant agree.

- b) Additional subcommittee meetings will follow the same scheduling process and may be arranged at an alternative time if all subcommittee members and the applicant agree.

#### 4. Document Distribution

- a) The *Development Administrator* or their designee will provide subcommittee members with the application and supporting materials at least three (3) business days before the scheduled meeting (typically by Wednesday prior to a Monday meeting).

#### 5. Membership & Attendance

- a) Subcommittee members are assigned as follows:
  - 1) **Town Council Subcommittee Composition:** Three Council members as follows:
    - i. **Subcommittee 1:** Council Members from Districts 1 & 6
    - ii. **Subcommittee 2:** Council Members from Districts 2 & 5
    - iii. **Subcommittee 3:** Council Members from Districts 3 & 4
  - 2) The third committee member will be from the district where the development is occurring. The remaining two committee members will be selected from the other two subcommittee compositions.
  - 3) The committee will rotate for each subcommittee meeting, as determined by the *Development Administrator*. The subcommittee assignment should aim for variation between meetings.
  - 4) Additional participants may include the applicants, Town Staff, Legal Counsel, and Land Use Consultant as necessary.
- b) If a subcommittee member is unable to attend a meeting, either that member or the *Development Administrator* may appoint another Council member to serve as a replacement for that meeting. This substitution does not affect the rotation of the members selected for future subcommittee meetings.

#### 6. Reporting & Recommendations

- a) The subcommittee's findings, along with the *Development Administrator's* recommendations and comments, will be reported to the Planning Board.

Adopted: 08/24/2020

Amended: 03/24/2025

# Town of Stallings

## Conditional Zoning Council Subcommittee Policy

Establishing a Council Subcommittee Review Process for Conditional Zoning Applications: To provide an opportunity for discussion between Town Council members and applicant during the conditional zoning process, the Council subcommittee process will be implemented.

The process for establishing the Council subcommittee is as follows:

1. As part of the conditional zoning application process, a Council subcommittee meeting is required and shall be scheduled by the *Development Administrator* prior to the required Planning Board meeting unless all Council subcommittee members affirmatively notify the *Development Administrator* that he/she believes a meeting is unnecessary. Additional subcommittee meetings may be held if requested by the Council subcommittee meeting majority.
2. A subcommittee meeting will not be scheduled until the applicant has submitted all required documents and sufficient time is allowed for the *Development Administrator* to review and ensure completeness. Required documents shall include:
  - A detailed site plan;
  - A completed TIA (if applicable);
  - A complete list of how the proposed development differs from the Stallings Development Ordinance; and
  - Any other document deemed necessary by *Development Administrator* to understanding how the project complies with Town standards and policies.
3. The *Development Administrator* will schedule all Council subcommittee meetings for 5:00 PM prior to a regularly scheduled Town Council meeting based upon availability. Additional subcommittee meetings will be scheduled using the same methodology except any additional meetings may be scheduled at an alternative time if mutually agreed to by all Council subcommittee members and applicant.
4. The *Development Administrator* will provide the Council subcommittee members with the application and supporting materials at least 3 business days in advance of the scheduled subcommittee meeting (typically on the Wednesday the week before the Monday meeting).
5. The subcommittee members will be assigned as outlined in Table 7.1 of Article 7.15 of the Stallings Development Ordinance. If a Council subcommittee member is unable to attend a scheduled meeting, then that Council subcommittee member may select another Council member to serve in his/her place.
6. Information from the subcommittee shall be included with the recommendations and comments of the *Development Administrator* and be reported to the Planning Board. The subcommittee may choose to make recommended conditions or no recommended conditions at all.
7. The subcommittee step is designed to encourage dialogue between the applicant and Council members and help facilitate a discussion. Any information shared during this process is not to be construed as an approval or denial of the proposed application or any kind of commitment by the Town whatsoever.



# MEMO

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To: Town Council  
From: Alex Sewell, Town Manager  
Date: 3/18/25  
RE: **Advancing Capital Purchases For Cost Savings Per Fund Balance Policy**

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## **Purpose**

The purpose of this memorandum is to provide an overview of the rationale for requesting mid-fiscal year approval of several capital purchases. Advancing these purchases aligns with the Town's financial planning efforts and recently adopted fund balance policy while also presenting an opportunity for cost savings.

## **Background**

One of the Town Council's top priorities is responsible financial planning to ensure the Town remains a good steward of public funds. To support this goal, the Town proactively plans for capital expenditures to:

- Ensure adequate funding is available.
- Maintain uninterrupted service delivery.
- Prevent unexpected financial burdens.

Additionally, the Town Council recently adopted a new fund balance policy, which states that unrestricted fund balance exceeding the minimum requirements "*may be used for any lawful purpose, with priority being given to...[c]apital projects/expenditures that may otherwise be burdensome to fund from an operating budget.*"

## **Analysis**

In the agenda packet, staff have included memorandums detailing specific capital purchases under consideration. One example is a public works/stormwater vehicle available locally at a lower cost than the statewide contract price. Purchasing this vehicle now would not only reduce costs but also allow the Town to begin in-house repair services sooner, leading to additional likely cost-savings.

Other proposed capital purchases follow a similar cost-saving approach. The Town's current fund balance levels, per the adopted policy, provide sufficient resources to move forward with these expenditures without negatively impacting financial stability.

## **Next Steps**

Staff seek the Council's approval to proceed with these capital purchases. If approved, staff will move forward with procurement and provide updates as needed.





# MEMO

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To: Alex Sewell, Town Manager  
From: Nick Coffey, Stallings Parks & Recreation – Senior Maintenance Technician  
Date: 03/11/2025  
RE: **ABO 13 – Stallings Municipal Park Camera System Project Completion**

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## **Background/History:**

The Town of Stallings has prioritized improving the infrastructure and amenities within our parks to enhance overall experience and prioritize the safety of residents, visitors and town property. As part of this ongoing commitment, the Parks Department was able to secure one (1) camera in FY24-25 with the help of a grant. This camera will be installed on an existing lamp post and monitor the area between Shelter D (The Heath Guion Shelter), tennis/pickleball courts, and playgrounds.

The Parks Department has requested five (5) additional security cameras utilizing a phased-in approach, adding one (1) security camera per year beginning in FY25-26 and would complete the overall project in FY29-30. This phased-in approach was designed to ensure gradual improvements that enhance the safety and security of Stallings Municipal Park, achieving full camera coverage over the next five (5) years, while posing less of a burden to the budget by spreading those costs into smaller amounts annually.

Considering the recent vandalism and crimes in and around the park and the need to protect the upgrades to the facility (such as the tennis/pickleball courts, privacy fence, restrooms/shelters, and playgrounds), we would like to propose purchasing and installing the five (5) remaining cameras in FY24-25 using fund balance per the Town's adopted fund balance policy. This improved camera system could help prevent and/or assist in identifying suspects involved in crimes like those that have happened in and around Stallings Municipal Park over the past year.

In addition, purchasing and installing all the cameras at once will result in cost savings for the Town on the overall project. While the vendor cannot provide an exact amount of savings, it will ultimately be thousands of dollars in total. As is normal, there will be increases in the costs of both materials and labor over the next five (5) years. The need for a truck and crew to come out for only one (1) installation versus five (5) will not only save on labor costs, but vehicle fuel and maintenance costs that are being passed on to the vendor's customers as well.

## **Proposal:**

I propose that we move forward purchasing the five (5) remaining cameras as soon as possible, with the goal of having the full camera system operational before park use increases during the upcoming summer months.

The five (5) new 360° camera locations would be as follows:

1. Lamp post between South-East corner of parking lot and Splash Pad
  - a. Monitors Parking lot, Splash Pad, Field North of Splash Pad and Building C

2. Lamp Post between Shelter A and Band Shell Field
  - a. Monitors Shelter A, Band Shell
3. Lamp Post between Long Arbor/Covered path and Gazebo
  - a. Monitors back fields, Nature Trail access, Arbor and Gazebo
4. Lamp Post between Large Playgrounds and Shelter D
  - a. Monitors playgrounds, Shelter D, bridge area
5. Light Post off Parking lot in front of Large 5-12 year old Playground
  - a. Monitors parking lot, playgrounds, walkway

This system, installed by Building Automation Service, would allow for remote viewing of footage by Stallings Police Department in the event of a crime occurring on park property, or if it is believed a suspect involved in a crime accessed the park before or after an incident.

**Funding:**

Town Council adopted a Fund Balance Policy on December 9, 2024 that addresses the use of excess unrestricted fund balance. Specific uses of these funds have been prioritized, including additional costs for existing capital projects. Additional funding for the Stallings Municipal Park camera system upgrades in the amount of \$65,000 falls under this approved and prioritized usage category.

**Requested Actions:**

Adoption of attached Amended Budget Ordinance 13

**AMENDED BUDGET ORDINANCE – NO. 13**  
**TOWN OF STALLINGS, NORTH CAROLINA**  
**FISCAL YEAR 2024-2025**

BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina, that the budget for fiscal year 2024-2025 is hereby amended as set forth below:

Category	Account Number	Net Increase or (Decrease)	Current Budget	Amended Budget
<b><u>General Fund:</u></b>				
<b><u>Revenue Budget</u></b>				
Unrestricted Fund Balance Appropriation	10-99-3991-600	\$ 65,000	\$ 1,233,034	\$ 1,298,034
<b><u>Expense Budget - Parks &amp; Recreation</u></b>				
Capital Outlay	10-80-6130-099	\$ 65,000	\$ 344,400	\$ 409,400

Explanation: To appropriate General Fund unrestricted fund balance to complete the Stallings Municipal Park camera project.

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 24th day of March 2025.

\_\_\_\_\_  
Wyatt Dunn, Mayor

\_\_\_\_\_  
Erinn Nichols, Deputy Town Manager/Town Clerk

Approved as to form:

\_\_\_\_\_  
Melanie Cox, Town Attorney, Cox Law Firm, PLLC



# MEMO

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To: Alex Sewell, Town Manager  
From: Nick Coffey, Stallings Parks & Recreation – Senior Maintenance Technician  
Date: 03/11/2025  
RE: **ABO 15 – Stallings Municipal Park: Tennis/Pickle Ball Court Fence**

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## **Background/History:**

The Town of Stallings has prioritized improving the infrastructure and amenities within our parks to enhance overall experience and prioritize the safety of residents, visitors and town property. As part of this ongoing commitment, the Parks Department was able to improve the existing tennis court and add pickle ball specific courts through resurfacing completed by Court One in September of 2024.

The Parks Department is requesting further enhancement both in aesthetics and security by replacing the existing fencing around the courts with new fencing that includes timed gates to protect the town's investment after park hours.

We have seen a rise in issues with individuals entering the courts after park hours to hang out, riding motorized bikes/scooters on the court causing damage to the surface, sitting on/stretching out nets, as well as bringing their own lights to play after the park has closed at dusk. Adding the new fence with timed security gates would help protect the town's investment and extend the life of the courts and equipment. We would like to propose purchasing and installing the fencing in FY24-25 using fund balance per the Town's adopted fund balance policy.

As is normal, there will be increases in the costs of both materials and labor over the coming years, plus the cost in potential further damage to the courts could result in having to invest more money in the courts if we fail to address the issue.

## **Proposal:**

I propose that we move forward with adding the new fencing, to improve security and extend the life of the courts and equipment, while also adding to the overall aesthetics of the courts and park as a whole.

## **Funding:**

Town Council adopted a Fund Balance Policy on December 9, 2024 that addresses the use of excess unrestricted fund balance. Specific uses of these funds have been prioritized, including one-time expenditures. Additional funding for the Stallings Municipal Park Tennis/Pickle Ball Court Fencing replacement in the amount of \$48,000 falls under this approved and prioritized usage category.

## **Requested Actions:**

Adoption of attached Amended Budget Ordinance 15

**AMENDED BUDGET ORDINANCE – NO. 15**  
**TOWN OF STALLINGS, NORTH CAROLINA**  
**FISCAL YEAR 2024-2025**

BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina, that the budget for fiscal year 2024-2025 is hereby amended as set forth below:

Category	Account Number	Net Increase or (Decrease)	Current Budget	Amended Budget
<b><u>General Fund:</u></b>				
<b><u>Revenue Budget</u></b>				
Unrestricted Fund Balance Appropriation	10-99-3991-600	\$ 48,000	\$ 1,233,034	\$ 1,281,034
<b><u>Expense Budget - Parks &amp; Recreation</u></b>				
Capital Outlay	10-80-6130-099	\$ 48,000	\$ 344,400	\$ 392,400

Explanation: To appropriate General Fund unrestricted fund balance to replace the Stallings Municipal Park tennis/pickleball court fencing.

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 24th day of March 2025.

\_\_\_\_\_  
Wyatt Dunn, Mayor

\_\_\_\_\_  
Erinn Nichols, Deputy Town Manager/Town Clerk

Approved as to form:

\_\_\_\_\_  
Melanie Cox, Town Attorney, Cox Law Firm, PLLC



# MEMO

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To: **Mayor and Town Council**  
Via: Alex Sewell, Town Manager  
From: Kevin Parker, P.E., Town Engineer  
Date: March 24, 2025.  
RE: Approval Request – Purchase of a Ford F-450 Truck with Dump Bed for Public Works

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## **Background:**

The Public Works Department currently operates with only one truck and one van, both of which have limited hauling and transport capacity. The van is only suitable for carrying smaller tools and equipment, significantly restricting our ability to efficiently complete larger projects. A dedicated work truck with a dump bed is essential to expanding our operational capabilities, particularly for hauling materials, debris, and equipment necessary for roadway, drainage, and facility maintenance.

## **Operational Benefits of the F-450:**

- Improved hauling and unloading efficiency: Our current truck and van do not allow for efficient transport, loading, or unloading of gravel, dirt, and debris. The dump bed will enable quick unloading, drastically reducing labor time and effort.
- Side-load capability: The new truck will feature a side-load function, allowing for easier loading and unloading in tight spaces, particularly when working in active traffic areas or along road shoulders.
- Expanded roadway repair capabilities: Our current fleet is not suited for transporting bulk materials. The F-450 will allow us to efficiently load and unload hot mix asphalt, enabling Public Works to complete larger and more effective roadway repairs, including patching, pothole repair, and curb work.
- Increased stormwater maintenance efficiency: The truck will enhance storm drain and ditch maintenance efforts by allowing us to transport and dispose of sediment, debris, and excavation materials more effectively.
- Greater productivity and cost savings: With significantly greater payload and towing capacity, the F-450 will reduce the number of trips required to transport materials and equipment, allowing staff to complete projects faster and more efficiently.

## **Purchase Details:**

- Cost Savings: We obtained two quotes:
  - Capital Ford of Charlotte (State Contracts List): \$95,305.87
  - Cross Roads Ford of Indian Trail: \$84,670.60 (\$10,635.27 less than the state contract price)
- The truck from Cross Roads Ford is available now, whereas ordering from the state contract vendor would result in delays.
- \$100,000 was budgeted in the FY2026 CIP for this vehicle purchase.

## **Funding:**

Since this truck will be used for both General Fund Public Works and Storm Water Fund activities, the cost is being split 50/50 between the two funds.

Town Council adopted a Fund Balance Policy on December 9, 2024 that addresses the use of unrestricted fund balance. Specific uses of these funds have been prioritized, including one-time expenditures. Funding to purchase this truck falls under this approved and prioritized usage category.

The attached ABO includes a General Fund appropriation of fund balance in the amount of \$42,500 to cover the General Fund's 50% portion, while the current year Storm Water Fund budget was adopted with \$28,300 in contingency. The ABO includes transferring the entire Storm Water contingency amount to capital outlay and appropriating the additional \$14,200 needed to cover Storm Water's half with an appropriation of fund balance.

**Action Requested:**

Staff requests that Council authorize the Town Manager to proceed with the purchase of the Ford F-450 from Cross Roads Ford of Indian Trail for \$84,670.60 and to adopt the attached Amended Budget Ordinance 16 to fund the purchase.

# Capital Ford Of Charlotte Inc

Date: 3/7/2025

Salesperson: Alex Tolentino

Manager: Alex Tolentino

## FOR INTERNAL USE ONLY

**BUSINESS NAME** Town of Stallings Home Phone : \_\_\_\_\_  
**CONTACT** \_\_\_\_\_

Address : STALLINGS, NC 28104 Work Phone : \_\_\_\_\_  
UNION

E-Mail : igriffin@stallingsnc.org Cell Phone : (704) 821-8557

**VEHICLE**  
Stock # : \_\_\_\_\_ New / Used : **New** VIN : 1FD0W4HT8RED40772 Mileage: \_\_\_\_\_  
Vehicle : 2024 Ford F-450 Chassis Color : \_\_\_\_\_  
Type : XL 4x4 SD Crew Cab 179 in. WB DRW

Market Value Selling Price	74,035.00
Discount	600.00
Adjusted Price	73,435.00
9' Dump Upfit	18,509.42
Total Purchase	91,944.42
DealerDoc	99.00
Tax	2,761.30
Non Tax Fees	501.15
Balance	95,305.87

Customer Approval: \_\_\_\_\_ Management Approval: \_\_\_\_\_

By signing this authorization form, you certify that the above personal information is correct and accurate, and authorize the release of credit and employment information. By signing above, I provide to the dealership and its affiliates consent to communicate with me about my vehicle or any future vehicles using electronic, verbal and written communications including but not limited to eMail, text messaging, SMS, phone calls and direct mail. Terms and Conditions subject to credit approval. For Information Only. This is not an offer or contract for sale.



Prepared for: Jake Griffin, Town of Stallings | Mobile: 704-218-0046  
Email: jgriffin@stallingsnc.org

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2024 F-450 Chassis 4x4 SD Crew Cab 179" WB DRW XL (W4H)  
VIN: 1FD0W4HT8RED40772 | Price Level: 435 | Stock No: T248442

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Image Shown Not Representative of Actual Vehicle

**Client Proposal**

Prepared by:  
Hank Kale  
Office: 704-283-8521  
Date: 02/12/2025



**Prepared for: Jake Griffin**

Town of Stallings

Prepared by: Hank Kale

02/12/2025



Crossroads Ford of Indian Trail | 88 Dale Jarrett Blvd Indian Trail North Carolina |

28079

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**2024 F-450 Chassis 4x4 SD Crew Cab 179" WB DRW XL (W4H)**

Price Level: 435 | Stock No: T248442 | VIN: 1FD0W4HT8RED40772

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## Prepared for: Jake Griffin

Town of Stallings

Prepared by: Hank Kale

02/12/2025



Crossroads Ford of Indian Trail | 88 Dale Jarrett Blvd Indian Trail North Carolina |

28079

## 2024 F-450 Chassis 4x4 SD Crew Cab 179" WB DRW XL (W4H)

Price Level: 435 | Stock No: T248442 | VIN: 1FD0W4HT8RED40772

## As Configured Vehicle

Code	Description
<b>Base Vehicle</b>	
W4H	Base Vehicle Price (W4H)
<b>Packages</b>	
650A	<b>Order Code 650A</b> <i>Includes:</i> <ul style="list-style-type: none"><li>- Transmission: TorqShift 10-Speed Automatic 10R140 with neutral idle. Includes SelectShift and selectable drive modes: normal, tow/haul, eco, slippery roads and off-road.</li><li>- GVWR: 16,500 lb Payload Package</li><li>- Tires: 225/70Rx19.5G BSW A/P</li><li>- Wheels: 19.5" x 6" Argent Painted Steel Hub covers/center ornaments not included.</li><li>- HD Vinyl 40/20/40 Split Bench Seat Includes center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar.</li><li>- Radio: AM/FM Stereo w/MP3 Player Includes 6 speakers.</li><li>- SYNC 4 Communications &amp; Entertainment System Includes enhanced voice recognition, 911 Assist, 8" LCD center stack screen, AppLink, 1 smart-charging USB port and trailer brake controller.</li></ul>
<b>Powertrain</b>	
99T	<b>Engine: 6.7L 4V OHV Power Stroke V8 Turbo Diesel B20</b> <i>Includes Operator Commanded Regeneration (OCR), Diesel Exhaust Fluid (DEF) tank, intelligent oil-life monitor and manual push-button engine-exhaust braking.</i>  <i>Includes:</i> <ul style="list-style-type: none"><li>- Dual 68 AH/65 AGM Battery</li><li>- 250 Amp Alternator</li></ul>
44G	<b>Transmission: TorqShift 10-Speed Automatic</b> <i>10R140 with neutral idle. Includes SelectShift and selectable drive modes: normal, tow/haul, eco, slippery roads and off-road.</i>
X4L	<b>Limited Slip w/4.30 Axle Ratio</b>
STDGV	<b>GVWR: 16,500 lb Payload Package</b>
<b>Wheels &amp; Tires</b>	
TGJ	<b>Tires: 225/70Rx19.5G BSW A/P</b>
64Z	<b>Wheels: 19.5" x 6" Argent Painted Steel</b> <i>Hub covers/center ornaments not included.</i>
945	<b>Stainless Steel Wheel Covers (Pre-Installed)</b> <i>Front and rear.</i>

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

## Prepared for: Jake Griffin

Town of Stallings

Prepared by: Hank Kale

02/12/2025



Crossroads Ford of Indian Trail | 88 Dale Jarrett Blvd Indian Trail North Carolina |

28079

## 2024 F-450 Chassis 4x4 SD Crew Cab 179" WB DRW XL (W4H)

Price Level: 435 | Stock No: T248442 | VIN: 1FD0W4HT8RED40772

## As Configured Vehicle (cont'd)

Code	Description
<b>Seats &amp; Seat Trim</b>	
A	<b>HD Vinyl 40/20/40 Split Bench Seat</b> <i>Includes center armrest, cupholder, storage, 2-way adjustable driver/passenger headrests and driver's side manual lumbar.</i>
<b>Other Options</b>	
PAINT	<b>Monotone Paint Application</b>
179WB	<b>179" Wheelbase</b>
STDRD	<b>Radio: AM/FM Stereo w/MP3 Player</b> <i>Includes 6 speakers.</i>  <i>Includes:</i> - SYNC 4 Communications & Entertainment System <i>Includes enhanced voice recognition, 911 Assist, 8" LCD center stack screen, AppLink, 1 smart-charging USB port and trailer brake controller.</i>
96V	<b>XL Chrome Package</b> <i>Includes:</i> - Chrome Front Bumper - Bright Grille - Power Sliding Rear Glass - Rear Window Defroster - Remote Start - Halogen Fog Lamps
535	<b>High Capacity Trailer Tow Package</b> <i>Includes trailer brake wiring kit. Increases GCW from 32,500 lbs. to 35,000 lbs. Note: Salesperson's Portfolio or Trailer Towing Guide should be consulted for specific trailer towing or camper limits and corresponding required equipment, axle ratios and model availability. See Supplemental Reference for vehicle height consideration.</i>
86M	<b>Dual 68 AH/65 AGM Battery</b>
67E	<b>250 Amp Alternator</b>
18B	<b>Platform Running Boards</b>
153	<b>Front License Plate Bracket</b>  Standard in states requiring 2 license plates and optional to all others.
872	<b>Rear View Camera &amp; Prep Kit</b> <i>Pre-installed content includes cab wiring and frame wiring to the rear most cross member. Upfitters kit includes camera with mounting bracket, 20' jumper wire and camera mounting/aiming instructions.</i>
43C	<b>120V/400W Outlet</b>

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

**Prepared for: Jake Griffin**

Town of Stallings

Prepared by: Hank Kale

02/12/2025



Crossroads Ford of Indian Trail | 88 Dale Jarrett Blvd Indian Trail North Carolina |

28079

**2024 F-450 Chassis 4x4 SD Crew Cab 179" WB DRW XL (W4H)**

Price Level: 435 | Stock No: T248442 | VIN: 1FD0W4HT8RED40772

**As Configured Vehicle (cont'd)**

Code	Description
<i>Includes 1 in-dash mounted outlet.</i>	
<b>Fleet Options</b>	
WARANT	<p><b>Fleet Customer Powertrain Limited Warranty</b></p> <p>Requires valid FIN code.</p> <p><i>Ford is increasing the 5-year 60,000-mile limited powertrain warranty to 5-years, 100,000 miles. Only Fleet purchasers with a valid Fleet Identification Number (FIN code) will receive the extended warranty. When the sale is entered into the sales reporting system with a sales type fleet along with a valid FIN code, the warranty extension will automatically be added to the vehicle. The extension will stay with the vehicle even if it is subsequently sold to a non-fleet customer before the expiration. This extension applies to both gas and diesel powertrains. Dealers can check for the warranty extension on eligible fleet vehicles in OASIS. Please refer to the Warranty and Policy Manual section 3.13.00 Gas Engine Commercial Warranty. This change will also be reflected in the printed Warranty Guided distributed with the purchase of every new vehicle.</i></p>
<b>Emissions</b>	
425	50-State Emissions System
<b>Exterior Color</b>	
Z1_01	Oxford White
<b>Interior Color</b>	
AS_03	Medium Dark Slate w/HD Vinyl 40/20/40 Split Bench Seat

# Upfit Equipment:

## 9' Steel Dump Body Drop Down Sides

Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

**Prepared for: Jake Griffin**



Town of Stallings

Prepared by: Hank Kale

Crossroads Ford of Indian Trail | 88 Dale Jarrett Blvd Indian Trail North Carolina |

02/12/2025

28079

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**2024 F-450 Chassis 4x4 SD Crew Cab 179" WB DRW XL (W4H)**

Price Level: 435 | Stock No: T248442 | VIN: 1FD0W4HT8RED40772

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## Warranty

### Standard Warranty

*Basic Warranty*

Basic warranty ..... 36 months/36,000 miles

*Powertrain Warranty*

Powertrain warranty ..... 60 months/60,000 miles

*Corrosion Perforation*

Corrosion perforation warranty ..... 60 months/unlimited

*Roadside Assistance Warranty*

Roadside warranty ..... 60 months/60,000 miles

### Additional Warranty

*Diesel Engine Warranty*

Diesel engine warranty ..... 60 months/100,000 miles

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Prices and content availability as shown are subject to change and should be treated as estimates only. Actual base vehicle, package and option pricing may vary from this estimate because of special local pricing, availability or pricing adjustments not reflected in the dealer's computer system. See salesperson for the most current information.

**Prepared for: Jake Griffin**



Town of Stallings

Prepared by: Hank Kale

Crossroads Ford of Indian Trail | 88 Dale Jarrett Blvd Indian Trail North Carolina |

02/12/2025

28079

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2024 F-450 Chassis 4x4 SD Crew Cab 179" WB DRW XL (W4H)

Price Level: 435 | Stock No: T248442 | VIN: 1FD0W4HT8RED40772

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## Pricing Summary - Single Vehicle

**Price: \$84,670.60**

### *Vehicle Pricing*

Base Vehicle Price

Options

Colors

Upfitting

Fleet Discount

Fuel Charge

Destination Charge

Price Includes Government Price Concession

Tax / Tag NOT Included

Subject to Prior Sale

---

**Total**

---

Customer Signature

---

Acceptance Date

**AMENDED BUDGET ORDINANCE – NO. 16**  
**TOWN OF STALLINGS, NORTH CAROLINA**  
**FISCAL YEAR 2024-2025**

BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina, that the budget for fiscal year 2024-2025 is hereby amended as set forth below:

Category	Account Number	Net Increase or (Decrease)	Current Budget	Amended Budget
<b><u>General Fund:</u></b>				
<b><u>Revenue Budget</u></b>				
Unrestricted Fund Balance Appropriation	10-99-3991-600	\$ 42,500	\$ 1,233,034	\$ 1,275,534
<b><u>Expense Budget - Public Works</u></b>				
Capital Outlay	10-70-4570-099	\$ 42,500	\$ -	\$ 42,500
<b><u>Storm Water Fund:</u></b>				
<b><u>Revenue Budget</u></b>				
Fund Balance Appropriation	67-99-3991-667	\$ 14,200	\$ 48,231	\$ 62,431
<b><u>Expense Budget</u></b>				
Contingency	67-99-9967-097	\$ (28,300)	\$ 28,300	\$ -
Capital Outlay	67-97-7510-099	\$ 42,500	\$ -	\$ 42,500

Explanation: To appropriate General Fund unrestricted fund balance, transfer Storm Water contingency funds and appropriate Storm Water fund balance to purchase a dump bed truck.

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 24th day of March 2025.

\_\_\_\_\_  
Wyatt Dunn, Mayor

\_\_\_\_\_  
Erinn Nichols, Deputy Town Manager/Town Clerk

Approved as to form:

\_\_\_\_\_  
Melanie Cox, Town Attorney, Cox Law Firm, PLLC





# MEMO

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To: **Mayor and Town Council**  
Via: Alex Sewell, Town Manager  
From: Kevin Parker, P.E., Town Engineer  
Date: March 24, 2025.  
RE: Stallings Road School Zone Establishment

---

## **Background:**

The Town of Stallings, in coordination with the North Carolina Department of Transportation (NCDOT), is seeking to establish a school speed zone on Stallings Road in front of Stallings Elementary School. This request aligns with NCDOT's regulations, which state that school speed zones are set 10 mph below the posted speed limit and encompass the school's property frontage.

## **Justification:**

- Stallings Elementary serves 777 students, with 456 car riders in the morning and 224 in the afternoon.
- 323 students take the bus in the morning, and 553 take the bus in the afternoon across 9 school buses.
- The school operates a before and after-school program from 2:00 PM – 6:00 PM, in addition to various extracurricular activities.
- The car rider line extends onto Stallings Road during peak hours, increasing potential conflicts between pedestrians and vehicles.

## **Implementation Details:**

- Speed limit will be reduced by 10 mph during designated school hours.
  - 7:00 am to 2:30 p.m. during school days.
- NCDOT will install school zone signage and SCHOOL pavement markings near the zone limits, where not already present.

## **Request for Council Approval:**

Staff is requesting Council's approval to establish this school speed zone in collaboration with NCDOT.



# Town of Stallings

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March 4, 2025,  
John Springer  
Ast. Division Traffic Engineer  
North Carolina Department of Transportation  
903 Coble Avenue  
Albermarle, NC, 28001

**Subject: School Speed Zone on Stallings Road and Stevens Mill Road for Stallings Elementary**

Dear Mr. Springer,

On behalf of the Town of Stallings, I am formally requesting the establishment of a school speed zone on Stallings Road and Stevens Mill Road for Stallings Elementary School. This request is submitted in accordance with the North Carolina Department of Transportation's Standard Practice for Establishing a School Speed Zone on a State System Street or Highway in North Carolina and, as outlined in Section D.3 of that document, the following information is provided to support our request:

1. Number of Students: 777
2. Approximate Number of Student Pedestrians and Bicyclists: 12
3. Approximate Number of Student Drivers/Car Riders:
  - o No student drivers
  - o 456 car riders in the morning, 224 in the afternoon
4. Number of Buses and Ridership:
  - o 9 total buses
  - o 323 students ride in the morning, 553 in the afternoon
5. Number of Staff Members: 90
6. School Hours:
  - o Regular school hours: 7:30 AM – 2:00 PM
  - o Before and after school program: 2:00 PM – 6:00 PM
7. Extracurricular Events and Typical Schedules:
  - o Chess Club – Mondays, 2:00 PM – 3:00 PM
  - o Tennis Club – Mondays, 2:00 PM – 3:10 PM
  - o Ecology Club – Mondays, 2:00 PM – 3:10 PM
  - o Theater Club – Thursdays, 2:00 PM – 3:10 PM
  - o Soccer Club – Wednesdays, 2:00 PM – 3:00 PM
  - o Golf Club – Thursdays, 2:00 PM – 3:00 PM
  - o Girls on the Run – Tuesdays and Thursdays, 2:00 PM – 3:15 PM
  - o Let Me Run – Wednesdays and Fridays, 2:00 PM – 3:15 PM
  - o Code Ninja – Mondays, 2:00 PM – 3:00 PM
  - o Stallings Afterschool – Daily, 2:00 PM – 6:00 PM
  - o The soccer field is frequently used for practices and games in the evenings.
8. Use of Crossing Guards on State System Roadways: None
9. Student Loading Plan Description (Please See Attached Exhibit):

The school has fifteen staff members stationed on the sidewalk at the front of the school to assist students as they exit vehicles. Fifteen cars pull up at a time to drop off students, and the car rider line extends throughout the parking lot and onto Stallings Road. Once students are dropped off, vehicles follow a designated lane to exit the parking lot, where all cars must turn right onto Stallings Road.

We believe that establishing a school speed zone in this area will significantly enhance the safety of our students, staff, and the broader community. We kindly request that NCDOT conduct the necessary traffic engineering and safety investigation to facilitate this process.

Please let us know if any additional information is required to process this request. The Town of Stallings appreciates your attention to this matter and looks forward to collaborating with NCDOT to improve safety around Stallings Elementary School.

Sincerely,

*Kevin Parker*



**Kevin Parker, P.E.**  
*Engineering Director*  
704-821-0309  
[kparker@stallingsnc.org](mailto:kparker@stallingsnc.org)  
[www.stallingsnc.org](http://www.stallingsnc.org)





Albert and Son Plumbing



Cameron Commons Way

Bairard Castle Ln

Stallings Rd

Stallingswood Dr

Stallingswood Dr

Scarlet Dr

Castlebridge Ln

Scarlet Dr

Scarlet Dr

Carolyn Ln

1365

Stallings Elementary School



Next Level Church



Eaglecrest Dr

Falcons Ridge

Stevens Mill Rd

1524

Stevens Mill Rd

Stevens Mill Rd

Stallings Rd

Oakspring Rd



Shree Swaminarayan Hindu Mandir...







Merion Commu

Barnard Castle Ln

Stallin

Scarlet St

Carolyn Ln

Gleecrest Dr

Sons-Ridge

Stevens Mill Rd

Spring Rd



Stallings Elementary School

Ingress Drop-off/Pickup Route.  
PM pickup can queue into  
Stallings Road

Loading/Unloading Zone

Egress Drop-off/Pickup Route.

1365

Stallings Rd

Stallings Rd

Google

1524







Approximate Limits of Proposed School Zone

Stallings Elementary School

Next Level Preschool

Next Level Church

Stevens Mill Rd

Stevens Mill Rd

Stevens Mill Rd

Scarlet Dr

Scarlet Dr

Carolyn Ln

365

1524

te Pl

rest Dr

Falcons Ridge

te Home Building

**Certification of Municipal Declaration  
To Enact Speed Limits and Request for Concurrence**

---

**Concurring State Ordinance Number:** 1087425

**Division:** 10    **County:** UNION

**Municipality** STALLINGS

**Type:** School Speed Zone - Municipal

**Road:** SR 1365

**Car:** 35 MPH

**Truck:** 35 MPH

**Description:** Between .023 mile northeast of SR 1524 (Stevens Mill Rd) and .038 mile southwest of (Scarlet Dr). (Stallings Elementary School, in effect from 30 minutes before to 30 minutes after school begins and ends on school days only).

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**Municipal Certification**

I, \_\_\_\_\_, Clerk of \_\_\_\_\_, do hereby certify that the municipal governing body, pursuant to the authority granted by G.S. 20-141(f), determined upon the basis of an engineering and traffic investigation and duly declared, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the speed limits as set forth above on the designated portion of the State Highway System, which shall become effective when the Department of Transportation has passed a concurring ordinance and signs are erected giving notice of the authorized speed limit.

The said municipal declaration is recorded as follows:

Minute Book: \_\_\_\_\_ Page: \_\_\_\_\_ Ordinance Number: \_\_\_\_\_

In witness whereof, I have hereunto set my  
hand and the municipal seal this \_\_\_\_\_ day  
of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(municipal seal)

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**Department of Transportation Approval**

Division: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

Region: \_\_\_\_\_ Title: \_\_\_\_\_ Date: \_\_\_\_\_

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# MEMO

To: **Mayor and Town Council**  
From: Max Hsiang, Planning Director  
Date: March 24, 2025  
RE: **CZ24.10.02 - 3025 Gribble Rd Conditional Rezoning Request**

---

## Overview:

The purpose of this memo is to provide details regarding the conditional rezoning request for 3025 Gribble Road. The request seeks to rezone the 0.81-acre property from Industrial (IND) to Conditional Industrial (CZ-IND) to allow automobile sales in addition to the existing automobile repair services (major).

## Property Details:

- **Address:** 3025 Gribble Road
- **Parcel Size:** 0.81 Acres
- **Current Zoning:** Industrial (IND)
- **Proposed Zoning:** Conditional Industrial (CZ-IND)
- **Existing Use:** Automobile Repair Services (Major)
- **Proposed Additional Use:** Automobile Sales

## Key Considerations:

- The applicant, Daniel Baharov, has requested this conditional rezoning to register the property for an automobile dealership license.
- The site is located within an Industrial Center, which primarily promotes warehouse, distribution, storage, and light manufacturing.
- The rezoning would permit limited automobile sales while maintaining the primary use as an automobile repair service.

## Future Land Use:

- The future land use for this property is Industrial Center. Vehicle Repair and Vehicle Sales are not listed in any future land use category.

## Staff Assessment:

- The proposed use aligns with the industrial nature of Gribble Road.
- The request includes limiting vehicle display to a maximum of five (5) vehicles at any given time.
- The applicant seeks to waive sidewalk requirements along the site's frontage.

## Staff Recommendation:

Staff recommends approval of the conditional rezoning request with the following conditions:



1. **Vehicle Display Limit**

Display of vehicles for sale is limited to a maximum of five (5) vehicles at any given time. Any additional vehicles must be stored behind a fenced area and must not include visible signage.

2. **Screening Requirements**

All required screening must be installed and maintained as shown on the approved site plan. Any modifications to the screening must be reviewed and approved by the Town.

3. **Concept Plan Compliance and Conditional Zoning Reversion**

The final development must substantially conform to the approved concept plan. If the project is not completed in compliance with the concept plan within two (2) years, the conditional zoning approval will be revoked, and the property will revert to industrial zoning. Automobile sales will no longer be permitted.

4. **Outdoor Storage Restrictions**

Outdoor storage is permitted but must be fully screened from view from all public streets. Acceptable screening methods include fencing, landscaping, or other Town-approved visual barriers.

5. **Permitting Compliance**

The developer must obtain all required permits from the State, County, and Town before commencing construction or operation.



## Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ24.10.02

REQUEST: A conditional rezoning request for 3025 Gribble Road seeks to rezone the 0.81-acre property from Industrial (IND) to Conditional Industrial (CZ-IND) to permit automobile sales alongside the existing major automobile repair services.

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

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

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

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

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

- 1) The conditional zoning request aligns with the industrial nature of Gribble Road.

**Adopted** this the \_\_ day of \_\_\_\_\_, 2025

---

Mayor

Attest:

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Town Clerk



# MEMO

To: **Mayor and Town Council**  
From: Max Hsiang, Planning Director  
Date: March 24, 2025  
RE: **CZ24.12.01 - 3469 Gribble Rd Conditional Rezoning Request**

## Overview:

The purpose of this memo is to provide details regarding the conditional rezoning request for 3469 Gribble Road. The request seeks to rezone the 1.52-acre property from Industrial (IND) to Conditional Industrial (CZ-IND) to allow automobile sales in addition to the existing automobile repair services (major).

## Property Details:

- **Address:** 3469 Gribble Road
- **Parcel Size:** 1.52 Acres
- **Current Zoning:** Industrial (IND)
- **Proposed Zoning:** Conditional Industrial (CZ-IND)
- **Existing Use:** Automobile Repair Services (Major)
- **Proposed Additional Use:** Automobile Sales

## Key Considerations:

- The applicant, 3469 Gribble Road LLC, has requested this conditional rezoning to enable automobile sales at the property.
- The site is located within an Industrial Center, aligning with existing land use patterns.
- The rezoning would allow limited automobile sales while maintaining the primary use as an automobile repair service.

## Future Land Use:

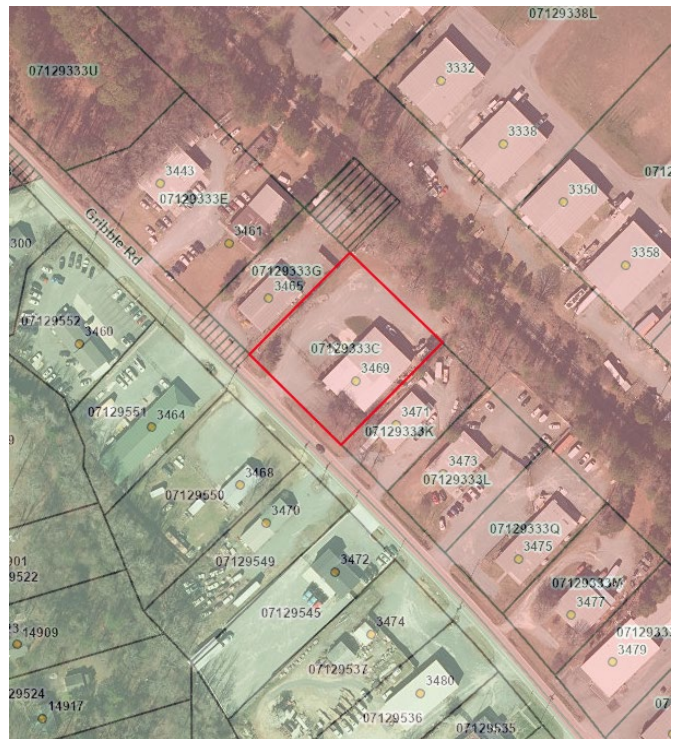
- The future land use for this property is Industrial Center. Vehicle Repair and Vehicle Sales are not listed in any future land use category.

## Staff Assessment:

- The proposed use is consistent with the surrounding industrial properties. There are already car sales on Gribble Rd in the Town of Indian Trail side
- The request includes limiting vehicle display to a maximum of five (5) vehicles at any given time.

## Staff Recommendation:

Staff recommends approval of the conditional rezoning request with the following conditions:



1. Limit vehicle display to a maximum of five (5) vehicles at any given time. Any additional vehicles must be stored behind a fenced area and must not include visible signage.
2. Consistency with Concept Plan. The final development layout, building design, and site features must substantially conform to the approved initial concept plan. Any significant modifications must receive approval from the Town.
3. Fencing and Screening. Install and maintain an opaque fence or screen along all fencing fronting Gribble Road.
4. Outdoor Storage Restrictions. Outdoor storage is permitted but must not be visible from any public street. Screening methods may include fencing, landscaping, or other Town-approved visual barriers.
5. Permitting Compliance. The developer must obtain all required permits from applicable State, County, and Town agencies.



## Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ24.12.01

REQUEST: A conditional rezoning request for 3469 Gribble Road seeks to rezone the 1.52-acre property from Industrial (IND) to Conditional Industrial (CZ-IND) to permit automobile sales alongside the existing major automobile repair services.

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

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

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

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

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

- 1) The conditional zoning request aligns with the industrial nature of Gribble Road.

**Adopted** this the \_\_ day of \_\_\_\_\_, 2025

---

Mayor

Attest:

---

Town Clerk





# MEMO

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To: **Mayor and Town Council**  
From: Max Hsiang, Planning Director  
Date: 03/24/2025  
RE: **TX25.02.01** Proposed Ordinance: Attached Garage Requirements

---

The Town's current regulations regarding attached garages lack sufficient specificity, leading to potential inconsistencies in permitting, construction, and negative impacts on neighborhood aesthetics. As directed by the Town Council at their January 13, 2025, meeting, this memo proposes a new ordinance to clarify regulations for attached garages. The Planning Board recommended approval at their February 18, 2025, meeting.

The proposed ordinance establishes clear guidelines for several key aspects of attached garage construction.

1. First, it mandates a physical connection to the principal structure through either an enclosed passage or a covered breezeway with a permanent roof matching the primary structure's roofing material in both color and style. This ensures structural integrity and a cohesive architectural appearance.
2. Second, it defines permissible location and size, limiting attached garages to rear or side yards and a maximum of 50% of the principal structure's ground floor area. This prevents oversized garages that can overwhelm the principal structure and impact neighboring properties.
3. Third, the ordinance emphasizes design compatibility, requiring that the attached garage be aesthetically harmonious with the principal structure and compatible with the surrounding neighborhood's character to protect property values and preserve community character.
4. Finally, it reinforces existing requirements: a principal structure must already exist on the lot to prevent construction on vacant lots, the connection to the principal structure shall be structurally sound using approved methods, and all construction shall comply with the North Carolina Residential Code and obtain the necessary zoning and building permits.

This ordinance will ensure safe, aesthetically pleasing attached garage construction, provide clear guidance, and streamline permitting, benefiting our community.

---

A new article 2.10-11 to address attached garages is requested as follows:

*2.10-11 Attached Garages Not Accessed by an Alleyway. An attached garage must meet the following requirements:*

- (A.) An attached garage must be physically connected to the principal structure by either an enclosed passage or a covered breezeway, both with a minimum width of six feet attached to the principal structure. The connection and the garage must have a permanent roof that matches the primary structure in both color and style to maintain architectural consistency.*

- (B.) An attached garage may only be constructed on a lot where a principal structure already exists. Attached garages are permitted only in the rear or side yard, must comply with all applicable setback requirements, and shall not exceed 50% of the ground floor area of the principal structure. The design, materials, and appearance of the attached garage must be in harmony with the principal structure and compatible with the surrounding neighborhood in terms of design, materials, and appearance.*
- (C.) Any connection to the principal structure must be structurally secure, utilizing bolted ledger boards, post connections, or other approved methods, with proper flashing to prevent water infiltration.*
- (D.) The Minor Site Development Review process is required for residential development projects for Attached garages. All attached garages must comply with the North Carolina Residential Code and obtain the necessary zoning and building permits before construction.*





## Statement of Consistency and Reasonableness

**ZONING AMENDMENT:** TX25.02.01

**REQUEST:** Staff is requesting a text amendment to establish clear guidelines for attached garages in Article 2 of the Stallings Development Ordinance.

**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 Development Ordinance to comply with state law found in NCGS § 160D;

**THEREFORE,** The Town Council approves the text amendment, finding it consistent and reasonable with the Comprehensive Land Use Plan adopted on November 27, 2017, as it supports the goals of promoting quality development and ensuring compliance with state land-use regulations under NCGS § 160D. The Council concludes that the amendment aligns with the key principles, objectives, and goals outlined in the plan, for the following reasons

- 1) This text amendment would preserve and enhance neighborhood character
- 2) This text amendment creates a clearer understanding for attached garage specifications for both homeowners and staff, reducing delays.

**Recommended** this the \_\_ day of \_\_\_\_\_, 2025.

---

Mayor

Attest:

---

Clerk



# MEMO

---

To: Mayor and Town Council  
From: Katie King, Senior Planning Technician  
Date: March 24, 2025  
Re: TX25.02.02 - Definitions Update

---

## Request:

Staff proposes adding and updating definitions in Article 3 of the Stallings Development Ordinance to clarify and expand upon existing language. These definitions are essential to ensure accurate interpretation and enforcement of the ordinance. Planning Board recommended approval at their February 18, 2025, meeting.

## Amendment:

*ATTACHED GARAGE.* A garage that is physically attached to the principal structure and either shares a wall(s) or is connected to the principal structure through an enclosed passage or a covered breezeway if not fully enclosed.

*AS-BUILT SURVEY.* A revised set of drawings produced upon completion of a project that are intended to reflect all changes made during the construction process; in-depth records containing the exact dimensions of the structure and its surrounding site as it was built. Also referred to as an “as-built.”

*IMPERVIOUS SURFACE.* Improvements including street pavement, driveways, gravel areas, buildings, and other structures which cover the soil surface and prevent infiltration of water into the soil.

~~*IMPERVIOUS SURFACE.* Improvements including street pavement, driveways, gravel areas, buildings, and other structures which cover the soil surface and prevent infiltration of water into the soil.~~

*IMPERVIOUS SURFACE COVERAGE.* The portion of a lot that is covered by buildings, structures, paving or other impervious surface materials.

~~*IMPERVIOUS SURFACE COVERAGE.* That portion of a lot covered by buildings, structures, paving or other impervious surface materials~~

*NEIGHBORHOOD MEETING.* A meeting required for conditional zoning and general rezoning requests, held by the applicant and/or developer to introduce their project to surrounding property owners and other interested parties; this term is interchangeable with “community meeting.”

*REZONING, GENERAL.* A legislative zoning map amendment from one zoning to another; this term is interchangeable with “conventional rezoning” and “straight rezoning.”

*SETBACK, FRONT.* A setback from the front property line, measured from the street right-of-way if the setback abuts a public or private street.

*SETBACK, REAR.* A setback from an interior property line lying on opposite side of the lot from the front ~~street~~ setback.

~~*SETBACK, STREET.* Any setback from a street, road, or lane.~~

~~*SETBACK, ZERO SIDE.* An alternate form of dimensional requirements that allows a dwelling unit to have one side setback of zero (0') feet from a side property line. This definition does not include town houses.~~

*TEXT AMENDMENT.* A proposed change or revision to the rules and regulations set forth in the Stallings Development Ordinance without changing the zoning map; also referred to as a “zoning text amendment.”

**Staff Recommendation:**

Staff recommends approval of TX25.02.02. The proposed definitions and changes enhance the clarity of the ordinance. These definitions will provide a solid foundation for future development and decision-making regarding these terms.



## Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX25.02.02

**REQUEST:** Staff proposes adding and updating definitions in Article 3 of the Stallings Development Ordinance to clarify and expand upon existing language. These definitions are essential to ensure accurate interpretation and enforcement of the ordinance.

**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.

**THEREFORE,** The Town Council approves the text amendment, finding it consistent and reasonable with the Comprehensive Land Use Plan adopted on November 27, 2017, as it supports the goals of promoting quality development and ensuring compliance with state land-use regulations under NCGS § 160D. The Council concludes that the amendment aligns with the key principles, objectives, and goals outlined in the plan, for the following reasons:

- 1) These proposed definitions enhance the clarity and applicability of the ordinance
- 2) These definitions will provide a solid foundation for future development and decision-making regarding these terms.

**Recommended** this the \_\_ day of \_\_\_\_\_, 2025.

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Mayor

Attest:

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Clerk

## 2025 Stallings Committee (Re)Appointments

(Re)Appointment Applicants <i>*New Applicants</i>	New Term Expiration	Notes
<b>Planning Board/BOA</b>		
Michael Couzens	03-31-2028	
Jacqueline Wilson	03-31-2028	
<b>Historical Committee</b>		
Marie Garris	03-31-2027	
<b>Community Committee</b>		
Ben Diaz	03-31-2027	
Susan Connolly	03-31-2027	
George "Bill" Smith	03-31-2027	
Randall Miller	03-31-2027	
<b>Stormwater and Infrastructure</b>		
Terry Davis	03-31-2027	
Erin Shanaberger	03-31-2027	



# MEMO

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To: Mayor and Council  
Via: Alex Sewell, Town Manager  
From: Erinn Nichols, Assistant Town Manager  
Date: 03-19-2025  
RE: **Council Technology Reimbursement**

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On January 27, 2025, Council requested Staff develop a Council Technology Reimbursement Policy for Council Members to purchase technology.

Attached is the proposed policy as well as an Amended Budget Ordinance should the Council decide to move forward with the policy approval. The policy would allow each Council Member to be reimbursed \$600 per term for technology needs. This would result in \$1200-3000 added every other year (to coincide with Council terms) to the budget.

## Technology Reimbursement Policy for Stallings Town Council Members

### Policy Statement:

Stallings Town Council Members are eligible for a **\$600 technology equipment reimbursement** per term to support administrative duties related to their official responsibilities contingent on the Town budgeting for the reimbursement each year.

### Guidelines:

1. **Purpose:** The reimbursement is intended for the purchase or maintenance of technical equipment such as computers, tablets, or other necessary administrative tools.
2. **Eligibility:** Each elected official may claim the reimbursement once per term. Beginning December 2025, the reimbursement must be used during the first year of the elected official's term.
3. **Reimbursement Process:** Officials must submit receipts and a brief justification of how the equipment supports their duties. Reimbursement will be processed through the appropriate administrative office.
4. **Non-Transferable:** The reimbursement is for the official's use only and may not be transferred or gifted.

**Effective Date:** March 24, 2025

**AMENDED BUDGET ORDINANCE – NO. 14**  
**TOWN OF STALLINGS, NORTH CAROLINA**  
**FISCAL YEAR 2024-2025**

BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina, that the budget for fiscal year 2024-2025 is hereby amended as set forth below:

Category	Account Number	Net Increase or (Decrease)	Current Budget	Amended Budget
<b><u>General Fund:</u></b>				
<b><u>Revenue Budget</u></b>				
Unrestricted Fund Balance Appropriation	10-99-3991-600	\$ 4,200	\$ 1,233,034	\$ 1,237,234
<b><u>Expense Budget - Mayor &amp; Council</u></b>				
Non-capital Equipment	10-00-4110-029	\$ 4,200	\$ -	\$ 4,200

Explanation: To appropriate General Fund unrestricted fund balance to provide a technology reimbursement for councilmembers.

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 24th day of March 2025.

\_\_\_\_\_  
Wyatt Dunn, Mayor

\_\_\_\_\_  
Erinn Nichols, Deputy Town Manager/Town Clerk

Approved as to form:

\_\_\_\_\_  
Melanie Cox, Town Attorney, Cox Law Firm, PLLC





# MEMO

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To: Mayor and Council  
Via: Alex Sewell, Town Manager  
From: Erinn Nichols, Assistant Town Manager  
Date: 03-19-2025  
RE: **Waste Connection Contract Amendment**

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Per Council's request, the following contract amendment with Waste Connections allows for the following:

- One (1) Town initiated one 3-year extension.
- One (1) additional bulk pick-up per year (making bulk pick-up a quarterly service) at no additional cost to the Town.
- Defines the specific CPI index used and when that data will be pulled for budgeting purposes.

This amendment has been reviewed by legal and accepted by Waste Connections.

**Action Requested:**

Approve the contract amendment for Waste Connections Solid Waste Services.

## TOWN OF STALLINGS

### SEVENTH AMENDMENT TO SOLID WASTE SERVICE CONTRACT

This Sixth Amendment to the Solid Waste Service Contract ("Sixth Amendment") is made and entered into this the \_\_\_\_\_ day of \_\_\_\_\_ 2025, by and between the Town of Stallings, North Carolina (the "Town") and Waste Connections (the "Company"). The Company and Town are each individually referred to herein as a "Party" and collectively referred to as "Parties."

#### BACKGROUND

- A. WHEREAS, the Company and Town entered into a Solid Waste Service Contract ("Contract") dated May 10, 2011; and
- B. WHEREAS, the Company and Town amended the Contract pursuant to the certain amendments to the Solid Waste Service Contract dated July 16, 2013 (the "First Amendment"); and
- C. WHEREAS, the Company and Town amended the Contract pursuant to certain amendments to the Solid Waste Service Contract dated July 21, 2016 (the "Second Amendment"); and
- D. WHEREAS, the Company and Town amended the Contract pursuant to the certain amendments to the Solid Waste Service Contract dated March 26, 2018 (the "Third Amendment"); and
- E. WHEREAS, the Company and Town amended the Contract pursuant to the certain amendments to the Solid Waste Service Contract dated September 9, 2019 (the "Fourth Amendment"); and
- F. WHEREAS, the Company and Town amended the Contract pursuant to the certain amendments to the Solid Waste Service Contract dated October 22, 2021 (the "Fifth Amendment"); and
- G. WHEREAS, the Company and Town amended the Contract pursuant to the certain amendments to the Solid Waste Service Contract dated February 14, 2023 (the "Sixth Amendment"); and
- H. WHEREAS, the Town wishes to execute its contract right to a contract extension; and
- I. WHEREAS, the Parties now desire to further amend the Contract as specified herein; and
- J. WHEREAS, the Parties consider the Contract, First Amendment, Second Amendment, Third Amendment, Fourth Amendment, Fifth Amendment, Sixth and Seventh Amendment all part of the same Contract.

#### WITNESSETH:

**NOW, THEREFORE**, it is mutually agreed, that in consideration of the covenants and releases herein contained, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The Town may, at its sole option, renew the Contract for one additional successive three-year extension (July 1, 2029 - June 30, 2032) to be confirmed 180 days in advance of contract Termination Date (06/30/29).
2. The Company will provide one (1) additional annual bulk pick-up at no additional cost with dates to be determined by the Town. This addition brings the total annual pick-ups for Stallings to four (4) per year.
3. The CPI Language/Index is amended/clarified to:  
"Each year, ninety (90) days prior to the contract anniversary date, the Contract shall be reviewed, and the Contractor may receive a unit price increase reflecting the exact changes in the Consumer Price Index (CPI) or a 10% increase per annum, whichever is less. Any increase would be effective on July 1 each year. The Index that will be used is the United

States Department of Labor, Bureau of Statistics, Washington , DC Consumer price Index (CPI) for Water, Sewer, and Trash CPI, not seasonally adjusted, All Areas, as published by the United States Bureau of Labor Statistics for the previous year. The index can be found at the following location: <https://data.bls.gov/timeseries/CUSR0000SEHG> . April CPI Data will be pulled each year (which is typically released the 3rd week of May) and used for the following year’s CPI adjustment.”

4. Except as hereby modified or amended, the Contract shall continue in full force and effect.

In Witness Whereof, the parties hereto have executed this contract in duplicate originals, one of which is retained by each of the parties, the day and year first written above.

Attest:

Town of Stallings, North Carolina

\_\_\_\_\_  
Erinn Nichols, Town Clerk

\_\_\_\_\_  
Alex Sewell, Town Manager

Approved as to Form:

Waste Connections

\_\_\_\_\_  
Melanie D. Cox, Town Attorney

\_\_\_\_\_  
Jacob Cloninger, Site Manager