



January 12, 2026
 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	David Scholl, Mayor	NA
	7:03 p.m.	Special Presentation <i>Police Life Saving Award</i>	Dennis Franks, Police Chief	
	7:05 p.m.	Public Comment	David Scholl, Mayor	NA
1.	7:15 p.m.	Consent Agenda A. Minutes from the following meetings: (1) 12-08-2025 B. Amended Budget Ordinance 10 – Council Travel Expenses and NCLM Mayors Association Dues C. Panic Buttons (1) Approval of Installation (2) Amended Budget Ordinance 8 D. Traffic Ordinance Amendment Prohibiting Use of More than One Parking Spot	David Scholl, Mayor	Approve Consent Agenda
2.	7:17 p.m.	Reports A. Report from Mayor B. Report from Council Members/Town Committees C. Report from Town Manager/Town Departments	Council and Staff	NA
3.	7:45 p.m.	Agenda Approval	David Scholl, Mayor	Approve agenda as written
4.	7:50 p.m.	Annexation 58 – Mill Creek A. Public hearing B. Ordinance to Extend	Erinn Nichols, Asst. Town Mgr./Town Clerk	Approve/Deny annexation
5.	8:00 p.m.	CZ25.02.01 A. Mill Creek (1) Open Public Hearing (2) Information from Staff (3) Public Hearing (4) Close Public Hearing (5) Council Vote B. Statement of Consistency and Reasonableness	Max Hsiang, Planning Director	Approve/Deny CZ

6.	8:15 p.m.	Cameras A. CRIME Program Camera Additions B. Blair Mill Cameras (1) Amended Budget Ordinance 9	Dennis Franks, Police Chief Eunice Donnelly, Parks & Rec. Dir.	Approve/Deny Cameras
7.	8:30 p.m.	Council Mid-Year Priorities Check-in	Alex Sewell, Town Manager	Information
8.	8:40 p.m.	Closed Session pursuant to NCGS 143-318.11(a)(3)	David Scholl, Mayor	Recess into closed session
9.	9:00 p.m.	Adjournment	David Scholl, Mayor	Adjournment

**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 December 8, 2025, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

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

Those absent were: Council Members Graham Hall and Taylor-Rae Drake.

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

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting. Stuart Ramirez, Fellowship of Christian Athletes, delivered the invocation. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

No one was present to give public comments.

1. Consent Agenda

A. Minutes from the following meetings:

- (1) 10-27-2025 – closed
- (2) 11-24-2025 – special
- (3) 11-24-2025 – closed
- (4) 11-24-2025

B. Audit Contract Extension

Council Member Richardson made the motion to pass the Consent Agenda as presented. The motion was passed unanimously by Council after a second from Council Member Ayers.

2. Reports

A. Report from Mayor

Mayor Dunn introduced his family and friends who were present that evening for this last meeting as Mayor. He highlighted the accomplishments of the Town while he was acting Mayor and thanked Staff for their work while he was in office. He also announced that he was running for Union County Commissioner.

B. Report from Council Members/Town Committees

Council Member Wojtowicz reported that she enjoyed the Christmas tree lighting in the park and the Veterans Day breakfast.

Council Member Ayers thanked Mayor Dunn for his years of service.

Council Member Scholl reported that he attended the Union County Chamber Gala with the Town Manager. He also thanked Mayor Dunn for his service.

C. Report from Town Manager/Town Departments

2026 Parks Event Schedule

Parks and Recreation Director Donnelly presented the Council with the 2026 Parks and Recreation Event Schedule.

3. Agenda Approval

Council Member Richardson made the motion to approve the Agenda with the changes above. The motion was seconded by Council Member Wot and passed unanimously.

4. Oaths of Office

**New Members to take their seats at the Council Dias*

A. Mayor

David Scholl – Union County, NC, Clerk of Courts Wendy Maynard swore in Mayor David Scholl. Mr. Scholl's Oath of Office is attached to these minutes and therefore incorporated herein.

B. Re-elected Council Members

Graham Hall – Mr. Hall was slated to take the Oath of Office in January due to his absence at the December meeting.

Brad Richardson – Assistant Town Manager/Town Clerk Erinn Nichols swore in Council Member Brad Richardson. Mr. Richardson's Oath of Office is attached to these minutes and therefore incorporated herein.

C. New Council Members

Mike Couzens - Assistant Town Manager/Town Clerk Erinn Nichols swore in Council Member Brad Richardson. Mr. Couzens' Oath of Office is attached to these minutes and therefore incorporated herein.

Jon Van de Riet - Assistant Town Manager/Town Clerk Erinn Nichols swore in Council Member Brad Richardson. Mr. Van de Riet's Oath of Office is attached to these minutes and therefore incorporated herein.

5. Recognition of Outgoing Mayor Wyatt Dunn and Council Member Taylor-Ray Drake
Mayor Scholl and Asst. Town Manager Nichols presented outgoing Mayor Dunn with a proclamation and Town tokens of appreciation. The Proclamation Honoring the Service of Mayor Wyatt Dunn is attached to these minutes and therefore incorporated herein.

6. Organizational Meeting Items

A. Appointment of Mayor Pro Tempore

Council Member Ayers nominated Council Member Richardson as the Mayor Pro Tempore. Council Member Wojtowicz seconded the nomination. The Council unanimously approved the nomination.

B. Appointment of Charlotte Regional Transportation Planning Organization (CRTPO) alternate delegate. (The Mayor is the automatic delegate.)

Council Member Ayers nominated Council Member Richardson as the CRTPO delegate as he was the CRTPO Vice-Chair with Mayor Scholl as the alternate. The Council unanimously approved the nomination after a second from Council Member Wojtowicz.

C. Appointment of Centralina Regional Council (CRC) delegate and alternate

Council Member Richardson made nomination to have Mayor Scholl, who was the Vice Chairman for the CRC, as the CRC delegate with Council Member Ayers as the alternate delegate. The nomination was seconded by Council Member Couzens and passed unanimously by Council.

D. Appointment of Council Members for the following committees:

*Each committee needs two (2) Council Members except for those with an *. All terms are for two (2) years.*

(1) Planning Board/Board of Adjustment*

Council Member Richardson nominated Council Member Van de Riet as the representative to the Stallings Planning Board. The Council unanimously approved the nomination after a second from Council Member Wojtowicz.

(2) Community Committee

Council Member Richardson nominated Council Member Ayers and Council Member Wojtowicz as members of the Community Committee. After a second from Council Member Van de Riet, the Council unanimously approved the nomination.

(3) Transportation Advisory Committee

The committee was erroneously listed on the Agenda and no action was taken for this committee.

(4) Stormwater and Infrastructure Committee

A nomination was made by Council Member Richardson for Council Member Ayers and Council Member Couzens to serve on the Stormwater and Infrastructure Committee. The motion was passed unanimously by Council after a second from Council Member Van de Riet.

(5) Historical Committee

Council Member Richardson nominated Council Member Wojtowicz and Council Member Hall to the Historical Committee. The nomination received Council's unanimous support after a second from Council Member Couzens.

(6) Union County Public Schools*

The nomination was made by Council Member Wojtowicz for Council Member Van de Riet to be Stallings Representative to the Union County Public Schools. Council Member Couzens seconded the nomination which passed unanimously by Council.

(7) QUAD Alliance*

Council Member Richardson nominated Mayor Scholl as the QUAD and WUMA representative. The nomination was seconded by Council Member Van de Riet. The nomination received Council's unanimous vote.

(8) WUMA*

See Agenda Item 6.D.(7).

E. Rules of Procedure re-adoption

Council Member Ayers made the motion to readopt the Stallings Rules of Procedure. The motion was passed unanimously by Council after a second from Council Member Couzens.

F. Approval of 2026 Meeting Schedule

The 2026 Meeting Schedule was unanimously approved by Council after a motion from Council Member Wojtowicz and a second from Council Member Ayers.

G. Approval of 2026 Holiday Schedule

Council Member Wojtowicz moved to approve the 2026 Holiday Schedule. The motion was seconded by Council Member Van de Riet and passed unanimously by Council.

H. Annual Retreat – January 24, 2026

Council Member Wojtowicz moved to approve the Annual Retreat date as January 24, 2026. The motion was seconded by Council Member Ayers and passed unanimously by Council.

Town Manager Sewell submitted to the Council the *November Budget Line Item Transfer List* for the record. This list is attached to these minutes and therefore incorporated herein.

7. Splash Pad Potential Contract Award

Parks and Recreation Director Donnelly reminded the Council that in the FY26 budget, Town Council approved \$110,000 for the Stallings Municipal Park Splash Pad Redesign Project. The funding was designated to update the existing splash pad to address safety concerns and update the chlorination system to remain in compliance with county requirements. Those improvements were essential to ensuring the continued safe use of this highly visited amenity.

After an extended bid period, only one company, Fountain People, bid on the project due to the complex nature of the splash pad's existing design. The company that submitted the bid was the original designer and therefore had internal knowledge of the system's layout, infrastructure, and operational needs. Because of this familiarity, Staff felt Fountain People was well-suited to complete the redesign efficiently and accurately.

Council Member Wojtowicz made the motion to award the Splash Pad Renovation Project to Fountain People and authorize staff to proceed with the Flush Jets Option and Chemical Cabinet & System Renovations, not to exceed the \$110,000 allocated in the FY26 budget. The motion was passed unanimously by Council after a second from Council Member Ayers.

8. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Wojtowicz, and the motion received unanimous support. The meeting was adjourned at 7:52 p.m.

Approved on _____, 2025.

David Scholl, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



MEMO

To: Stallings Town Council
Via: Alex Sewell, Town Manager
From: Jessie Williams, Finance Officer
Date: January 12, 2026
RE: **Amended Budget Ordinance No. 10**

The North Carolina League of Municipalities (NCLM) has partnered with the School of Government to offer an Essentials of Municipal Government course. Multiple members of Town Council are interested and registered for the class. However, the current year budget was adopted based on historical trends that did not include many expenditures for Council travel and training. As such additional funding is needed to cover these expenses.

In addition, funds are needed to cover the Mayor's membership in the NC Mayors Association.

Requested Action:

Adoption of attached Amended Budget Ordinance 10

AMENDED BUDGET ORDINANCE – NO. 10

TOWN OF STALLINGS, NORTH CAROLINA

FISCAL YEAR 2025-2026

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

Category	Account Number	Net Increase or (Decrease)	Current Budget	Amended Budget
<u>General Fund:</u>				
<u>Revenue Budget</u>				
Unrestricted Fund Balance	10-99-3991-600	\$ 4,700	\$ 637,611	\$ 642,311
<u>Expense Budget - Governing Body</u>				
Training	10-00-4110-017	\$ 1,500	\$ 3,500	\$ 5,000
Dues/Subscriptions	10-00-4110-023	\$ 300	\$ -	\$ 300
Travel	10-00-4110-031	\$ 2,900	\$ 1,110	\$ 4,010

Explanation: To appropriate General Fund unrestricted fund balance for Council travel expenses and the NC Mayor's Association.

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

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

ADOPTED this the 12th day of January 2026.

David Scholl, Mayor

Erinn Nichols, Assistant Town Manager/Town Clerk



MEMO

To: Mayor and Council
From: Erinn Nichols, Assistant Town Manager
Via: Alex Sewell, Town Manager
Date: January 7, 2026
RE: **Panic Buttons**

To increase safety and security for the Town's employees, Staff recommends adding six (6) panic buttons to various locations on the Town's campus.

After investigating different options for this service, Staff recommends using Contego for the installation of these buttons at a cost of \$9501. The cost is a one-time cost with no future monitoring costs.

Action Requested:

Approve contracting with Contego for the installation of panic buttons at a cost of \$9501.

AMENDED BUDGET ORDINANCE – NO. 8
TOWN OF STALLINGS, NORTH CAROLINA
FISCAL YEAR 2025-2026

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

Category	Account Number	Net Increase or (Decrease)	Current Budget	Amended Budget
<u>General Fund:</u>				
<u>Revenue Budget</u>				
Unrestricted Fund Balance	10-99-3991-600	\$ 10,000	\$ 637,611	\$ 647,611
<u>Expense Budget - Administration</u>				
Capital Outlay	10-00-4120-099	\$ 10,000	\$ 100,000	\$ 110,000

Explanation: To appropriate General Fund unrestricted fund balance for installation of panic buttons.

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

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

ADOPTED this the 12th day of January 2026.

David Scholl, Mayor

Erinn Nichols, Assistant Town Manager/Town Clerk



MEMO



To: Mayor and Council
Via: Alex Sewell, Town Manager
From: Dennis Franks, Chief of Police
Date: January 7th, 2026
RE: Parking ordinance amendment

Purpose: As our community continues to experience growth and an increase of visitors in the town and the region, I am recommending that our parking ordinances be updated.

Background: In December 2023 the SPD made significant changes that were adopted by Town Council to our parking ordinance. The Parks and Recreation staff and the Stallings Police have discussed issues surrounding the parks and its visitors. One issue that continues to present challenges is parking of oversized vehicles within Town facilities. These larger vehicles create hazards when park staff are not aware of their arrival along with consuming multiple parking spaces for other visitors. These changes to our ordinance have been reviewed by Melanie Cox, our corporate attorney.

Parks and Rec Director Donnelly and I are recommending the following change to ordinance to the following section, 70.10 STOPPING, STANDING, OR PARKING PROHIBITED. This change to our ordinance has been reviewed by Melanie Cox, our corporate attorney.

No person shall stop, stand, or park a vehicle except when necessary to avoid conflict with other traffic, or in compliance with the directions or a police officer or traffic-control device in any of the following places.

(P) While on Town property, park or position a single vehicle so that it occupies, encroaches upon, extends into, or otherwise uses any portion of more than one (1) standard parking space, including but not limited to buses, vans, recreational vehicles, or other oversized vehicles, except where such parking is expressly designated or authorized by the Town.

Next Steps: I respectfully request the Town Council to adopt the parking ordinance amendment as presented.



**Ordinance Amending Code of Ordinances, Title VII:
Traffic Code, Chapter 70 Traffic Regulations,
Section 70.10 Stopping, Standing, or Parking Prohibited**

WHEREAS, the Town of Stallings has experienced growth in the last few years, as well as in increased demand for parking; and

WHEREAS, pursuant to North Carolina General Statute §160A-301, a city may by ordinance regulate, restrict, and prohibit the parking of public streets, alleys, and bridges within the city, as well as regulate the stopping, standing, or parking of vehicles in specified areas; and

WHEREAS, the Town Council of the Town of Stallings desires to amend the Town's parking regulations and ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina that following be added to **SCHEDULE VII. Traffic Code; Chapter 70: Traffic Regulations; Section 70.10 Stopping, Standing, or Parking Prohibited** as follows:

(P) While on Town property, park or position a single vehicle so that it occupies, encroaches upon, extends into, or otherwise uses any portion of more than one (1) standard parking space, including but not limited to buses, vans, recreational vehicles, or other oversized vehicles, except where such parking is expressly designated or authorized by the Town.

Adopted this the 12th day of January, 2026.

David Scholl, Mayor

Attest:

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



MEMO

To: Mayor Scholl and Stallings Town Council
Via: Alex Sewell, Town Manager
From: Jessie Williams, Finance Officer
Date: January 12, 2026
RE: **Closing Unused PNC Bank Accounts**

Background:

The Town has multiple accounts with PNC Bank, some of which are not being used and have had zero balances for quite some time. These accounts are ARPA, Potter Road/Pleasant Plains and Sewer.

ARPA funds and Potter Road/Pleasant Plains have been fully expended, while the Sewer funds are in an interest earning account with the North Carolina Capital Management Trust.

Maintaining these three unused bank accounts is costing the Town approximately \$800 per year. Therefore, the Town is planning to close these three bank accounts.

No Requested Action



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

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

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

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

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

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

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

Parcel number: 07105005A; 12.571 acres

Mill Creek Residential Annexation (07105005A)

BEGINNING at an existing metal right of way monument in the northerly margin of Independence Boulevard (US Highway 74), a 200' public right of way as described in Deed Book 7501, page 651 of the Union County Registry and marking the southernmost corner of Store Master Funding VI LLC (now or formerly) as described in Deed Book 6254, page 473 and with the current limits of Union County, the POINT OF BEGINNING; THENCE leaving the northerly margin of the aforementioned Independence Boulevard and with the southerly line of the aforementioned Store Master Funding VI LLC and current limits of Union County North 58 degrees 49 minutes 46 seconds East, a distance of 835.48 feet to an existing #6 iron rod marking the southwestern corner of Barlas Properties LLC as described in Deed Book 8407, page 526; THENCE leaving the

southerly line of the aforementioned Store Master Funding VI LLC and with the southerly line of the aforementioned Barlas Properties LLC and continuing with the current limits of Union County South 43 degrees 00 minutes 44 seconds East, a total distance of 596.23 feet to an existing 1 inch iron pin, marking the common corner of SF Group LLC as described in Deed Book 8521, page 111 and Dennis J. Rogers, no Deed Book found or provided, passing an existing ½ inch hexagon rod at 465.00 feet, marking the westernmost corner of the aforementioned SF Group LLC; THENCE leaving the southerly line of the aforementioned SF Group LLC and with the westerly line of the aforementioned Dennis J. Rogers and continuing with the current limits of Union County South 49 degrees 49 minutes 20 seconds West, a distance of 852.18 feet to an existing metal monument in the northerly margin of the aforementioned Independence Boulevard; THENCE leaving the current limits of Union County and the westerly line of the aforementioned Dennis J. Rogers and with the northerly margin of Independence Boulevard the following four (4) courses and distances: 1) North 03 degrees 08 minutes 26 seconds West, a distance of 66.93 feet to an existing metal monument; 2) THENCE North 40 degrees 13 minutes 35 seconds West, a distance of 70.03 feet to an existing metal monument; 3) THENCE North 65 degrees 51 minutes 20 seconds West, a distance of 94.54 feet to a point; 4) THENCE North 40 degrees 22 minutes 24 seconds West, a distance of 517.65 feet to the POINT OF BEGINNING, having an area of 12.571 acres, more or less.

Adopted this the ____ day of _____, 2026.

David Scholl, Mayor

Attest:

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



MEMO

To: Stallings Town Council
From: Max Hsiang, Planning Director
Date: January 12, 2026
RE: Mill Creek Apartments – Conditional Zoning (CZ25.02.01)

Project Overview

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

The proposed development includes:

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

Zoning Context

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

Additional Data"

- Open space provided: 15.1 acres (12% of the site; 10% required).
- Treesave provided: 0.75 acres (6% of the site; 6% required).
- Watershed: Crooked Creek.
- Future Land Use: Currently designated as "Suburban Office Center" per the 2017 plan; staff believes this is no longer the highest and best use due to shifting development patterns.

Public Meetings

- Neighborhood Meeting: March 6, 2025 – no attendees.
- Subcommittee Meeting: April 22, 2025.
- Planning Board Meeting: June 17, 2025 – recommended approval.
- Town Council Meeting: July 14, 2025 – deferred to October 14



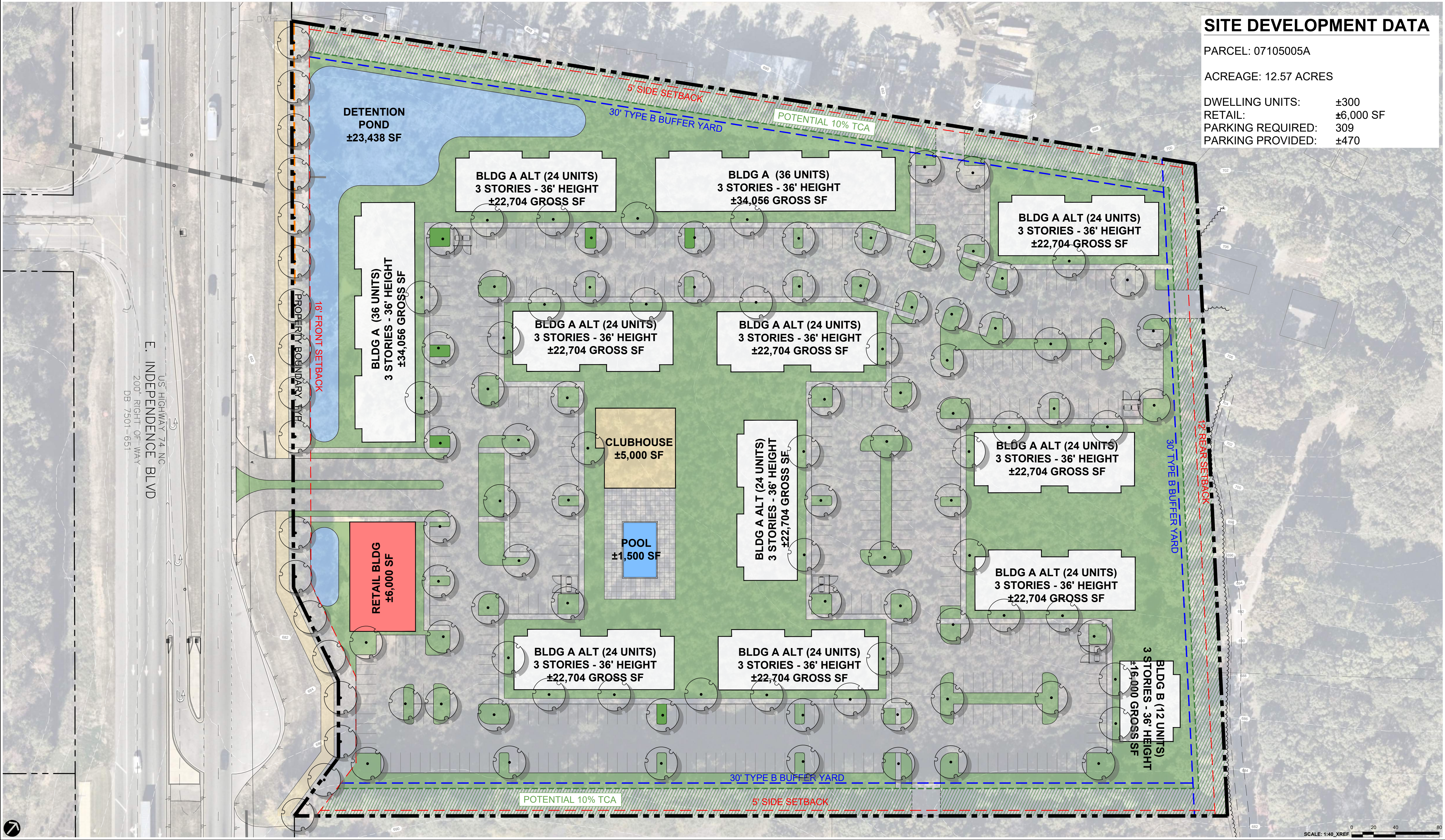
- Town Council Meeting: October 14, 2025 – no quorum deferred to next meeting
- Town Council Meeting: October 27, 2025 – deferred to January 12, 2026

Staff Recommendation

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

Planning Consistency Findings:

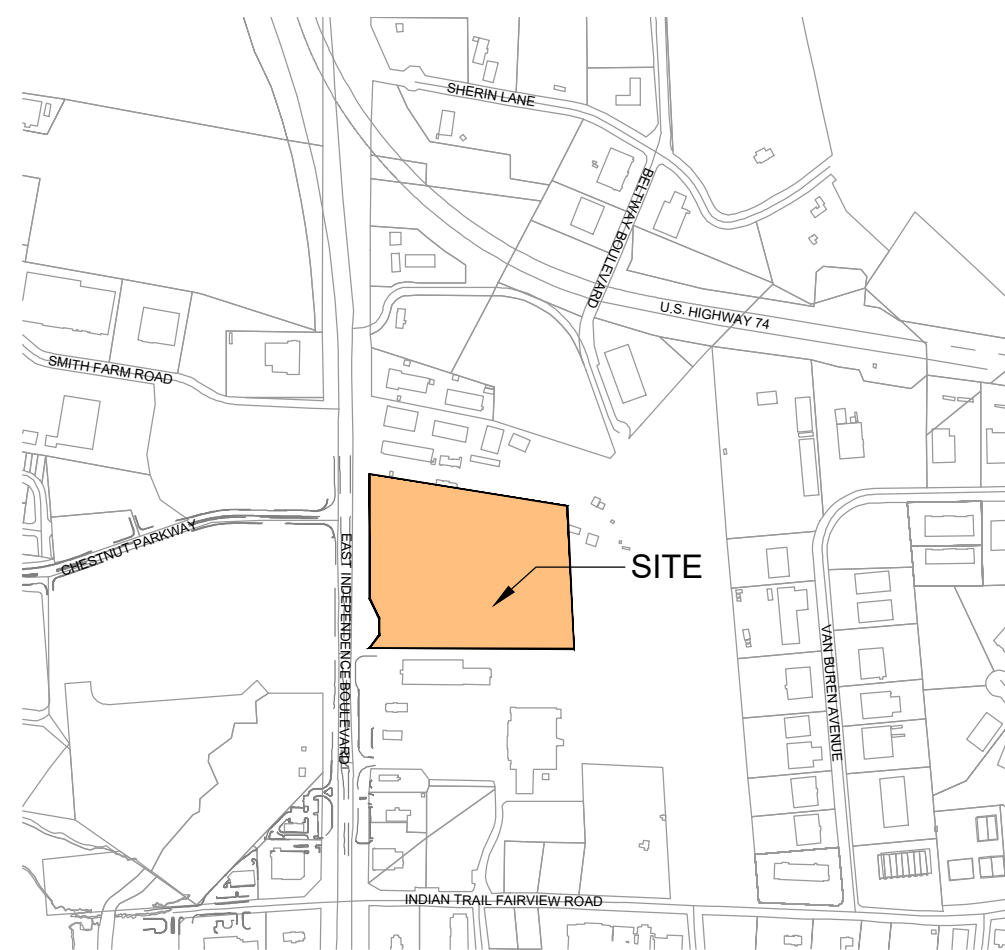
- The mix of commercial and residential uses aligns with the nearby adopted Small Area Plan.
- The inclusion of a greenway connection supports the Parks & Recreation Greenway Master Plan goals.
- The commercial outparcel is consistent with the established development pattern along Highway 74.



MILL CREEK • STALLINGS, NC • SITE PLAN EXHIBIT
PN1024020 | 06.09.2025 | MILL CREEK RESIDENTIAL

ADJACENT PROPERTIES					
LOT #	PARCEL ID	OWNER FIRST	OWNER LAST	ADDRESS	ZONING AND USE
1	07105006G	SMITH FARM LLC.		5100 SMITH FARM ROAD MATTHEWS, NC 28105	RBD COMMERCIAL
2	07105005E	JANICE, BIVENS LEMOND HEIRS,SNYDER ET AL		424 BUBBLING WELL ROAD MATTHEWS, NC 28105	RBD COMMERCIAL
3	07105005D	CHESTNUT PARK ACQUISITION LP.		1400-3280 BLOOR STREET WEST TOWER, 14TH FLOOR ETOBICOKE, ON M8X 2X3, CANADA	DTD COMMERCIAL
4	07084345Q	COOK OUT INDIAN TRAIL ET AL		1414 YANCEVILLE STREET SUITE 300 GREENSBORO, NC 27405	RBD COMMERCIAL
5	07084348	DENNIS AND PHYLLIS	ROGERS	PO BOX 177 INDIAN TRAIL, NC 27079-0177	RBD COMMERCIAL
6	M7084345A	SF PROPERTIES 3 LLC.		1235 EAST BOULEVARD SUITE E 131 CHARLOTTE, NC 28203	RBD COMMERCIAL
7	M7081013A	SF GROUP LLC.		1235 EAST BOULEVARD SUITE E 131 CHARLOTTE, NC 28203	SF-1 RESIDENTIAL
8	07081013B	BARLAS PROPERTIES LLC.		4625 DAVIS FARMS DRIVE CUMMING, GA 30040	SF-1 RESIDENTIAL
9	07105002	EYAD AND FERAS	SHAKHTUR	13700 PORTPATRICK LANE MATTHEWS, NC 28105	C-74 COMMERCIAL
10	07105003	STORE MASTER FUNDING VI LLC, TECT AMERICA CORPORTATION		9450 BRYN MAWR SUITE 500 ROSEMONT, IL 60018	C-74 COMMERCIAL

KEY MAP



VICINITY MAP
SCALE = 1" = 800'

**PRELIMINARY
-FOR REVIEW ONLY-**

THESE DOCUMENTS ARE FOR DESIGN
REVIEW ONLY AND NOT INTENDED FOR
CONSTRUCTION, BIDDING, OR PERMIT
PURPOSE. THEY ARE PREPARED BY, OR
UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX #### 12/9/24
ENGINEER REG. # DATE

**NOT FOR
CONSTRUCTION**

PROJECT

MILL CREEK

MILL CREEK RESIDENTIAL
UNION COUNTY

LANDDESIGN PROJ.#
1024020

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING	01.23.2025
2	REZONING	04.17.2025
3	REZONING	12.22.2025
4	REZONING	01.06.2026

SCALE NORTH

VERT: N/A
HORZ: 1" = 60'

0 30 60 120

SHEET TITLE

EXISTING CONDITIONS PLAN

SHEET NUMBER

RZ1-00



KEY MAP

SEAL

**PRELIMINARY
-FOR REVIEW ONLY-**

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XXXXX XXXXXXXX ##### 12/9/24
ENGINEER REG.# DATE

**NOT FOR
CONSTRUCTION**

PROJECT

MILL CREEK

MILL CREEK RESIDENTIAL
UNION COUNTY

LANDDESIGN PROJ.#
1024020

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING	01.23.2025
2	REZONING	04.17.2025
3	REZONING	12.22.2025
4	REZONING	01.06.2026

SCALE NORTH

VERT: N/A
HORZ: 1" = 60'

0 30 60 120

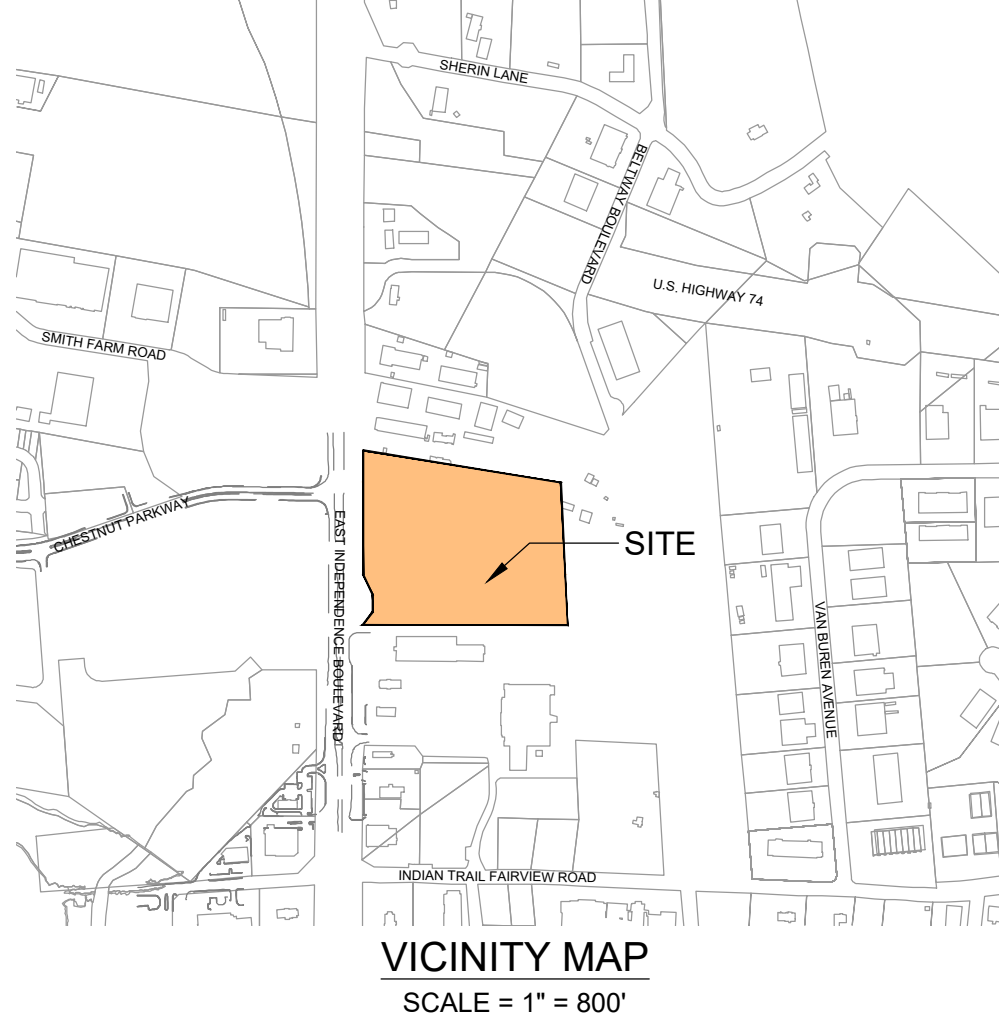
SHEET TITLE

SCHEMATIC SITE PLAN

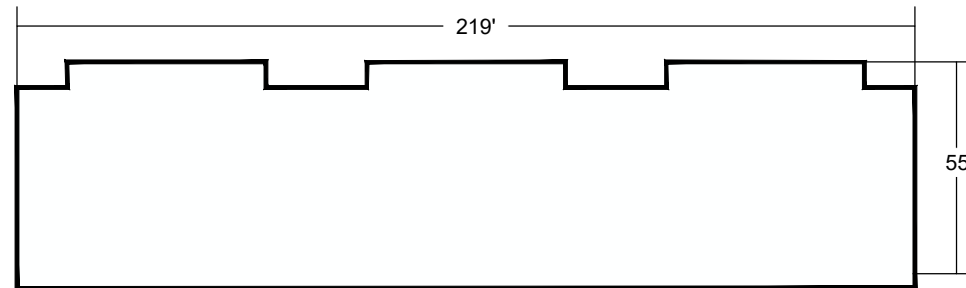
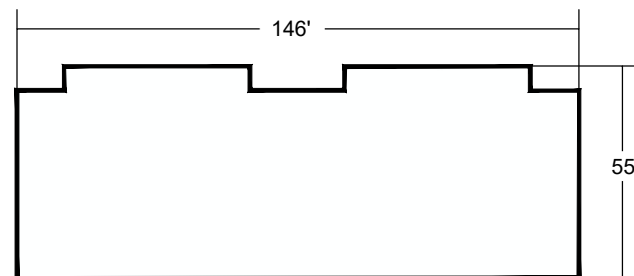
SHEET NUMBER

RZ2-00

SITE DEVELOPMENT DATA									
PARCEL ID	07100006A								
FIPS CODE	37179								
ZONING	MU-2								
FRONT SETBACK	15								
REAR SETBACK	12								
SIDE SETBACK	5								
MAX BLDG HEIGHT	40								
LANDSCAPE YARD BUFFER	TYPE B 30' AVG.	(25' MIN / 30' MAX.)							
SITE SIZE	SF	AC	% OF SITE						
DETENTION PROVIDED	17,000.00	12.57	0.39	3%					
TREE CONSERVATION AREA (TCA) REQUIRED	32,854.00	0.75	6%						
TREE CONSERVATION AREA (TCA) PROVIDED	52,780.00	1.21	10%						
OPEN SPACE REQUIRED	54,755.30	1.26	10%						
OPEN SPACE PROVIDED	65,700.00	1.51	12%						
RETAIL									
TOTAL RETAIL SF	6,000.00								
DWELLING UNITS									
BLDG QTY	1 BR BLDG	1 BR TOTAL	2 BR BLDG	2 BR TOTAL	3 BR BLDG	3 BR TOTAL	DU TOTAL		
TYPE A	2	18	36	18	36	0	0	72	
TYPE B	1	6	6	6	6	0	0	12	
TYPE A/B	8	12	108	12	108	0	0	216	
TOTAL (PERCENT OF MIX)	12	50%	150	50%	150	0%	0	300	
TOTAL GROSS BUILDING AREA (INCLUDING CLUBHOUSE)								291,948.00	
REQUIRED PARKING									
RESIDENT REQUIRED		1/1 BR	150	1/2 BR	150	2/3 BR	0	300	
RETAIL REQUIRED	1,500,000 SF							3	
TOTAL REQ. PARKING								303	
TOTAL PARKING PROVIDED								470	



TYP. BUILDING DIMENSIONS
SCALE = N.T.S.





PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
TREES		
	MED CAN	MEDIUM CANOPY TREE MEDIUM CANOPY TREE

NOTES:
1. TREE SPECIES TO BE DETERMINED AT TIME OF PERMITTING AND SHALL BE COORDINATED WITH URBAN FORESTRY.

PLANTING REQUIREMENTS

TOTAL SITE AREA: 12.57 AC

OPEN SPACE
REQUIRED: 12%
(12.57 * .12 = 1.51 AC)
1.51 AC

PROVIDED: 12%
65,700 SF
1.51 AC

TREE CONSERVATION AREA (TCA)
REQUIRED: 6%
(12.57 * .06 = 0.75 AC)
0.75 AC

PROVIDED: 10%
1.21 AC

LANDSCAPE YARD BUFFER: TYPE B
25' MIN. WIDE

PARKING LOT PLANTING
11.6-4 (B.) Planting Rate. For every fifteen hundred (1,500) square feet of vehicular use area (VUA), one (1) deciduous tree and four (4) shrubs must be planted. At least seventy-five (75%) percent of the trees shall be large maturing species. Trees and shrubs must be planted within fifteen (15') feet of the VUA to meet the requirement.

TOTAL VEHICULAR USE AREA: 178,813 SF

REQUIRED: 114 TREES
1 TREE/ 1,500 SF VUA
(170,700 / 1,500 = 113.8 TREES)

PROVIDED: 94 TREES
*20 TREES IN
TCA (17%)

**11.9-3 Parking Lots. For new, expanded, or rebuilt parking lots where trees are being preserved adjacent to the parking lot in order to meet the parking lot planting requirements, trees preserved in a TCA and within fifteen (15') feet of the parking lot may be used to satisfy up to fifty (50%) percent of the required number of parking lot trees. Non-TCA trees located within the parking area may count towards up to one hundred (100%) percent of the requirement. Trees in the TCA counted toward planting yard requirements may not count for required parking lot trees.*

KEY MAP

SEAL

**PRELIMINARY
-FOR REVIEW ONLY-**

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

XXXXXX XXXXXXXX ##### 1/21/25
ENGINEER REG.# DATE

**NOT FOR
CONSTRUCTION**

PROJECT

MILL CREEK

MILL CREEK RESIDENTIAL
UNION COUNTY

LANDDESIGN PROJ.# 1024020

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING	01.23.2025
2	REZONING	04.17.2025
3	REZONING	12.22.2025
4	REZONING	01.06.2026

SCALE NORTH

VERT: N/A
HORZ: 1" = 60'
0 30 60 120

SHEET TITLE

PLANTING PLAN

SHEET NUMBER

RZ3-00

4

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

a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan, and related graphics form the Rezoning Plan (collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Mill Creek Residential Trust, (the “Petitioner”).

c. **Graphics and Alterations.** The schematic depictions of the lot, parking areas, sidewalks, overall layout, building elevations, driveways, streets, open space areas and other development matters and site elements (collectively the “Development/Site Elements”) set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Minor changes to the Rezoning Plan not anticipated at this stage of the proposed development will be reviewed and approved as allowed by Ordinance.

e. Vested Rights. This Rezoning Plan is a site-specific development plan, and approval thereof constitutes vested rights pursuant to the provisions of the ordinance and N.C.G.S 160D-108. The site shall remain vested for a period of five (5) years from the approval of this petition. Notwithstanding any other provisions of these development standards, if, at some point, modifications are made to the Ordinance, Petitioner may voluntarily agree to apply such modifications to the rezoning plan in a manner consistent with the Ordinance as it changes from time to time, and without pursuing a rezoning. Such modifications to the ordinance shall in no way impact the Petitioner's vested rights.

a. The Site may be developed with up to three hundred (300) multi-family dwelling units, clubhouse, up to 6,000 square feet of commercial uses and any incidental or accessory uses permitted in the MU-2 zoning district under the Ordinance.

4 i. The dwelling units shall **not be marketed, operated, or restricted as housing for persons of any specific age group.**

b. Vape shops, tobacco retailers, smoke shops, hookah bars, CBD product vendors, or any other businesses primarily focused on the sale or consumption of tobacco, nicotine, or hemp-derived products shall be prohibited.

a. Improvements Generally. It is understood the Petitioner is required to construct the improvements as identified in the TIA subject to subsections 3.b.- h. below. All transportation improvements will be substantially completed and approved by Stallings and/or NCDOT, as applicable, before the first building certificate of occupancy is issued in connection with the development associated with the applicable phase set forth in TIA.

4. b. Stallings and NCDOT Standards. All public roadway improvements will be subject to the standards and criteria of Stallings and NCDOT, as applicable, to the roadway improvements within their respective road system authority. Public streets within the site shall follow Town of Stallings typical local street sections as set forth on the Rezoning Plan.

c. Right-of-way Conveyance. IF APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, the Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy.

d. Phasing. Phasing of the roadway improvements may occur, as necessary, with the mutual written consent of Petitioner, the Town of Stallings, and the North Carolina Department of Transportation, as applicable.

f. Fee in Lieu. If a fee in lieu has been paid by the Petitioner for a proposed improvement the improvement will be deemed to be completed for the purposes of the issuance of a certificate of occupancy and as a result will not require the posting of a bond or letter of credit if the improvement has not been completed by others.

h. **Alternate Improvements.** In addition to the foregoing, in the event the right of way is not available for any reason after the good faith efforts of the Petitioner, the Petitioner will work with the Town of Stallings or NCDOT as applicable to either (i) identify alternative improvements to implement traffic mitigation in lieu of the improvements impacted by the lack of right of way as described in subsection g. below; or (ii) contribute to the Town of Stallings or NCDOT as applicable, an amount equal to the estimated cost of the road improvements not completed due to the lack of available right of way, such funds to be used to complete such alternative roadway improvements in the general area of the Site in a manner reasonable agreeable to the Petitioner, the Town of Stallings or NCDOT as applicable.

a. The Site will be accessed from NC Highway 74 as generally depicted on the Rezoning Plan.

b. Cross access easements shall be provided to adjacent parcels as generally depicted on the Rezoning Plan. It shall be the responsibility of the adjacent property owner/developer to construct the connection.

c. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Town of Stallings in accordance with published standards.

4 d. All internal streets and parking area shall be privately owned and maintained in perpetuity.

a. A thirty (30) foot wide Type A landscape buffer shall be provided in accordance with Article 11.6 of the Ordinance and as generally depicted on the Rezoning Plan.

b. A Tree Conservation Area shall be provided in accordance with Article 11.8 as generally depicted on the Rezoning Plan.

c. Screening and landscaping shall conform with the standards and treatments specified in the Ordinance.

d. Compacted clay or fill shall be removed from tree planting areas and replaced with garden soil to a depth of 24-30 inches with a minimum volume of 274 cubic feet.

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

a. A minimum of 12% of the Site shall be set aside as open space and 6% of that shall be publicly accessible recreation space per Article 21 of the Ordinance. The site shall include up to two (2) public amenities from the following list:

- i. cabana
- ii. dog park

- iii. tot lot/ playground

iv. greenway

v. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.

vi. Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls, swings or interactive furniture, and immovable benches.

b. Open space shall comply with the standards of the Ordinance.

c. Amenity areas are generally depicted on the site plan; final location may be adjusted during site plan approval.

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

a. Balconies shall be provided on the rear façade of all residential buildings. Balconies may encroach into required building setbacks by up to 6 feet.

b. Architectural elevations, materials, and color palettes for all residential and non-residential buildings shall be submitted to Planning Staff for review and approval prior to permitting. Building design shall be consistent with the character and quality as generally depicted on the Rezoning Plan.

c. A minimum of 18 inches of exposed brick or stone shall be provided along the base of all sides of all structures, measured from finished grade.

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

a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

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



MILL CREEK
Development Standards
January 5, 2025

Rezoning Petition 2025-02

PURPOSE STATEMENT

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

1. General Provisions:

- a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan, and related graphics form the Rezoning Plan (collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Mill Creek Residential Trust, (the “Petitioner”).
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Town of Stallings Development Ordinance (the “Ordinance”). Unless the Rezoning Plan modifies the standards or establishes more stringent standards as part of the conditional site plan, the regulations established under the Ordinance for the MU-2 zoning classifications shall govern all development taking place on the Site, subject to the provisions provided below.
- c. **Graphics and Alterations.** The schematic depictions of the lot, parking areas, sidewalks, overall layout, building elevations, driveways, streets, open space areas and other development matters and site elements (collectively the “Development/Site Elements”) set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Minor changes to the Rezoning Plan not anticipated at this stage of the proposed development will be reviewed and approved as allowed by Ordinance.
- d. **Unified Development.** The Site shall be viewed as a planned/unified development plan. As such, side and rear yards, buffers, building height separation standards, public/private street frontage requirements, and other similar zoning/subdivision standards will not be required internally between improvements and other Development/Site Elements located on the Site. Furthermore, the Petitioner and/or owners of the applicable portion of the Site under development reserve the right to subdivide the portions or all of the Site and create lots within the interior of the Site without regard to any such internal separation standards, and public/private street frontage requirements, provided, however, all such

separation standards along the exterior boundary of the Site shall be adhered to as a whole and not individual portions, Development Areas or lots located therein.

- e. **Vested Rights.** This Rezoning Plan is a site-specific development plan, and approval thereof constitutes vested rights pursuant to the provisions of the ordinance and N.C.G.S 160D-108. The site shall remain vested for a period of five (5) years from the approval of this petition. Notwithstanding any other provisions of these development standards, if, at some point, modifications are made to the Ordinance, Petitioner may voluntarily agree to apply such modifications to the rezoning plan in a manner consistent with the Ordinance as it changes from time to time, and without pursuing a rezoning. Such modifications to the ordinance shall in no way impact the Petitioner's vested rights.

2. **Permitted Uses and Development Area Limitations:**

- a. The Site may be developed with up to three hundred (300) multi-family dwelling units, clubhouse, up to 6,000 square feet of commercial uses and any incidental or accessory uses permitted in the MU-2 zoning district under the Ordinance.
 - i. The dwelling units shall not be marketed, operated, or restricted as housing for persons of any specific age group.
- b. Vape shops, tobacco retailers, smoke shops, hookah bars, CBD product vendors, or any other businesses primarily focused on the sale or consumption of tobacco, nicotine, or hemp-derived products shall be prohibited.

3. **Transportation Improvements:**

- a. Improvements Generally. It is understood the Petitioner is required to construct the improvements as identified in the TIA subject to subsections 3.b.- h. below. All transportation improvements will be substantially completed and approved by Stallings and/or NCDOT, as applicable, before the first building certificate of occupancy is issued in connection with the development associated with the applicable phase set forth in TIA.
- b. Stallings and NCDOT Standards. All public roadway improvements will be subject to the standards and criteria of Stallings and NCDOT, as applicable, to the roadway improvements within their respective road system authority.
- c. Right-of-way Conveyance. IF APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, the Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy.
- d. Phasing. Phasing of the roadway improvements may occur, as necessary, with the mutual written consent of Petitioner, the Town of Stallings, and the North Carolina Department of Transportation, as applicable.

- e. Substantial Completion. Reference to “substantial completion” or “substantially completed” for certain improvements shall mean completion of the roadway improvements in accordance with the standards set forth above provided, however, in the event certain non-essential roadway improvements are not completed at the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing described above, then the Engineer will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings.
- f. Fee in Lieu. If a fee in lieu has been paid by the Petitioner for a proposed improvement the improvement will be deemed to be completed for the purposes of the issuance of a certificate of occupancy and as a result will not require the posting of a bond or letter of credit if the improvement has not been completed by others.
- g. Right-of-way Availability. It is understood that some public roadway improvements may not be possible without the acquisition of additional right of way. If after the exercise of diligent good faith efforts over a minimum of a 60-day period, the Petitioner is unable to acquire any land necessary to provide for any such additional right of way upon commercially reasonable terms and at market prices, then the Town of Stallings, NCDOT or other applicable agency, department or governmental body may agree to proceed with acquisition of any such land. Good faith efforts may include, but are not limited to, providing a copy of the offer letters, appraisals, and/or an affidavit of the outcome. In such event, the Petitioner shall reimburse the applicable agency, department or governmental body for the cost of any such acquisition including compensation paid by the applicable agency, department or governmental body for any such land and the expenses of such proceedings. Furthermore, in the event public roadway improvements are delayed because of delays in the acquisition of additional right-of-way as contemplated herein and such delay extends beyond the time that the Petitioner seeks to obtain a certificate of occupancy for building(s) on the Site in connection with related development phasing, then the Town of Stallings will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings; provided, however, Petitioner continues to exercise good faith efforts to complete the applicable road-way improvements; in such event the Petitioner may be asked to post a letter of credit or a bond for any improvements not in place at the time such a certificate of occupancy is issued to secure completion of the applicable improvements.
- h. Alternate Improvements. In addition to the foregoing, in the event the right of way is not available for any reason after the good faith efforts of the Petitioner, the Petitioner will work with the Town of Stallings or NCDOT as applicable to either (i) identify alternative improvements to implement traffic mitigation in lieu of the improvements impacted by the lack of right of way as described in subsection g. below; or (ii) contribute to the Town of Stallings or NCDOT as applicable, an amount equal to the estimated cost of the road improvements not completed due to the lack of available right of way, such funds to be used to complete such alternative roadway improvements in the general area of the Site in

a manner reasonable agreeable to the Petitioner, the Town of Stallings or NCDOT as applicable.

4. Internal Streets, Access and Parking.

- a. The Site will be accessed from NC Highway 74 as generally depicted on the Rezoning Plan.
- b. Cross access easements shall be provided to adjacent parcels as generally depicted on the Rezoning Plan. It shall be the responsibility of the adjacent property owner/developer to construct the connection.
- c. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Town of Stallings in accordance with published standards.
- d. All internal streets and parking area shall be privately owned and maintained in perpetuity.

5. Streetscape, Landscaping and Buffer:

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

6. Environmental Features

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

7. Open Space & Amenity Areas:

- a. A minimum of 12% of the Site shall be set aside as open space and 6% of that shall be publicly accessible recreation space per Article 21 of the Ordinance. The site shall include up to two (2) public amenities from the following list:

- i. cabana
- ii. dog park
- iii. tot lot/ playground
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- v. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade.
- vi. Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls, swings or interactive furniture, and immovable benches.

- b. Open space shall comply with the standards of the Ordinance.
- c. Amenity areas are generally depicted on the site plan; final location may be adjusted during site plan approval.

8. Signage:

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

9. Architectural Requirements:

- a. Balconies shall be provided on the rear façade of all residential buildings. Balconies may encroach into required building setbacks by up to 6 feet.
- b. Architectural elevations, materials, and color palettes for all residential and non-residential buildings shall be submitted to Planning Staff for review and approval prior to permitting. Building design shall be consistent with the character and quality as generally depicted on the Rezoning Plan.
- c. A minimum of 18 inches of exposed brick or stone shall be provided along the base of all sides of all structures, measured from finished grade.

10. Amendments to the Rezoning Plan:

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

11. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner

and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

12. Miscellaneous Provisions:

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

MILL CREEK
Development Standards
December 22, January 5, 2025

Rezoning Petition 2025-02

PURPOSE STATEMENT

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improvements not completed due to the lack of available right of way, such funds to be used to complete such alternative roadway improvements in the general area of the Site in a manner reasonable agreeable to the Petitioner, the Town of Stallings or NCDOT as applicable.

4. Internal Streets, Access and Parking.

- a. The Site will be accessed from NC Highway 74 as generally depicted on the Rezoning Plan.
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- d. All internal streets and parking area shall be privately owned and maintained [in perpetuity](#).

5. Streetscape, Landscaping and Buffer:

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

6. Environmental Features

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7. Open Space & Amenity Areas:

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

8. Signage:

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

9. Architectural Requirements:

- a. Balconies shall be provided on the rear façade of all residential buildings. Balconies may encroach into required building setbacks by up to 6 feet.
- ~~b.~~ **b.** Architectural elevations, materials, and color palettes for all residential and non-residential buildings shall be submitted to Planning Staff for review and approval prior to permitting. Building design shall be consistent with the character and quality as generally depicted on the Rezoning Plan.
- c. A minimum of 18 inches of exposed brick or stone shall be provided along the base of all sides of all structures, measured from finished grade.

10. Amendments to the Rezoning Plan:

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

11. Binding Effect of the Rezoning Application:

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

12. Miscellaneous Provisions:

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

Summary report: Litera Compare for Word 11.13.0.54 Document comparison done on 1/5/2026 9:07:51 AM	
Style name: MVASet	
Intelligent Table Comparison: Active	
Original DMS: iw://mva.cloudimanage.com/mvalib/13939320/5 - Dev. Stds. - Mill Creek Stallings.docx	
Modified DMS: iw://mva.cloudimanage.com/mvalib/13939320/6 - Dev. Stds. - Mill Creek Stallings.docx	
Changes:	
<u>Add</u>	9
Delete	6
Move From	0
<u>Move To</u>	0
<u>Table Insert</u>	0
Table Delete	0
<u>Table moves to</u>	0
Table moves from	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	0
Embedded Excel	0
Format changes	0
Total Changes:	15



Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ25.02.01

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

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

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

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

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

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

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

Adopted this the __ day of _____, 2026

Mayor


Attest:

Town Clerk



MEMO



To: Mayor and Council
From: Dennis Franks, Chief of Police 
Via: Alex Sewell, Town Manager
Date: January 7th, 2026
RE: 2026 C.R.I.M.E. Additional Sites Expansion

Background/Issue: During our FY24-25 budget process, the Town Council approved funding for the police department to create and implement a new C.R.I.M.E. program. The C.R.I.M.E program (**Crime Reduction and Investigative Monitoring Equipment**) was implemented in 2025 with the initial approval of five sites, including licensing for ten years. During the FY25-26 budget discussions, funding was approved for the addition of one site each year, with the goal of adding approximately additional sites over the years to increase program coverage. The Council approved \$13,000 for an additional site to be added during FY25-26 and this cost is projected for the next five years on the Capital Improvement Plan. When the police department received a quote for the addition of a site this year, projection costs per site had increased over \$15,000 due to inflation and labor cost for the equipment, installation and ten-year licensing.

Proposal/Solution: To balance site expansion expenses over the next five years without inflation impacts, the police department is requesting to enter into a contract with Verkada Inc/Appalachian Network Services to have a total of seven additional sites installed during the 2026 calendar year. Per the contract, the Town of Stallings would pay \$16,326 for the FY25-26 after completion of all site's installation and four additional payments, one payment each year at the same fixed payment of \$16,326 until 2029. This contract would ensure consistent and accurate budgeting for the C.R.I.M.E. Program Expansion and would be resistant to inflated cost over the next four years, improving the programs' coverage at a controlled and manageable cost. These seven additional sites would greatly improve the programs' overall coverage and would be under the ten-year licensing contract with Verkada, Inc, expiring in 2035. The total contract cost for the seven sites expansion would be \$81,627, and since the total cost exceeds the \$30,000 threshold and therefore requires Council's approval prior to execution. SPD personnel obtained three quotes for this project. Appalachian Network Services came in the lowest.

If approved cameras will be installed at the following locations:

- Matthews-Indian Trail @ Smith Farm Rd.
- 15000 Idlewild (7-11)
- Old Monroe Rd @ Sweetbriar Dr.
- Old Monroe Rd @ Friendship Dr.
- Guion Ln @ Stallings Commerce
- Pleasant Plains @ Pleasant Plains Baptist Church

This year's payment will come from the existing \$13,000 in the CIP and utilizing \$5000 in grant funds from the NCLM safety grant that we were awarded in late 2025. The SPD would need to

increase the CRIME program line in the CIP from \$13,000 to \$16,326 (an increase of \$3126.00) for FY27.

Requested Actions:

- 1) Approve the contract with Verkada and Appalachian Network Services in the amount of \$81,627 (\$16,326 per year over the next 5 years).



MEMO



To: Mayor and Council
From: Eunice Donnelly, Parks and Recreation Director
Via: Alex Sewell, Town Manager
Date: January 6th, 2026
RE: **Blair Mill Park – Cameras**

Background/Issue:

Blair Mill Park is a large park area that currently operates without any surveillance or monitoring systems in place. Over the past several months, the Parks and Recreation Department has experienced an increase in vandalism at the park, resulting in damage to public infrastructure and amenities.

Documented incidents have included graffiti on park signage, damage to park benches, car break-ins, and vandalism to the park's gateway sign. These incidents require additional staff time for cleanup and repairs, increase maintenance costs, and impact on the overall condition and appearance of the park.

Town Council has expressed interest in exploring the installation of security cameras at Blair Mill Park as a proactive measure to deter vandalism, support enforcement efforts, and protect Town-owned assets. The Parks and Recreation Department is seeking to move forward with the evaluation and potential installation of camera coverage at Blair Mill Park to address ongoing concerns, reduce future vandalism, and enhance the protection of public facilities.

Proposal/Solution: The Parks and Recreation Department currently utilizes the VERKADA camera system, which operates in addition to the Police Department's camera network. The proposed security cameras at Blair Mill Park would tie directly into the existing VERKADA system, allowing authorized staff and the Police Department to easily access and review footage as needed. This shared system provides interdepartmental efficiency while maintaining appropriate access controls.

To address the recent vandalism and the lack of surveillance at Blair Mill Park, the Parks and Recreation Department solicited three quotes for the installation of security cameras at key locations within the park. The proposed scope of work includes the installation of a total of five cameras:

- **Top Side of Blair Mill Park (Vickery Road side):**
Two cameras installed on poles across from Vickery Road. As this area does not currently have power, the installation includes solar panels mounted on the poles to power the cameras.
- **Bottom Side of Blair Mill Park (Restroom Area):**
Three cameras installed near the restroom facility, with power pulled from the existing restroom building and cameras mounted directly to the structure.

Once a contract is executed with the approved vendor, additional coordination will occur to finalize camera placement and angles to ensure optimal coverage. Staff believes that the proposed number and locations of cameras will adequately cover key amenities and parking areas within Blair Mill Park.

All three quotes included installation, equipment, and a 10-year licensing agreement through VERKADA. The lowest responsive bidder was **Appalachian Network Services**, with a project cost of **\$32,420.03**.

Funding for this project is not currently included in the FY26 budget. As a result, a budget amendment would be required to move forward with the installation. Due to the scope of work, including solar-powered infrastructure and site-specific installation considerations, staff recommend adding 10% **contingency** to the project. The contingency amount is **\$3,242.00**, bringing the **total proposed project cost to \$35,662.03**.

Approval of this proposal would allow the Parks and Recreation Department to move forward with contracting, coordinating with the Police Department, and implementation of a surveillance solution to better protect Town assets and park facilities at Blair Mill Park.

Requested Actions:

- 1) Approve the contract with Appalachian Network Services
- 2) Approve the attached budget amendment to appropriate \$36,000 from the General Fund unrestricted fund balance to cover this project

AMENDED BUDGET ORDINANCE – NO. 9
TOWN OF STALLINGS, NORTH CAROLINA
FISCAL YEAR 2025-2026

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

Category	Account Number	Net Increase or (Decrease)	Current Budget	Amended Budget
<u>General Fund:</u>				
<u>Revenue Budget</u>				
Unrestricted Fund Balance	10-99-3991-600	\$ 36,000	\$ 637,611	\$ 673,611
<u>Expense Budget - Parks & Recreation</u>				
Capital Outlay	10-80-6130-099	\$ 36,000	\$ 272,500	\$ 308,500

Explanation: To appropriate General Fund unrestricted fund balance for the Blair Mill 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 the 12th day of January 2026.

David Scholl, Mayor

Erinn Nichols, Assistant Town Manager/Town Clerk



MEMO

To: Mayor and Council
From: Alex Sewell, Town Manager
Date: January 7, 2026
RE: **2025 Council Priorities & Action Strategies Update**

Purpose: This memorandum provides an informational overview and cover for the attached progress update to the 2025 Town Council Priorities & Action Strategies plan.

Background:

- During the 2025 Annual Retreat, the Town Council discussed issues raised by Council Members, reviewed existing priorities, considered potential new priorities, and identified next steps.
- Following these discussions, the Town Council approved the 2025 Council Priorities & Action Strategies plan.
- The enclosed document reflects current progress on the approved priorities and is provided for the Town Council's review and discussion.



2025 Council Priorities & Action Strategies

The Stallings Town Council strives to provide excellent services in a fiscally responsible manner, pursue our residents' ideal future community, and invest in economic development to achieve a sustainable tax base. The Council will pursue this through a variety of methods including the creation of a Town Center, enhancing the Union West Business Park, exploring sewer capacity alternatives, considering quality of life improvements for our residents that are not dependent on County sewer capacity, and pursuing positive development around the hospital/light rail area.

Key: (Responsible Party for Execution)

- 1.) **Focus on Mid-Range Financial Planning** – *The Town will focus on fiscally responsible financial planning and management while making thoughtful and strategic investments to ensure excellent service delivery, key strategic investments, and the effective pursuit of Council priorities.*
 - a. Focus on managing through the next two budgets (2-year cycle):
 - i. Action Items:
 1. Follow the Town's adopted budget creation and priority setting process and adopt a budget by 6/30/25. (Admin)
 - a. 6/9/25 – Budget approved after following adopted process.
 2. Continue updating, on an annual basis, both the 5-Year Financial Plan and Capital Improvement Plan (CIP). (Finance, Admin)
 - a. Completed during FY 25-26 Budget Process.
 3. Develop a property revaluation strategy, with a range of options relative to a "revenue neutral" tax rate by 6/30/25. (Council, Finance, Admin)
 - a. Completed during FY 25-26 Budget Process .
 4. Consider doing a 2-year budget during FY 26-27 budget process. (Council, Finance, Admin)
 - b. Ensure prudent management of expenditures:
 - i. Invest wisely in supporting, attracting, and retaining competent staff.
 1. Action Items:
 - a. Implement the pay study during FY 24-25 that looks holistically at salaries, benefits, policies, etc. (Council, Admin)
 - i. Complete.
 - b. Implement a functional performance pay policy by 6/30/28. (Admin)
 - i. Ongoing.
 - c. Follow the Town's adopted pay policy for FY 25-26. (Council, Admin)

- i. **Completed with adoption of FY 25-26 Budget.**
 - c. Communicate to engaged citizens regarding the budget:
 - i. Action Items:
 - 1. Prior to budget adoption, hold a meeting with Town Council and all Committee Members to provide a budget update and receive any input by 5/30/25. (Admin)
 - a. **5/19/25 – Completed.**
 - 2. Hold a public hearing where any residents can provide public input prior to FY 25-26 budget adoption. (Admin)
 - a. **6/9/25 – Completed.**
 - 3. Publish the FY 25-26 budget process meeting schedule so any interested resident can attend. (Admin)
 - a. **Completed.**
- 2.) **Pursue Sewer Alternatives** – *Having adequate sewer capacity is essential to ensuring a long-term sustainable tax base, supporting economic development efforts (including the Atrium Hospital/Light Rail area and Union West Business Park), while also supporting the community priority of building a Town Center. The Town will keep all options open while continuing to explore obtaining sewer capacity in key areas from Charlotte Water.*
 - a. Action Items:
 - i. Staff will present to Council on the current status of the sewer situation by 6/30/25. (Eng)
 - 1. **4/14/25 – Complete.**
 - ii. Monitor Centralina Regional Council’s intent to study the “package plant” issue and assess its relevance and timeline for the Town of Stallings. (Eng)
 - 1. **7/17/25 – Manager sent message to Centralina Executive Director to start conversation and connect her with our engineering department. Subsequently learned that Centralina does not have a definitive finalized plan for evaluating package plans.**
 - iii. Fund and commission an independent third-party study in the FY 25-26 budget analyzing pros and cons of current “package plant” technology. (Eng)
 - 1. **9/8/25 – Town Council held consensus not to have staff do any work on this item until a zoning application is received.**
 - iv. Develop and adopt a Town of Stallings position on the appropriate uses of “package plants” concerning development in Stallings. (Council, Admin)
 - 1. **Discussion Point flagged for 1/12/26.**
 - v. Seek independent third-party expert evaluation of the specific “package plant” technology being proposed as part of each individual development application where possible during conditional zonings, etc. (Eng, Admin, P/Z)
 - 1. **9/8/25 – Town Council held consensus not to have staff do any work on this item until a zoning application is received.**
- 3.) **Support/Enhance Union West Business Park** – *Supporting and growing economic development efforts for existing and new businesses in Union West Business Park (“UWBP”) as an opportunity to help foster a sustainable tax base for all residents and businesses in Stallings.*

a. Action Items:

- i. In FY 25-26, task the Economic Development Committee with continuing to monitor and identify improvement opportunities. At the appropriate time in the future, explore funding mechanisms for the UWBP aimed at potentially supporting enhancements. (ED Committee)
- ii. Council's identified representatives will come up with a timeline by 9/28/25 to engage with NC General Assembly members regarding repairing the roads and potential property annexation. (Council)
 1. 7/14/25 – Council discussed strategy for approaching NC General Assembly members.
- iii. Reconsider local funding for the UWBP roads mid-year if Council determines State funding efforts are unsuccessful. (Council, Admin)
- iv. Economic Development Committee will engage with the County's new economic development entity by 9/28/25 to: (ED Committee)
 1. Learn more about the new organization's structure;
 2. Discuss potential partnership for retail recruitment;
 3. Discuss how the new organization might help with business recruitment;
 4. Discuss best way for business retention such as potentially sending a delegation to existing businesses; and
 5. Enhancing Union West Business Park.
 6. 10/9/25 – The Economic Development Committee hosted Ron Mahle from Union County Economic Development who discussed the above items within the Town.
 7. October 2025 – Union County's retail recruitment firm, Retail Strategies, has a contract with Union County for all municipalities to potentially take advance of their services. Stallings met with Retail Strategies the week of October 6 to highlight areas of Stallings for Retail Strategies.
 8. Staff and Union County ED staff have scheduled a ride-along tour of the Town to further bring Union County ED staff's attention to potential ED areas within the Town.

4.) **Implement Adopted Plans and Studies Not Dependent on Sewer Capacity** – *The Town Council wants to ensure that any sewer capacity issues will not prevent the Town from improving its quality of life for residents in other ways.*

a. Action Items:

- i. During FY 25-26 budget process, staff will present additional project opportunities for Council to consider pursuing potentially including
 1. Greenways. (Parks)
 2. Sidewalks. (Eng)
 3. Streetscape Plans. (Admin)
 4. Large parcel for Sale Within the Town Center. (Admin)
 5. Any other projects the Council seeks to pursue. (Council)

6. Complete. Various projects presented to Council during budget time.

5.) **Pursue Town Center Creation** – *Our residents desire a Town Center that can serve as both the vibrant cultural heart/destination/identity of our community and as a positive economic catalyst. The Council recognizes this will take many years to fully realize the Town Center vision but is committed to helping build the foundation.*

a. Action Items:

- i. Call it “Town Center” instead of “Downtown.” More appropriate to what the Council is trying to accomplish. (All)
- ii. To enhance Town Center as an activity center, develop and approve a lease with Armored Cow Brewery by 7/15/25. (Admin, Council, ED Committee)
 1. 5/23/25 – Staff shared with Council that the Armored Cow pulled out and is not moving forward with a lease. Broker actively marketing the property.
- iii. Staff to present information to Town Council on available listed land by 7/15/25. (Admin)
 1. 7/14/25 – Complete.
- iv. Per DFI’s recommendation aimed at supporting Town Center oriented retail, continue to encourage higher residential density (multi-family) in the Town Center. (TBD based on opportunities). (P/Z, Council)

- *Rationale: DFI study advised current low residential density is a challenge for attracting specialty (non-chain/boutique) retail. DFI recommended encouraging higher density residential to support retail.*
 - *When asked to clarify what is meant by “higher density,” DFI advised:*
 - *“We studied both the multifamily and townhouse scenario (you have financial impacts for both), and we believe the multifamily scenario will do more to support the downtown-oriented retail that is desired by the Town. Additionally, this type of product is attractive to developers in the Stallings market, evidenced by recent developments in Indian Trail and the proposed development for the 13-acre site across from Pad A. Therefore, ‘higher density’ would mean projects that align with the 200+ unit developments occurring in the market.”*

1. 1/6/26 – No proposed developments are applicable. Staff have heard sewer capacity concerns from developers.
- v. If the Town receives a significant development plan within the Town Center area from a private developer that requests public participation, consider contracting with DFI for a third-party review of the development plan. (P/Z, Council)
1. 1/6/26 – No proposed developments are applicable.

- vi. Continue to explore sewer alternatives. (See priority #2 above).
- vii. To support activity in the Town Center area, hold 11 parks events at Stallings Municipal Park in 2025. (Parks)

- 1. 13 events in 2025.

6.) **Maximize Positive Development Around the Hospital/Light Rail** – *Recognize the area's importance, invest in beautification/placemaking, support the light-rail, and plan to maximize positive development with the twin-anchors of the Atrium Hospital and the planned light rail.*

- a. Action Items:

- i. Staff will present small area plan and comprehensive land use plan updates to support hospital and light rail development by 6/30/25. (P/Z)

- 1. Complete.

- ii. TOD district (ON HOLD). Due to General Assembly legislative changes, the TOD overlay is on hold until the General Assembly makes a decision on how to address the recent downzoning legislation that has caused challenges for local governments. If/when the General Assembly makes a change, staff can present options for Council's consideration. (P/Z)

Miscellaneous

- The Town Council wants to ensure/encourage the completion of critical state intersection projects with no additional costs to the Town of Stallings.
 - o Action Item(s)
 - Staff to present information on area transportation projects, possibly in conjunction with NCDOT to ensure Town Council is fully aware of current and future projects by 9/30/25. (Eng)
 - 8/11/25– NCDOT representatives updated the Town Council on area projects and answered questions.