



February 10, 2020  
 Stallings Town Hall  
 315 Stallings Road  
 Stallings, NC 28104  
 704-821-8557  
[www.stallingsnc.org](http://www.stallingsnc.org)

	Time	Item	Presenter	Action Requested/Next Step
	7:00 p.m.	Invocation Pledge of Allegiance Call the Meeting to Order	Wyatt Dunn, Mayor	NA
	7:05 p.m.	Presentation <i>Police Lifesaving Awards Honoring Corporal Ted Matthews and Officers Lauren Hood, John Lefor, and Josh Smith</i>	Dennis Franks, Chief of Police	NA
	7:05 p.m.	Public Comment	Wyatt Dunn, Mayor	NA
1.	7:15 p.m.	Consent Agenda Approval A. Minutes from the following meetings: (1) 12-09-19 (2) 12-09-19 – closed (3) 12-19-19 – special B. Ordinance Adopting Code Book Supplement 10	Wyatt Dunn, Mayor	Approve Consent Agenda <i>(All items on the Consent Agenda are considered routine, to be enacted by one motion. If a member of the governing body requests discussion on of an item, the item will be removed from the Consent Agenda and considered separately.)</i>  <b>Motion:</b> I make the motion to: 1) Approve the Consent Agenda as presented; or 2) Approve the Consent Agenda with the following changes: _____.
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.	7:40 p.m.	Agenda Approval	Wyatt Dunn, Mayor	Approve agenda as written. <i>(ADD, IF APPLICABLE: with changes as described by Mayor Dunn)</i>  <b>Motion:</b> I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: _____.

4.	7:45 p.m.	<p><b>DA19.04.02 – Willows at Stallings</b>  <i>A development agreement for 22.79-acres located off Stevens Mill Road in PID 07099010 and PID 07099010B. Gateway Communities is developing the property for a 315-unit apartment complex that will be called The Willows at Stallings. The property is located within the Monroe Bypass Small Area Plan and is zoned MU-2, requiring approval of a Development Agreement. <u>Please note:</u> The developer is asking for this to be deferred until 02-24-20 due to a scheduling conflict.</i></p> <p>A. Open Public Hearing  B. Information from Staff  C. Close Public Hearing  D. Council Vote</p>	Lynne Hair, Town Planner	Recess item until 02-27-2020.
5.	7:50 p.m.	<p><b>TX19.12.01 – Todd Akers</b>  <i>A request to amend the Stallings Development Ordinance Article 9.4-3 (A) (4) to increase the permitted height of multifamily buildings from 41' to 45.5' to allow development of 4-story buildings as approved by the Development Agreement for the project.</i></p> <p>A. Open Public Hearing  B. Information from Staff  C. Close Public Hearing  D. Council Vote</p>	Lynne Hair, Town Planner	Approve (Deny) text amendment.
6.	8:05 p.m.	<p><b>TX20.01.01 – Town of Stallings</b>  <i>A request to amend Article 5 of the Stallings Development Ordinance by adding Article 5.5 Small Area Plan Amendment Procedures.</i></p> <p>A. Open Public Hearing  B. Information from Staff  C. Close Public Hearing  D. Council Vote</p>	Lynne Hair, Town Planner	Approve (Deny) text amendment.
7.	8:10 p.m.	<p><b>Fire Funding Model</b> <i>(Recessed from 01-27-2020)</i></p>	Alex Sewell, Town Manager	Discussion and Possible Action
8.	8:20 p.m.	<p><b>Acceptance of Harris Teeter Access Road into Town Maintenance System</b> <i>(Dunn) (Recessed from 01-27-2020)</i></p>	Chris Easterly, Town Engineer	Discussion and Possible Action
9.	8:30 p.m.	<p><b>Committee Applications Consideration</b>  (1) <i>Shawna Steele, Planning Board</i>  (2) <i>Graham Hall, Public Safety Committee</i></p>	Erinn Nichols, Assistant Town Manager	Appoint Committee Member with term ending (1) 03-31-22 – 1 <sup>st</sup> Alternate (2) 03-31-22
10.	8:35 p.m.	<p><b>Unified Development Ordinance (UDO) Items</b>  <i>(Martin)</i>  (1) <i>Density Calculations – flood plain</i>  (2) <i>Fence Regulations</i>  (3) <i>Open Space</i></p>	John Martin, Council Member  Lynn Hair, Town Planner	Discussion and Possible Action
11.	8:50 p.m.	<p><b>Town Hall Second Floor Renovations</b></p>	Chris Easterly, Town Engineer	Approve (Deny) contract.

12.	9:00	<b>2019-2020 Amended Budget Ordinances</b> (1) ABO2 - Town Street Signs (2) ABO3 - TIA Revenue and Related Fees (3) ABO4 - Chestnut Roundabout Financing (4) ABO5 – Economic and Physical Development – Legal and Litigation (5) ABO6 – General Government – Legal and Litigation (6) ABO7 – General Government – 2 <sup>nd</sup> Floor Renovations	Marsha Gross, Finance Officer	Approve amended budget ordinances
13.	9:10 p.m.	<b>Adjournment</b>	Wyatt Dunn, Mayor	Motion to adjourn

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

The Town Council of the Town of Stallings met for its regular meeting on December 9, 2019, at 7:00 p.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Mayor Pro Tempore David Scholl; Council Members Billy Birt, Jr., John Martin, Lynda Paxton, Brad Richardson, and Shawna Steele.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Minor Plyler; Lynne Hair, Town Planner; Chris Easterly, Town Engineer; Marsha Gross, Finance Officer; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

There was no one present to give public comments.

Special Presentation

*Honoring Outgoing Council Members Billy Birt, Jr. and Shawna Steele*

Mayor Dunn presented proclamations honoring the service of Council Members Birt and Steele to each of them. *The Proclamation Honoring the Service of Council Member Birt and the Proclamation Honoring the Service of Council Member Steele* are attached to these minutes that therefore incorporated herein.

1. Approval of Consent Agenda Items

A. Minutes of the following meetings:

(1) 10-28-19 – special

(2) 10-28-19

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

2. Reports

A. Report from the Mayor

Mayor Dunn reported that the Christmas Tree Lighting Event went well and thanked the Parks and Recreation Staff.

B. Reports from Council Members/Town Committees

Council Member Steele stated she had served the Town since 2011 and thanked the staff and fellow Council Members for the all the years together. She encouraged the new Council Members to ask questions and rely on the staff expertise.

Council Member Birt stated it has been a pleasure and an honor to serve for eight months.

Council Member Paxton thanked Council Members Steele and Birt for their service. She also reported that the County Commissioners had made a decision to increase water rates by 15.5 cents each year for two years.

Council Members Martin, Richardson and Scholl had no reports but thanked Council Members Steele and Birt for their service.

C. Report from Town Manager/Town Departments

Town Manager Sewell welcomed new Police Chief Dennis Franks to Stallings. He also reminded the Council of the Essentials of Municipal Government Class dates and options and recognized Parks and Recreation Staff for the Christmas in the Park event.

Finance Officer Gross briefly reviewed the 5-year financial plan stating that a more detailed presentation was scheduled for January 27. Mrs. Gross report is attached to these minutes and therefore incorporated herein.

3. Agenda Approval

Council Member Steele made the motion to approve the agenda with the addition of Agenda Item 11.A. as Closed Session Pursuant to NCGS 143-318.11(a)(3) for 18CVS769 Stallings vs. Loukos and a discussion on when certain closed session minutes could be released. The motion was seconded by Council Member Birt and passed unanimous.

4. Oaths of Office

*New Council Members Steven Ayers and Heather Grooms*

Town Clerk Nichols administered the Oath of Offices to Council Members Steven Ayers and Heather Grooms. The Oaths of Office for Council Members Steven Ayers and Heather Grooms are attached to these minutes and therefore incorporated herein. Council Members Steven Ayers and Heather Grooms then took their seats at the Council Dias.

5. Annexation 53 – Chestnut Lane (Recessed from 11-12-19)

Mayor Dunn reopened the public hearing. There was no one present to give public comment on the item. Mayor Dunn then closed the public hearing.

Council Member Paxton made the motion to defer a decision on the item until January 2020. The motion failed for lack of a second.

Council held consensus to table the item until *Agenda Item 6, CZ19.08.01 – Epcon (Recessed from 11-12-19)* was heard.

6. CZ19.08.01 – Epcon (Recessed from 11-12-19)

Mayor Dunn reopened the public hearing.

Phil Hayes, 3840 Torrington Way, Charlotte, was representing his client, Epcon. Mr. Hayes, Land Investment Resources, explained the project began approximately one year ago. He reviewed his resume with Council. Mr. Hayes explained the concept of this development was for age restricted housing in a smaller neighborhood with less amenities to keep the homes more affordable. Mr. Hayes fielded Council's questions about the project dealing with stormwater, density, elevations, materials used, right-of-way dedication to future road widening, and greenway. The density on the site was 1.95 units per acre with 27 total lots. There would be no stormwater regulations by Union County if zoned by right. The following six conditions were agreed to by the applicant:

1. Project limited to 27 lots, 55+ age restricted subdivision.
2. The applicant or responsible party shall obtain all permits required for development with the Town and outside agencies in compliance with applicable regulations. The submitted sketch plan must meet all requirements as established by permitting agencies.
3. A berm will be built along Chestnut Lane within the required street buffer. This will increase the buffer width to accommodate construction of the berm to be built 4.5' in height with a 3' top width.
4. All foundations will have a minimum 18 inches of exposed brick or stone on all four sides of the house. No vinyl siding will be permitted on homes. Elevations will match those submitted and presented to Council as a part of the zoning request, including garage location.
5. A grading plan prepared by a landscape architect demonstrating both positive drainage characteristics and smooth grade transitions to avoid abrupt "v" ditches, swales, and other disruptions to the landscape, particularly between dwellings will be provided as

part of site construction plans for permitting. This plan will be completed to the satisfaction of the Town as approved by the Development Administrator.

6. Lot Coverage and Density will be permitted per the concept submitted as a part of the application.

Elena Aquino, 1009 Desborough Drive, Brookhaven, Indian Trail, was concerned with flooding in the area and showed Council pictures of flooding around her home. Her development was the direct neighbor to the property Epcon was wanting to develop. She stated that Indian Trail and Stallings passed the buck back and forth to each other. Ms. Aquino said that a former Council Member said she was in Indian Trail so it didn't matter. But she felt the Stallings Ordinances stated that Stallings had to help. Ms. Aquino was not against the development but was concerned about the flooding.

Patricia Fflug, 1011 Desborough Drive, Indian trail, felt that the towns were just passing the buck back and forth. She stated that if Stallings annexed this area, it would be Stallings responsibility. Ms. Fflug stated that 12 mile creek affected many communities. She invited all the Council to look at the land and all the wetland. Ms. Fflug said that the Town needed to come together with Indian Trail and Union County to discuss the stormwater issue in that area.

Leslie Bolick, 509 Red Barn Trail, Matthews, had questions to the developer about tree replanting, the sewer easement and where the connection would be made, and showed pictures of the flooding. She said Indian Trail denied that project because it was not a good fit due to stormwater problems.

Town Planner Hair presented the project summary on the 13.8 acre project. This presentation is attached to these minutes and therefore incorporated herein. Planning Board recommended approval of the project with the above listed conditions.

Council discussed stormwater flow on and near the property, stormwater detention facilities and density for the project.

Mayor Dunn then closed the public hearing. Council Member Paxton made the motion to defer the decision on the item and well as Agenda Item 5, Annexation 53 – Chestnut Lane (*Recessed from 11-12-19*), until the second meeting in January 2020 to give staff time to investigate stormwater on the site and the location of the greenway. The motion received Council's unanimous vote after a second from Council Member Scholl.

## 7. Organizational Meeting Items

### A. Appointment of Mayor Pro Tempore

Council Member Richardson made the motion to appoint Council Member Paxton as Mayor Pro Tempore to which Council Member Ayers seconded. The motion passed by a 4 to 2 vote with Council Members Martin and Scholl opposing.

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

Mayor Dunn appointed Council Member Paxton as the alternate delegate to CRTPO as the vice chairman of CRTPO.

C. Appointment of Centralina Council of Government (CCOG) delegate and alternate  
Council Member Scholl was appointed as the delegate to the CCOG with Council Member Ayers as the alternate delegate.

D. Appointment of Council Members for the following committees:

(1) General Government Committee

Council Members Paxton and Scholl were appointed to the General Government Committee by Mayor Dunn.

(2) Planning Board/Board of Adjustment

Council Member Martin moved to appoint Council Member Scholl as the Council representative to the Planning Board/Board of Adjustment. The motion passed unanimously after a second from Council Member Richardson.

(3) Parks and Recreation Committee

Council Member Richardson made the motion to appoint Council Members Ayers and Grooms to the Parks and Recreation Committee. Council Member Ayers seconded the motion to which the Council passed unanimously.

(4) Public Safety Advisory Committee

Council Member Paxton made the motion to appoint Council Members Grooms and Martin to the Public Safety Advisory Committee. The motion was seconded by Council Member Ayers and passed unanimously by the Council.

(5) Transportation Advisory Committee

Council Member Martin made the motion to appoint Council Members Ayers and Paxton to the Transportation Committee. Council Member Richardson seconded the motion to which the Council passed unanimously.

(6) Stormwater Advisory Committee

Council Member Richardson made the motion to appoint Council Members Ayers and Martin to the Stormwater Advisory Committee. The motion was seconded by Council Member Martin and passed unanimously by the Council.



(7) Technology Committee

Council Member Martin made the motion to appoint Council Members Martin and Scholl to the Technology Committee. Council Member Richardson seconded the motion to which the Council passed unanimously. It was noted that Council Member Ayers would also assist with the committee as needed.

(8) Historical Committee

Council Member Paxton made the motion to appoint Council Members Grooms and Richardson to the Historical Committee. The motion was seconded by Council Member Ayers and passed unanimously by the Council.

(9) Economic Development Committee

Council Member Ayers made the motion to appoint Council Members Richardson and Scholl to the Economic Development Committee. Council Member Martin seconded the motion to which the Council passed unanimously

(10) Union County Public Schools\*

Council Member Paxton made the motion to appoint Council Member Scholl as the Stallings Liaison to the Union County Public Schools. The motion was seconded by Council Member Grooms and passed unanimously by the Council.

(11) QUAD Alliance\*

Mayor Dunn remained the Stallings Council Members on the QUAD Alliance.

D. Rules of Procedure re-adoption

Council Member Martin made the motion to re-adopt the Rules of Procedure without changes. The motion was seconded by Council Member Scholl and passed unanimously.

E. Approval of 2020 Meeting Schedule

Council unanimously approved the 2020 Meeting Schedule after a motion by Council Member Richardson and a second by Council Member Martin. The 2020 Meeting Schedule is attached to these minutes and therefore incorporated herein.

G. Approval of 2020 Holiday Schedule

Council Member Martin made a motion to approve the 2020 Holiday Schedule to which Council Member Paxton seconded. The motion received unanimous support by Council. The 2020 Holiday Schedule is attached to these minutes and therefore incorporated herein.

8. New Facilities Furniture Contract

Assistant Town Manager Nichols explained the bids were let and advertised twice, with only one (the same) vendor responding each time, for the furniture needs for the two new facilities. The vendor was Office Environments with a cost of approximately \$108,000.

Council Member Paxton made the motion to approve the contract with Office Environments at a cost of \$108,000. The motion received Council's unanimous support after a second from Council Member Richardson.

9. New Facilities Historical Plaque

Mayor Dunn explained that staff was requesting Council decide which Council Members should be listed on the historical plaque for the new buildings. Council held consensus to use the names of the Council Members who were on the Council with it voted to approve and award the contract on the new facilities.

10. Land Use Requested Follow-up and Direction (11-25-19 Council Request)

Council held consensus to defer this item until the January 27, 2020 meeting.

11. Annual Retreat

Town Manager Sewell proposed to use Brice Leamon for the Council's Planning Conference for 2020. The date of February 22 from 9 a.m. – 2 p.m. was proposed at the Shannamara Clubhouse with a follow-up session on Monday, March 9 at from 5 – 7 p.m. at Town Hall.

Council held consensus to use Mr. Leamon on the above dates for the Council's 2020 Planning Conference.

11.A. Closed Session pursuant to NCGS 143-318.11(a)(3) - 18CVS769 Town of Stallings v. Loukos

Council Member Scholl made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3) - 18CVS769 Town of Stallings v. Christopher Loukos. The motion was passed unanimously by Council after a second by Council Member Grooms.

*Council went into closed session at approximately 9:10 p.m. and reconvened into open session into at approximately 9:28 p.m.*

12. Adjournment

Council Member Richardson moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at 9:29 p.m.

Approved on \_\_\_\_\_, 2019.

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

\_\_\_\_\_  
Erinn E. Nichols, Town Clerk

Approved as to form:

\_\_\_\_\_  
Cox Law Firm, PLLC

DRAFT

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

The Town Council of the Town of Stallings met for a special meeting on December 19, 2019, at 6:00 p.m. at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Mayor Pro Tempore Lynda Paxton; Council Members Steven Ayers, Heather Grooms, John Martin, and David Scholl.

Those absent were: Council Member Brad Richardson.

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

1. Call the meeting to order

Mayor Dunn called the meeting to order.

2. TX19.11.01 – Amendment to Article 8.4-6(E)

Mayor Dunn opened the public hearing. Town Planner Hair explained this text amendment was requested by Council regarding density in MU1 and MU2 districts: single family detached changing from 7 to 4 units per acre; single family attached/townhomes changing from 17 to 6 units per acre; multi-family changing from 20 to 10 units per acre. Planning Board recommended approval of the text amendment.

Mayor Dunn then closed the public hearing. Council Member Paxton made the motion to approve TX19.11.01 – Amendment to Article 8.4-6(E) with Council Member Ayers seconding. The motion passed by a 4 to 1 vote with Council Member Martin opposing. The Ordinance for TX19.11.01 – Amendment to Article 8.4-6(E) is attached to these minutes and therefore incorporated herein.

Mayor Dunn read the Statement of Consistency and Reasonableness into the record. Council Member Paxton made the motion to approve the Statement of Consistency and Reasonableness for TX19.11.01 – Amendment to Article 8.4-6(E). Council Member Grooms seconded the motion. The motion passed by a 4 to 1 vote with Council Member Martin opposing. The Statement of Consistency and Reasonableness for TX19.11.01 – Amendment to Article 8.4-6(E) is attached to these minutes and therefore incorporated herein.

### 3. TX19.11.02 – Amendment to Article 10.1-24(B)(2)

Mayor Dunn opened the public hearing. Town Planner Hair explained this text amendment was requested by Council regarding density in MU1 and MU2 districts: changing the density for multifamily housing from 14.5 to 10 units per acre. Planning Board recommended approval of the text amendment.

Mayor Dunn then closed the public hearing. Council Member Grooms made the motion to approve TX19.11.02 – Amendment to Article 10.1-24(B)(2) with Council Member Paxton seconding. The motion passed by a 4 to 1 vote with Council Member Martin opposing. The Ordinance for TX19.11.02 – Amendment to Article 10.1-24(B)(2) is attached to these minutes and therefore incorporated herein.

Mayor Dunn read the Statement of Consistency and Reasonableness into the record. Council Member Grooms made the motion to approve the Statement of Consistency and Reasonableness for TX19.11.02 – Amendment to Article 10.1-24(B)(2). Council Member Paxton seconded the motion. The motion passed by a 4 to 1 vote with Council Member Martin opposing. The Statement of Consistency and Reasonableness for TX19.11.02 – Amendment to Article 10.1-24(B)(2) is attached to these minutes and therefore incorporated herein.

### 4. New Facilities Security System

Town Manager Sewell explained that there were security and data connections staff recommended to be added to the new Town Hall and Public Works Facilities being constructed. The Town Manager's memo regarding these needs are attached to these minutes and therefore incorporated herein. The new facilities expenses were currently under budget.

Council Member Martin made the motion to approve the contracts for the camera system and related infrastructure; access control system and infrastructure; and data cabling and equipment for network/date connectivity at a total of \$41,670. The motion was seconded by Council Member Scholl and passed unanimously by the Council.

### 5. Adjournment

Council Member Ayers moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at 6:14 p.m.

Approved on \_\_\_\_\_, 2020.

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

\_\_\_\_\_  
Erinn E. Nichols, Town Clerk

Approved as to form:

\_\_\_\_\_  
Cox Law Firm, PLLC

DRAFT



**AN ORDINANCE ADOPTING THE  
CODIFIED CODE OF ORDINANCES with  
SUPPLEMENT TEN**

WHEREAS, American Legal Publishing Corporation has completed the codified version with Supplement Ten to the Code of Ordinances of the Town of Stallings, which the supplements contain all ordinances of a general and permanent nature enacted since the prior supplement to the Code of Ordinances of the Town of Stallings; and

WHEREAS, the codified ordinances contain the official ordinances of the Town;

NOW THEREFORE, BE IT ORDAINED, by the Town Council of the Town of Stallings, NC that the codified version through Supplement Ten to the Code of Ordinances of the Town of Stallings is the official version for the Town.

ADOPTED this the 10<sup>th</sup> day of February, 2020.

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

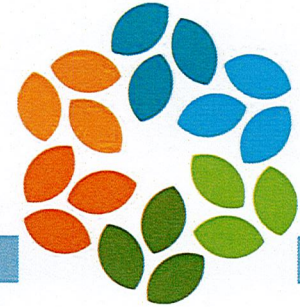
Attest:

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

Approved as to form:

\_\_\_\_\_  
Cox Law Firm, PLLC

# Financial Update

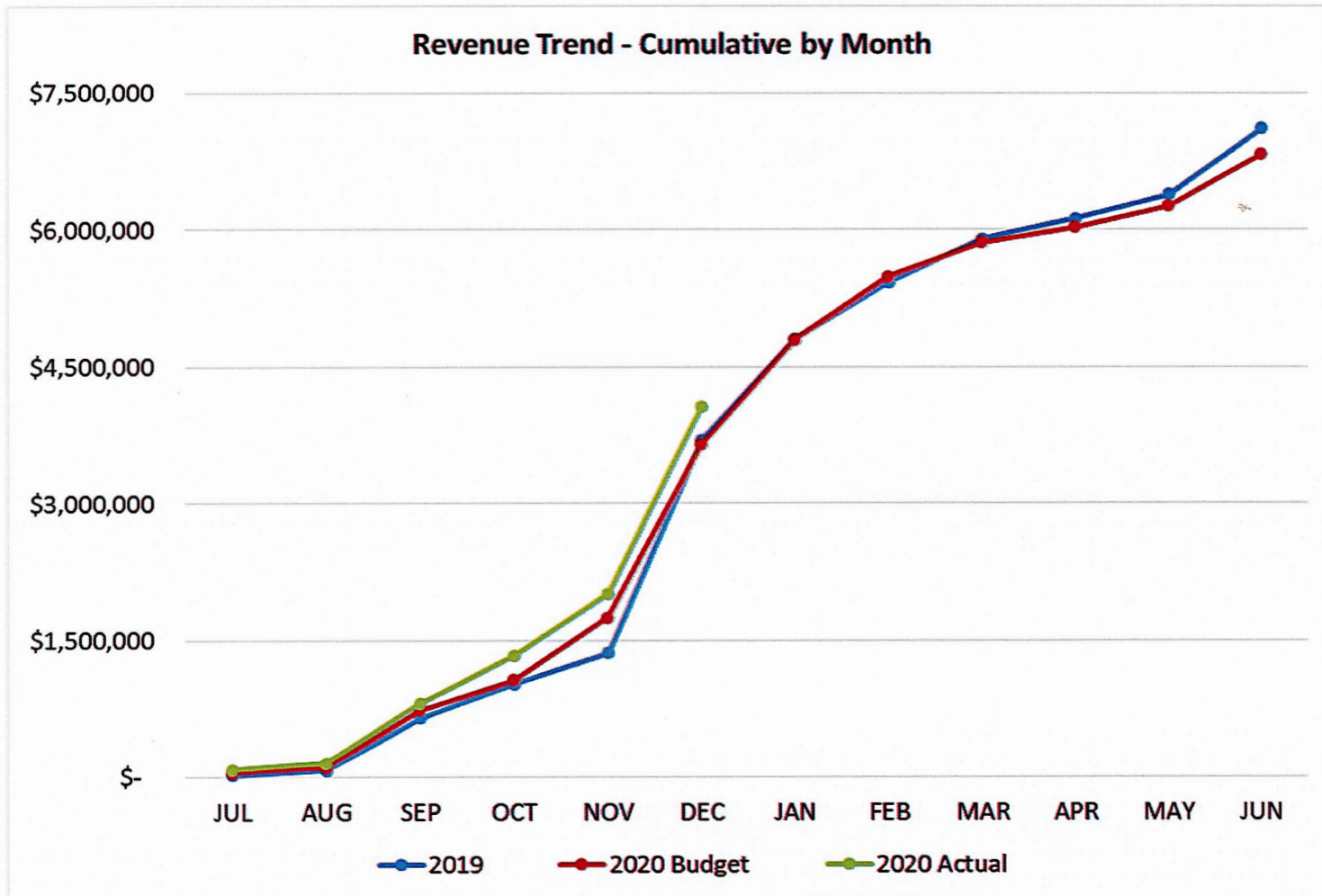


**Fiscal Year 2019-2020**  
**12/31/2019**



# FY2019-2020

## General Fund – Revenue Trend



# FY2019-2020 General Fund – Revenues

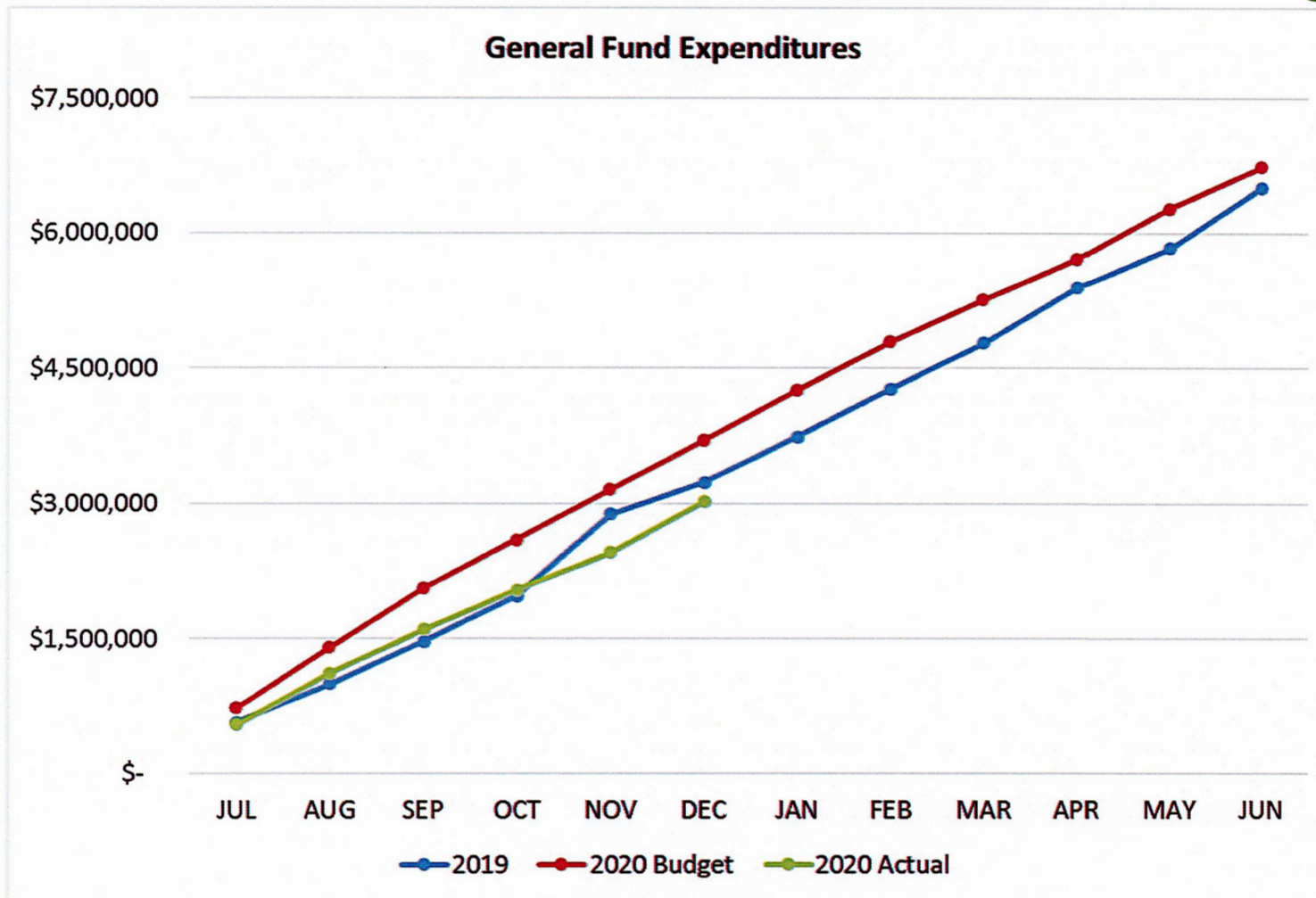


## Summary Report - 12/31/2019 Actual vs Budget

	Budget including amendments		YTD			% of Budget Spent thru 12/31/2019
	2019-2020	YTD Actual 12/31/2019	Prior Year 12/31/2018	Budget Remaining to YE		
<b>GENERAL FUND - Revenue</b>						
Ad Valorem Tax	3,637,500	2,321,458	<b>2,164,879</b>	\$ 1,316,042	Taxes received from the county in arrears - taxes collected from July through Nov	63.8%
Sales and Use Tax	1,260,000	462,433	<b>412,847</b>	\$ 797,567	Taxes received from the county in arrears - taxes collected from July through Oct	36.7%
Gross Vehicle Rental	38,000	4,200	<b>8,072</b>	\$ 33,800	Taxes received from the county in arrears - taxes collected from July through Nov	11.1%
Motor Vehicle	395,000	170,962	<b>165,840</b>	\$ 224,038	Taxes received from the county in arrears - taxes collected from July through Nov	43.3%
Powell Bill	400,000	402,567	<b>399,455</b>	\$ (2,567)	Received both distributions for the year and received \$2,567 more than budgeted	100.6%
Beer/Wine	70,000	-	-	\$ 70,000	Distributions for FY2020 have not been collected	0.0%
Franchise & Utility Tax	810,000	413,502	<b>411,512</b>	\$ 396,498	Received 2nd quarterly distribution for FY2020 in December	51.0%
Investment/Interest	111,000	82,025	<b>75,822</b>	\$ 28,975	Expect to exceed budget with collection of NCDOT funds from Potter/Pleasant Plains	73.9%
PD Related	3,000	6,626	<b>3,993</b>	\$ (3,626)	Collected Unauthorized Substance fees of \$2,879, DOJ funds of \$394, and police report fees \$1,698	220.9%
TIA Fees	-	100,100	<b>8,100</b>	\$ (100,100)	Related to new TIA fees charged to potential developers - related expense of \$103,295 offsets this income	
Planning & Zoning Related	76,000	74,358	<b>32,035</b>	\$ 1,642	Development agreement fees for Atrium, Villages at Idlewild, Stallings Farm, Landnet, Union Park Town Homes and Orissa Holdings totaling \$46K	97.8%
Park & Rec Related	15,800	4,064	<b>6,630</b>	\$ 11,736	Fees for rentals and Stallingsfest - tracking below budget	25.7%
Miscellaneous	13,700	20,081	<b>3,602</b>	\$ (6,381)	Refund of Surveying fee, refund for LED Lighting, rental property income and Solid Waste Disposal Distribution	146.6%
<b>GENERAL FUND - Revenue Total</b>	<b>\$ 6,830,000</b>	<b>\$ 4,062,375</b>	<b>\$ 3,692,786</b>	<b>\$ 2,767,625</b>	<b>Expect increase in January with December 2020 tax collections</b>	<b>59.5%</b>
Fund Balance Appropriation - GF	1,991,800	102,041	<b>62,067</b>	1,889,759	Amount represent capital expenditures budgeted through Fund Balance appropriations	
Fund Balance Approp. - Drug Forfeiture Fund	25,000	-	-	25,000	Amount represents spend of Restricted Fund Balance for Drug Forfeiture Funds	
<b>Total General Fund Revenue w/appropriations</b>	<b>\$ 8,846,800</b>	<b>\$ 4,164,416</b>	<b>\$ 3,754,854</b>	<b>\$ 4,682,384</b>		

# FY2019-2020

## General Fund Expenditure – Actual/Budget/PY



# FY2019-2020

## Actual vs Budget - Expenditures



Summary Report - 12/31/2019 Actual vs Budget	Budget including amendments		YTD	Budget	% of Budget Spent thru 12/31/2019
	2019-2020	12/31/2019	Prior Year 12/31/2018	Remaining to YE	
<b>General Government</b>	\$ 1,130,500	\$ 569,549	\$ 506,066	\$ 560,951	50.4% of Total Budget used through 12/31/2019
Wages and Fringe Benefits	\$ 568,470	\$ 262,660		\$ 305,810	Below budgeted spending YTD 46.2%
Inventory and Equipment / Repairs/Supplies	\$ 44,900	\$ 16,821		\$ 28,079	Below budgeted spending YTD, very few repair costs to date 37.5%
Outside Services	\$ 261,300	\$ 169,416		\$ 91,884	Includes legal (\$32.6K), accounting (\$17.8K), IT/ network services (\$51.7K), tax collection fees (\$40.2K) and outside services which includes design for 2nd floor renovation (\$27.1K) 64.8%
Other	\$ 215,830	\$ 108,612		\$ 107,218	Insurances (\$18.2K) and dues (\$23.7K) are renewed at the beginning of fiscal year. Remaining expenditures are below budgeted spending. 50.3%
Management Contingency	\$ 20,000	\$ 12,040		\$ 7,960	Carry-over from FY2019 - Wage and Classification Study Final Payment and Evaluation of Chief of Police Candidates 60.2%
Capital Outlay	\$ 20,000	\$ -		\$ 20,000	Budgeted for Town Hall Entry Doors and Key Fob Entry System 0.0%
<b>Public Safety</b>	\$ 2,563,100	\$ 1,130,319	\$ 1,197,137	\$ 1,432,781	44.1% of Total Budget used through 12/31/2019
Wages and Fringe Benefits	\$ 2,153,610	\$ 915,270		\$ 1,238,340	Salary savings with Chief of Police being part-time 42.5%
Inventory and Equipment / Repairs/Supplies	\$ 85,150	\$ 40,212		\$ 44,938	Represents purchase of Motorola radios (\$15K) for new patrol cars, uniforms (\$10.5K), supplies (\$7.3K) and ammo (\$2.3K) 47.2%
Outside Services	\$ 35,120	\$ 10,185		\$ 24,935	Annual Retainer for PD attorney (\$3.75K), investigative expenses (\$2.9K) 29.0%
Other	\$ 82,720	\$ 56,237		\$ 26,483	Insurance Expense represents \$29.2K of total spend which renews 7/1/2019 remaining amount relates to meeting and events (\$4.9K) and new hire costs for new police chief 68.0%
Vehicle Expenses (Maintenance & Fuel)	\$ 91,500	\$ 42,957		\$ 48,543	Fuel (\$23.3K), Vehicle Repairs (\$19.7K) 46.9%
Capital Outlay (includes vehicle purchases)	\$ 115,000	\$ 65,458		\$ 49,542	2 of the 3 vehicles budgeted have been delivered 56.9%

# FY2019-2020

## Actual vs Budget - Expenditures



### Summary Report - 12/31/2019 Actual vs Budget

	Budget including amendments 2019-2020	YTD Actual 12/31/2019	YTD Prior Year 12/31/2018	Budget Remaining to YE	% of Budget Spent thru 12/31/2019
<b>Transportation</b>	\$ 734,100	\$ 219,916	\$ 436,551	\$ 514,184	30.0% of Total Budget used through 12/31/2019
Wages and Fringe Benefits	\$ 105,925	\$ 46,227		\$ 59,698	Below budgeted spending YTD 43.6%
Inventory and Equipment / Repairs/Supplies	\$ 2,150	\$ 291		\$ 1,859	Below budgeted spending YTD, very few repair or supply costs to date 13.6%
Outside Services	\$ 90,900	\$ 106,625		\$ (15,725)	TIA Fees for Developers - YTD \$100,100 collected and paid out \$103,295 for Atrium, Willows at Stallings, and Idlewild North 117.3%
Other	\$ 13,625	\$ 6,433		\$ 7,192	Dues and memberships and training expenditures make up these costs and were paid at the beginning of FY 47.2%
Utilities	\$ 111,500	\$ 47,550		\$ 63,950	Tracking budgeted spending YTD 42.6%
Paving/Sidewalks/Signage	\$ 10,000	\$ -		\$ 10,000	No repair/sidewalk completed at this point in time 0.0%
Capital Outlay	\$ -	\$ -		\$ -	No Capital Outlays are budgeted for Transportation at this time 0.0%
Powell Bill	\$ 400,000	\$ 12,789		\$ 387,211	Represents a small repair. Major road repair contract with Red Clay for \$356,768 has been completed and will be reflected in the January 2020 expenses. 3.2%
<b>Public Works</b>	\$ 340,100	\$ 169,539	\$ 195,849	\$ 170,561	49.8% of Total Budget used through 12/31/2019
Wages and Fringe Benefits	\$ 174,560	\$ 81,363		\$ 93,197	Tracking at budgeted spend YTD 46.6%
Inventory and Equipment / Repairs/Supplies	\$ 81,000	\$ 28,952		\$ 52,048	Represents purchase of equipment (\$14.7K) which includes: new mower, equipment trailer and truck upfits, vehicle maintenance (\$2.6K), fuel (\$1.9K) and building and grounds (\$6.0K) 35.7%
Outside Services	\$ 24,400	\$ 27,657		\$ (3,257)	Annual inspections for Elevator and sprinklers (\$5K), lightning strike to the fire alarm system repairs and parts (\$7.9K), HVAC wiring repairs of \$2.4K. Replaced automation cable for HVAC (\$6K). HVAC automation support services (\$1.3K), bush hog services (\$4K). Will need to amend budget for unexpected services needed. 113.4%
Other	\$ 20,140	\$ 2,813		\$ 17,327	Tracking below budgeted spending YTD 14.0%
Capital Outlay	\$ 40,000	\$ 28,755		\$ 11,245	Represents replacement of Town Hall lighting fixtures to LED. Rebate from Duke Energy collected in August of \$4,405 to offset cost. 71.9%

# FY2019-2020

## Actual vs Budget - Expenditures



### Summary Report - 12/31/2019 Actual vs Budget

	Budget including amendments 2019-2020	YTD Actual 12/31/2019	YTD Prior Year 12/31/2018	Budget Remaining to YE		% of Budget Spent thru 12/31/2019
<b>Planning &amp; Zoning</b>	\$ 359,600	\$ 143,209	\$ 179,118	\$ 216,391	39.8% of Total Budget used through 12/31/2019	
Wages and Fringe Benefits	\$ 246,550	\$ 105,966		\$ 140,584	Below budgeted spend YTD	43.0%
Inventory and Equipment / Repairs/Supplies	\$ 8,050	\$ 1,497		\$ 6,553	Below budgeted spending YTD, very few repair or supply costs to date	18.6%
Outside Services	\$ 54,500	\$ 31,407		\$ 23,093	Represents \$16.4K legal fees for work related to development agreements, annual IWORQ software license of \$2.4K and design services for signage and small area plan website of \$9K.	57.6%
Other	\$ 20,500	\$ 4,332		\$ 16,168	Below budgeted spending YTD	21.1%
Nuisance Abatement	\$ 5,000	\$ 7		\$ 4,993	Below budgeted spending YTD	0.1%
Town Beautification	\$ 25,000	\$ -		\$ 25,000	Projects for use of these funds are being identified	0.0%
<b>Parks and Recreation</b>	\$ 611,600	\$ 325,363	\$ 361,924	\$ 286,237	53.2% of Total Budget used through 12/31/2019	
Wages and Fringe Benefits	\$ 225,160	\$ 108,260		\$ 116,900	Tracking at budgeted spend YTD	48.1%
Inventory and Equipment / Repairs/Supplies	\$ 93,200	\$ 50,326		\$ 42,874	Replacement of Fountain Filtration system (\$34.1K) and repair work to fountain for rusted grates	54.0%
Buildings and Grounds and Utilities	\$ 56,500	\$ 35,465		\$ 21,035	Represents unsafe tree removal, new drinking water fountains, restroom painting and door repairs for the park	62.8%
Outside Services	\$ 89,800	\$ 37,352		\$ 52,448	Work on Greenway design (\$20.25K), transportation services for Stallingsfest (\$5.75K) and Christmas lighting in the park(\$11.3K)	41.6%
Other	\$ 21,440	\$ 10,911		\$ 10,529	Majority of expense is training and related travel \$6.8K	50.9%
Events and Advertising	\$ 98,500	\$ 62,614		\$ 35,886	Park Events \$59K, summer concert series, movie nights, Stallingsfest and Christmas; programming (\$3.3K)	63.6%
Capital Outlay	\$ 27,000	\$ 20,436		\$ 6,564	Budgeted purchase for P&R minivan, remaining funds will be used for upfitting vehicle and Town logo	75.7%

# FY2019-2020

## Actual vs Budget - Expenditures



Summary Report - 12/31/2019 Actual vs Budget	Budget including amendments 2019-2020	YTD Actual 12/31/2019	YTD Prior Year 12/31/2018	Budget Remaining to YE		% of Budget Spent thru 12/31/2019
Sanitation	\$ 999,600	\$ 464,622	\$ 365,675	\$ 534,978	46.5% of Total Budget used through 12/31/2019 Negotiated contract and expect to be able to stay within budget	
Total Dept Expenditures - General Fund	\$ 6,738,600	\$ 3,022,517	\$ 3,242,320	\$ 3,716,083	Total all Departments - tracking below budget	44.9%
Capital Project Fund 41 Expenditures	\$ 1,700,000	\$ 12,257	\$ 64,158	\$ 1,687,743	Potter Road Pleasant Plains - Received ROW certifications and received \$1.22M from NCDOT for reimbursed costs related to the project. Utility relocation continues with road construction estimated to begin in 2020.	
Capital Project Fund 42 Expenditures	\$ 2,348,600	\$ 1,930,836	\$ -	\$ 417,764	New Town Hall and Public Works Building - Total spent on the project since inception is \$2.8M with a total budget of \$3.39M. Project completion has been moved to mid February 2020 due to rain and delays	
Contingency	\$ 18,150	\$ -	\$ -	\$ 18,150	Not expected to use this fiscal year	
Total GENERAL FUND	\$ 10,805,350	\$ 4,965,610	\$ 3,306,479	\$ 5,839,740	Total General Fund (including Capital Projects and Contingency)	46.0%
Less Capital Proj Fund 42 Budget	\$ 1,958,550				New Town Hall and Public Works Building - Capital budget carry forward to FY2020 (\$2,348,600 less funds appropriated in FY2020)	
Total GENERAL FUND	\$ 8,846,800	\$ 4,965,610	\$ 3,306,479	\$ 5,839,740	Total General Fund (excludes Capital Project carry forward)	56.1%

# FY2019-2020

## Actual vs Budget – Storm Water



Summary Report - 12/31/2019 Actual vs Budget	Budget including amendments 2019-2020	YTD Actual 12/31/2019	YTD Prior Year 12/31/2018	Budget Remaining to YE		% of Budget Spent thru 12/31/2019
<b>STORM WATER FUND</b>						
Revenue	\$ 500,500	\$ 276,255	\$ 261,118	\$ 224,245	Storm water revenue represents collections through November Represents amount to use for underground water detention center (\$208K) and an additional \$150K for storm water repairs on Wedge Wood Court	55.2%
Appropriated Fund Balance	\$ 358,000	\$ -	\$ -	\$ 358,000		0.0%
Revenue Total	\$ 858,500	\$ 276,255	\$ 261,118	\$ 582,245		32.2%
Expenditure Total	\$ 858,500	\$ 527,702	\$ 104,668	\$ 330,798	Savings to Storm Water Fund Balance	61.5%
Wages and Fringe Benefits	\$ 105,685	\$ 45,006	\$ 46,907	\$ 60,679	Slightly below budget YTD Currently the Town has 8 storm water projects identified: West Circle (\$12K), Castlemain Dr., Scheckler Lance, Brownstone Ct., Clairborne Ct., Greenbriar, Twin Pines, Town Hall and Divide Dr. Completed this year is Stallings Park Ponds (\$32.7K), Emerald Lake (\$24.5K), Suttle Place (\$4K), Vickie Lane (\$9.9K), Aurora Blvd. (\$10.1K), Redwood (\$5.9K), Crooked Creek, Shannamara Dr., and Wedge Ct. (\$140K)	42.6% 54.7%
Repairs/Outside Services	\$ 511,090	\$ 279,440	\$ 52,733	\$ 231,650		
Other	\$ 33,725	\$ 5,466	\$ 5,028	\$ 28,259	Minor expenditures to date	16.2%
Transfer to Capital Project Fund 42	\$ 208,000	\$ 197,790	\$ -	\$ 10,210	Transfer to capital project fund for underground water detention center for New Town Hall and Public Works Buildings	95.1%



# FY2019-2020 Fund Balance



	7/1/2019 Balance	Change in Balance	12/31/2019 Balance
Unassigned Fund Balance	\$ 3,270,119	\$ -	\$ 3,270,119
Stabilization by State Statute	462,389	-	\$ 462,389
Powell Bill	239,450	392,958	\$ 632,408
Drug Forfeiture	25,545	394	\$ 25,939
Capital Project Commitment - Chestnut Lane Roundabout	350,000	-	\$ 350,000
Capital Project Fund - Potter/Pleasant Plains	1,214,648	(11,000)	\$ 1,203,648
Capital Project Fund - New Town Hall and PW Buildings	2,141,651	(1,632,182)	\$ 509,469
Fees in Lieu of Park Land	374,474	-	\$ 374,474
Subsequent year expenditures	2,016,800	-	\$ 2,016,800
30 Percent Reserve	2,654,040	-	\$ 2,654,040
YTD Revenue less Expenditures	-	646,505	646,505
<b>Total Fund Balance - General Fund</b>	<b>\$ 12,749,116</b>	<b>\$ (603,323)</b>	<b>\$ 12,145,793</b>
<b>Fund Balance - Storm Water</b>	<b>\$ 1,670,561</b>	<b>\$ (251,448)</b>	<b>\$ 1,419,113</b>

- Overall General Fund Balance decrease is due to lag in collections of property taxes
- Revenue less Expenses expected to be positive as tax collections increase
- Powell Bill fund changes are Powell Bill Revenue less expenditures
- Drug Forfeiture represents Federal funds received less expenditures
- Storm Water Fund balance expenditures reflect the appropriation of \$198K in funds to Capital Project Fund for underground water detention

# FY2019-2020 Unbudgeted Expenditures



2019/2020 Unbudgeted Items	Department	Funds to be Used from:	Amount	Council Approved Y/N	Budget Amended Y/N
<i>Signage - Change out of Street Signs (Included in 2019 Budget but not started until FY2020)</i>	Transportation	Fund Balance	\$ 25,000	Y	N
<i>TIA Consultants - Will have offsetting revenue</i>	Transportation	TIA Revenue	\$100,100	Y	N
<b>Total Transportation - Budget Amendments</b>			<b>\$125,100</b>		
<i>Development Fees - Offsetting Revenue</i>	Economic Dev	Development Fee Revenue	\$ 5,000	Y	N
<i>Nuisance Abatement - Aurora Blvd and Pine Tree Dr.</i>	Economic Dev	Fund Balance	\$ 12,475	Y	N
<i>Litigation Costs - Courtyards at Weddington</i>	Economic Dev	Fund Balance	\$ 9,134	Y	N
<b>Total Economic &amp; Physical Development - Budget Amendments</b>			<b>\$ 21,609</b>		
<b>Total General Government - Budget Amendments</b>			<b>\$146,709</b>		
<b>Total Capital Projects - Budget Amendments</b>			<b>\$ -</b>		
<b>Total Storm Water - Budget Amendments</b>			<b>\$ -</b>		
<b>Total Unfunded Amendments to FY19-20 Budget</b>			<b>\$146,709</b>		

## DRAFT Budget Review Schedule for FY2021

Council Retreat		Saturday, February 22nd	
Budget Templates to Department Heads		Wednesday, February 19th	
Department Heads Return Budget Templates to Finance Officer		Wednesday, March 4th	
Begin Budget Reviews with Town Manager and Finance Officer	Transportation/Storm Water	Friday, March 6th	11:00 AM - 12:30 PM
	General Government/Sanitation	Tuesday, March 10th	11:00 PM - 12:30 PM
	Public Works	Tuesday, March 10th	2:00 PM - 3:30 PM
	Police Department	Wednesday, March 11th	10:00 AM - 11:30 AM
	Economic Development	Wednesday, March 11th	1:30 PM - 3:00 PM
	Park & Recreational	Tuesday, March 12th	1:30 PM - 3:00 PM
	Revenue/Debt	Friday, March 13th	10:00 AM - 11:30 AM
Five Year Forecast & CMIIP - Review by Council	Update and Process Review	Monday, March 23rd	6:00 PM
Department Heads Approval from Town Manager	Balance Scorecard Goals	Friday, March 27th	By end of the Month
Draft Budget to Town Manager	Review and Other Meetings scheduled if needed	Draft -Wed, March 25th Meetings completed by Wed., April 1st	
Draft Budget Send to Council	Soft and Hard Copy	Monday, April 8th	Delivered
Council Meeting - Day 1 Review	Draft Budget Overview and Revenue Review, Park and Recreation, Public Works	Tuesday, April 14th	7:00 - 9:00 PM
Council - Day 2 Review	Transportation, Storm Water, Planning, Debt Services, Capital Projects Funds, CMIIP	Monday, April 27th	7:00 - 9:00 PM
Council - Day 3 Review	General Government, Sanitation, Police Department, CMIIP, Final Review	Monday, May 11th	7:00 - 9:00 PM
Town Manager Budget Letter and Draft Ordinance & Budget		Wednesday, May 20th	
Advertise Public Hearing		Monday, May 25th	
Town Council Meeting	Public Hearing and Possible Council Adoption of Budget	Monday, June 8th	7:00 PM
Town Council Meeting	Backup date for Council Adoption of Budget	Monday, June 22nd	7:00 PM



# MEMO

Agenda Item # 4

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To: Town Council  
From: Lynne Hair, Planning Director  
Date: February 4, 2020  
RE: DA19.04.02 – Development Agreement for the Willows at Stallings/Gateway Communities, a 315-unit apartment complex located on 22.79 acres located on Stevens Mill Road in PID#07099010 and 07099010B.

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Attached please find a copy of the final Development Agreement document for the 315-unit apartment development to be located on property owned by the Stogners and Starnes located on Stevens Mill Road and is a part of the Monroe Bypass Small Area Plan.

State statues require a recommendation of the document be made and forwarded to council for final decision. A development agreement cannot be denied because of use or density.

**DA Subcommittee Recommendation:** Approval 12/12/2020 – (2-1 Paxton Absent)

**Planning Board Recommendation:** Approval 1/21/2020 - Unanimous

STATE OF NORTH CAROLINA         )  
   )  
 COUNTY OF UNION                    )

**DEVELOPMENT AGREEMENT**

This Development Agreement (the “**Agreement**”) is made and entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2020 (the “**Effective Date**”) by and among **Gateway Communities NC, LLC**, a North Carolina limited liability company (hereinafter collectively referred to as “**Developer**”), and the Town of Stallings, a North Carolina municipal corporation (“**Town**”).

**STATEMENT OF PURPOSE**

1. Section 160A-400.20(a)(1) of the North Carolina General Statutes provides that “large-scale development projects often occur in multiple phases extending over a period of years, requiring a long-term commitment of both public and private resources.”
2. Section 160A-400.20(a)(3) of the North Carolina General Statutes provides that “because of their scale and duration, such large-scale projects often require careful integration between public capital facilities planning, financing, and construction schedules and the phasing of the private development.”
3. Section 160A-400.20(a)(4) of the North Carolina General Statutes provides that “because of their scale and duration, such large-scale projects involve substantial commitments of private capital by developers, which developers are usually unwilling to risk without sufficient assurances that development standards will remain stable through the extended period of development.”
4. Section 160A-400.20(a)(5) of the North Carolina General Statutes provides that "because of their size and duration, such developments often permit communities and developers to experiment with different or nontraditional types of development concepts and standards, while still managing impacts on the surrounding areas."
5. Section 160A-400.20(a)(6) of the North Carolina General Statutes provides that “to better structure and manage development approvals for such large-scale developments and ensure their proper integration into local capital facilities programs, local governments need the flexibility in negotiating such developments.”
6. Section 160A-400.23 provides that a local government may enter into a development agreement with a developer for the development of “developable property of any size.”
7. In view of the foregoing, Sections 160A-400.20(b) and 160A-400.22 of the North Carolina General Statutes expressly authorize local governments and agencies to enter into development agreements with developers pursuant to the procedures and requirements of Sections 160A-400.20 through 160A-400.32 of the North Carolina General Statutes, which procedures and requirements include approval of the development agreement by the governing body of the local government by ordinance after a duly noticed public hearing.

## BACKGROUND

1. Johnny Lewis Starnes is the owner of an approximately 10.24 acre parcel of land located Starnes Stevens Mill Road in Stallings, Union County, North Carolina that is designated as Parcel Number 07099010B on the Union County Tax Maps, and Cathy Lynn S. Stogner is the owner of an approximately 12.55 acre parcel of land located Starnes Stevens Mill Road in Stallings, Union County, North Carolina that is designated as Parcel Number 07099010 on the Union County Tax Maps (collectively, the “**Property**”). The Property is more particularly depicted on Exhibit A attached hereto and incorporated herein by reference. The parties acknowledge that Developer is the contract purchase of the Property, and shall create a single-purpose limited liability company to acquire and hold title to the Property at the time Developer closes on the purchase of the Property. Accordingly, it is contemplated that this Agreement shall be revised to reflect that such entity is Developer and shall be executed by such single-purpose entity and recorded after the deed into such entity is recorded.

2. On November 27, 2017, the Town adopted the Town of Stallings Comprehensive Land Use Plan (the “**Land Use Plan**”). The Land Use Plan contains, among other things, small area plans for three key areas within the Town’s corporate limits, one of which is the Monroe Bypass corridor. The Monroe Bypass Corridor Small Area Plan (the “**Small Area Plan**”) provides land use recommendations and guiding principles for the development of the parcels of land within the area subject to the Small Area Plan. The Property is located within the area subject to the Small Area Plan.

3. Among other things, the Small Area Plan recommends single family attached homes, multi-family residential uses and commercial uses on the Property.

4. Developer desires to develop no more than 315 apartment units on the Property (the “**Project**”) in accordance with the terms of this Agreement, the Concept Plan (defined below) and the Town of Stallings Development Ordinance (the “**Ordinance**”) that will contain single family attached dwelling units.

Accordingly, Developer and the Town desire to enter into this Agreement for the purposes of coordinating the construction of infrastructure that will serve the Project and the community at large and providing assurances to Developer and its successors in interest that Developer may proceed with the development of the Project in accordance with the terms of this Agreement and the approvals set forth herein without encountering future changes in ordinances, regulations or policies that would affect Developer’s ability to develop the Project under the terms of this Agreement.—

## TERMS

NOW, THEREFORE, based upon the terms and conditions set forth herein and in consideration of the mutual promises and assurances provided herein, the parties do hereby agree as follows:

1. Public Hearing. Pursuant to Section 160A-400.24 of the North Carolina General Statutes, the Town Council conducted a public hearing on \_\_\_\_\_, 2020 in accordance with the

procedures set out in N.C.G.S. § 160A-364, and it approved the subsequent execution of this Agreement by the Town on \_\_\_\_\_, 2020.

2. Permitted Uses/Maximum Density. The Property is located in and may be devoted to the uses permitted in the MU-2 zoning district. For purposes of this Agreement, the property is limited to development of not more than 315 apartment units. A concept site plan is attached hereto as **Exhibit B** and incorporated by reference (the “Concept Plan”).

3. Development of the Property. The Property may be developed in accordance with the site development plan, which shall be submitted to, and is subject to the approval of the Development Administrator, the associated permits, and the applicable provisions of the Development

4. Transportation Improvements. The development of the Property shall comply with the following transportation requirements:

Vehicular access and connectivity shall be as generally depicted on the Concept Plan. Vehicular connections will be provided to all publicly used amenities. The placement and configuration of the access points are subject to any minor modifications required to accommodate final site and construction plans and designs and to any adjustments required for approval by the Town and/or the North Carolina Department of Transportation.

As depicted on the Concept Plan, the Property will be served by internal public streets and internal private alleys, and adjustments to the locations of the internal public streets and the internal private alleys shall be allowed during the construction permitting process upon the approval of the Development Administrator and the Town Engineer.

A traffic signal will be installed by Developer at the intersection of Stallings and Stevens Mill Road. Decorative mast arm poles will not be included in this installation.

Internal Public Road 1 will comply with requirements of the “NS2 (Modified)” cross section **(Exhibit C)**

Internal Public Road 2 will comply with requirements of the “NS2/MS2 (Modified)” cross section **(Exhibit D)**

Internal Public Roads 3 and 4 will comply with requirements of the “MS2 (Modified)” cross section **(Exhibit E)**

That portion of Stevens Mill Road fronting the project will comply with requirements of the “Stevens Mill Road” cross section **(Exhibit F)**

Right of Way easements will be provided for Internal Public Roads 1, 2, 3 and 4 to allow for connectivity and future extension of these roads when the adjacent property is developed. **(Exhibit G)**

5. Streetscape Treatment.

The streetscape treatment along the Property's public street frontages shall comply with the requirements of the Ordinance.

Decorative streetlights will be installed on the public streets on the Property. The decorative streetlights to be installed on the public streets on the Property shall be the decorative streetlights depicted on **Exhibit H** attached hereto or another type of decorative street light approved by the Development Administrator.

All internal sidewalks will have proper lighting and landscaping.

6. Greenway and Open Space.

Open space shown on the Concept Plan to be constructed on the Property shall comply with the open space requirements of the Ordinance.

The greenways as identified on the Concept Plan will be built to Town standards as identified in the Stallings Parks and Greenway Master Plan. All trails will be constructed by the Developer and donated to the Town's trails system for future ownership and maintenance, and shall comply with the requirements of the Greenway cross section (**Exhibit I**)

Greenway signage will be built by Developer to the standards established by the Stallings Parks and Greenway Master Plan. Location, number and size of signs will be coordinated with the Stallings Parks and Recreation Department.

Two pocket parks will be provided between buildings fronting Stevens Mill Road as identified on Concept Plan. These parks will meet the minimum square footage for a park of 6,500 square feet as identified in Stallings Development Ordinance Article 21. Parks will be open to the general public during daylight hours in accordance with reasonable rules, but maintained by the ownership of the Project, and will not be the responsibility of the Town.

An outdoor classroom will be built by Developer, as depicted on **Exhibit J** attached hereto. Details of this outdoor classroom will be coordinated with the Stallings Parks and Recreation Department. Ownership of the Project will arrange for proper maintenance of this area, and will not be the responsibility of the Town.

Designated bus parking will be provided by Developer for use of the greenway and outdoor classroom.

A pedestrian connection from the identified public parking areas to the greenway trail system and all publicly used amenities will be provided.

There will be no playground within the Project.

The dumpster will be screened per Stallings Development Ordinance requirements and shown as a detail on preliminary plan set. Review and approval of the requiring careening will be done through the plan review process.



Stone entry features will be included along the Project frontage at Stevens Mill Road; 3 major where park entries connect to the sidewalk along Stevens Mill Road and 4 minor where buildings connect to the sidewalk along Stevens Mill Road, as depicted on Exhibit K.

Approximately 1,000 feet of powerline will be placed underground by the developer.

7. Architectural Elements.

The Project shall include the architectural elements as described in Exhibit L, which is attached hereto and incorporated herein by reference. Height, lot dimensions and densities are established by this Agreement and the Ordinance.

The Developer agrees to the following additional standards:

All buildings will be upfitted to receive elevators, but will initially be installed in approximately half of the buildings.

Vinyl siding will not be a permitted building material on proposed structures, except for windows, soffits, soffit vents, and other roof line trim.

8. Law in Effect at the Time of the Agreement Governs the Development of the Project. The laws, land development regulations and ordinances applicable to the development of the Project are those in force as of the date of this Agreement. Accordingly, Developer and its successors in interest shall have a vested right to develop the Project in accordance with the Concept Plan, the terms of this Agreement and the terms of the Ordinance and any applicable laws, land development regulations and ordinances as they exist as of the date hereof during the entire term of this Agreement. Pursuant to N.C.G.S. § 160A-400.26 and except as provided in N.C.G.S. § 160A-385.1(e), the Town may not apply subsequently adopted laws, land development regulations, ordinances or development policies to the Project or to the Property during the term of this Agreement without the written consent of Developer or its successors in interest. Additionally, no future impact fees shall apply to the Project or to the Property without the written consent of Developer or its successors in interest. This Agreement does not abrogate any rights preserved by N.C.G.S. § 160A-385 or N.C.G.S. § 160A-385.1, or that may vest pursuant to common law or otherwise in the absence of this Agreement.

9. Term. The term of this Agreement shall commence on the Effective Date and shall expire fifteen (15) years thereafter on \_\_\_\_\_ unless sooner terminated by the mutual consent of the parties hereto or their successors in interest, or unless extended by the mutual consent of the parties hereto or their successors in interest.

10. Local Development Permits. In accordance with N.C.G.S. § 160A-400.25(6), the following is a description or list of the local development permits approved or needed to be approved for the development of the Project:

- (a) Erosion and Sediment Control Permit (Union County).
- (b) Water Extension Permit (NCDENR).

- (c) Sewer Extension Permit (NCDENR).
- (d) NCDOT Encroachment Permit.
- (e) NCDOT Entrance Permit.
- (f) Zoning Permits.
- (g) Building Permits.

All other local, state or federal permits required for the Project.

The failure of this Agreement to address a particular permit, condition, term or restriction does not relieve Developer of the necessity of complying with the law governing the local permitting requirements, conditions, terms or restrictions.

11. Public Facilities. The following public facilities will serve the Project: Public Sewer and Public Water.

12. Sewer and Water Lines. Developer, at its sole cost and expense, shall engineer, design, permit, construct and install the water and sewer lines to be located within the Project (the "**Internal Water and Sewer Lines**"). The Internal Water and Sewer Lines shall be engineered, designed, constructed and installed in accordance with all applicable federal, state and local laws, regulations, ordinances and policies. The Internal Water and Sewer Lines shall be transferred to Union County for ownership and maintenance after they have been constructed and installed.

13. Amendment. The terms of this Agreement may be amended by the mutual consent of the parties hereto or their successors in interest. A major modification of the terms of this Agreement shall follow the same procedures as required for the initial approval of this Agreement. A minor amendment to the Concept Plan approved by the Town of Stallings Development Administrator shall not be considered to an amendment to this Agreement.

14. Recordation/Binding Effect. Within fourteen (14) days after the Town enters into this Agreement, Developer shall record this Agreement in the Union County Public Registry. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties hereto.

15. Periodic Review.

Pursuant to N.C.G.S. § 160A-400.27, the Development Administrator or other Town Manager designee shall conduct a periodic review, (the "**Periodic Review**") at least every 12 months, at which time Developer shall be required to demonstrate good faith compliance with the terms of this Agreement.

If, as a result of the Periodic Review, the Town finds and determines that Developer has committed a material breach of the terms or conditions of the Agreement, the Town shall serve notice in writing, within a reasonable time after the Periodic Review, upon Developer setting forth with

reasonable particularity the nature of the breach and the evidence supporting the finding and determination, and providing Developer a reasonable time in which to cure the material breach.

If Developer fails to cure the material breach within the time given, then the Town unilaterally may terminate or modify the Agreement; provided, however, that the notice of termination or modification or finding of breach may be appealed to the Board of Adjustment in the manner provided by N.C.G.S. § 160A-388(b).

16. Default. The failure of Developer or the Town to comply with the terms of this Agreement shall constitute a default, entitling the non-defaulting party to pursue such remedies as allowed under applicable law, provided, however, that no termination of this Agreement may be declared by the Town absent its according to Developer the notice and opportunity to cure set out in N.C.G.S. § 160A-400.27. In addition to any other rights or remedies, either party may institute legal action to cure, correct, or remedy any default or breach, to specifically enforce any covenants or agreements set forth in the Agreement or to enjoin any threatened or attempted violation of the Agreement; or to obtain any remedies consistent with the purpose of the Agreement. Legal actions shall be instituted in the Superior Court of the County of Union, State of North Carolina, or in the Federal District Court in the Western District, and the parties hereto submit to the personal jurisdiction of such courts without application of any conflicts of laws provisions of any jurisdiction. Notwithstanding anything contained herein to the contrary, the violation of any rule, policy, regulation, ordinance or law by a homeowner or builder in the Development shall not be considered to be an event of default under this Agreement. That being said, the Town is not waiving its ability or right to enforce the Ordinance or any other Town regulation in accordance with the terms of the Ordinance or any such regulation.

17. Notices. Any notice, demand, request, consent, approval or communication which a signatory party is required to or may give to another signatory party hereunder shall be in writing and shall be delivered or addressed to the other at the address below set forth or to such other address as such party may from time to time direct by written notice given in the manner herein prescribed, and such notice or communication shall be deemed to have been given or made when communicated by personal delivery or by independent courier service or by facsimile or if by mail on the fifth (5<sup>th</sup>) business day after the deposit thereof in the United States Mail, postage prepaid, registered or certified, addressed as hereinafter provided. All notices, demands, requests, consents, approvals or communications to the Town shall be addressed to:

The Town at: Town of Stallings  
c/o Town Manager  
315 Stallings Road  
Stallings, North Carolina 28104

Developer at: Gateway Communities NC, LLC  
6701 Carmel Road, #118  
Charlotte, NC 28226

18. Entire Agreement. This Agreement sets forth, and incorporates by reference all of the agreements, conditions and understandings between the Town and Developer relative to the Property and the Project and there are no promises, agreements, conditions or understandings, oral

or written, expressed or implied, among these parties relative to the matters addressed herein other than as set forth or as referred to herein.

19. Construction. The parties agree that each party and its counsel have reviewed and revised this Agreement and that any rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not apply in the interpretation of this Agreement or any amendments or exhibits hereto.

20. Assignment. After notice to the Town, Developer may assign its rights and responsibilities hereunder to subsequent land owners of all or any portion of the Property, provided that no assignment as to a portion of the Property will relieve Developer of responsibility with respect to the remaining portion of the Property owned by Developer without the written consent of the Town. In the event that Developer sells the Property in its entirety and assigns its rights and responsibilities to a subsequent landowner, then Developer shall be relieved of all of its covenants, commitments and obligations hereunder.

21. Excluded Property. Notwithstanding anything contained herein to the contrary, the following property that is conveyed by Developer to a third party shall not be subject to or encumbered or burdened by this Agreement:

A lot containing a single family attached dwelling unit for which a certificate of occupancy has been issued.

22. Governing Law. This Agreement shall be governed by the laws of the State of North Carolina.

23. Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original, and such counterparts shall constitute one and the same instrument.

24. Agreement to Cooperate. In the event of any legal action instituted by a third party or other governmental entity or official challenging the validity of any provision of this Agreement, the parties hereby agree to cooperate in defending such action; provided, however, each party shall retain the right to pursue its own independent legal defense.

25. Agreements to Run with the Land. This Agreement shall be recorded in the Union County Registry. The Agreements contained herein shall be deemed to be a lien upon, binding upon and run with the land and shall be binding upon and an obligation of all successors in the ownership of the Property unless otherwise provided herein.

26. Hold Harmless. Developer agrees to and shall hold the Town, its officers, agents, employees, consultants, special counsel and representatives, harmless from liability for damages, just compensation, restitution, judicial or equitable relief arising out of claims for personal injury, including health, and claims for property damage which may arise from the direct or indirect operations of Developer or their contractors, subcontractors, agents, employees or other persons acting on their behalf which relates to the Project. Developer agrees to pay all costs for the defense of the Town and its officers, agents, employees, consultants, special counsel and representatives regarding any action for damages, just compensation, restitution, judicial or equitable relief caused or alleged to have been caused by reason of Developer's actions in connection with the Project.

This hold harmless Agreement applies to all claims for damages, just compensation, restitution, judicial or equitable relief suffered or alleged to have been suffered by reason of the events referred to in this paragraph. The Town may make all reasonable decisions with respect to its representation in any legal proceeding.

Notwithstanding the foregoing, Developer's obligation to indemnify and hold the Town harmless shall not extend to any claims, losses or damages that arise from the acts or omissions of the Town and/or its officers, agents, employees, consultants, special counsel, contractors and representatives as well as any claims, losses or damages arising from the gross negligence or willful misconduct of the Town and/or its officers, agents, employees, consultants, special counsel, contractors and representatives.

27. Severability. If any term or provision herein shall be judicially determined to be void or of no effect, such determination shall not affect the validity of the remaining terms and provisions.

28. No Pledge of Taxing Power or Governmental Authority. No provision of this Agreement shall be construed or interpreted as (1) creating a pledge of faith and credit of the Town within the meaning of any constitutional debt limitation, (2) delegating governmental powers, or (3) a donation or a lending of the credit of the Town within the meaning of the Constitution of the State of North Carolina. No provision of this Agreement shall be construed to pledge or to create a lien on any class or source of Town monies, or operate beyond its intended scope so as to restrict, to any extent prohibited by law, any future action or right of action on the part of the Town of Stallings Town Council. To the extent of any conflict between this section and any other provision of this Agreement, this section shall take priority. Town has pre-audited this Agreement and the obligations hereunder to ensure compliance with budgetary accounting requirements (if any) that may apply. This Agreement is conditioned upon, and shall not be operative until, any required pre-audited certification is supplied.

29. Authority. Each party represents that it has undertaken all actions necessary for corporate or public approval of this Agreement, and that the person signing this Agreement has the authority to bind the Developer or the Town.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the parties hereby set their hands and seals, effective the date first above written.

Developer:

GATEWAY COMMUNITIES NC, LLC, a North Carolina limited liability company

By: \_\_\_\_\_  
Name: David B. Ransenberg  
Title: Manager

State of North Carolina  
County of \_\_\_\_\_

I certify that the following persons personally appeared before me this day, each acknowledging to me that he or she signed the foregoing document: David B. Ransenberg

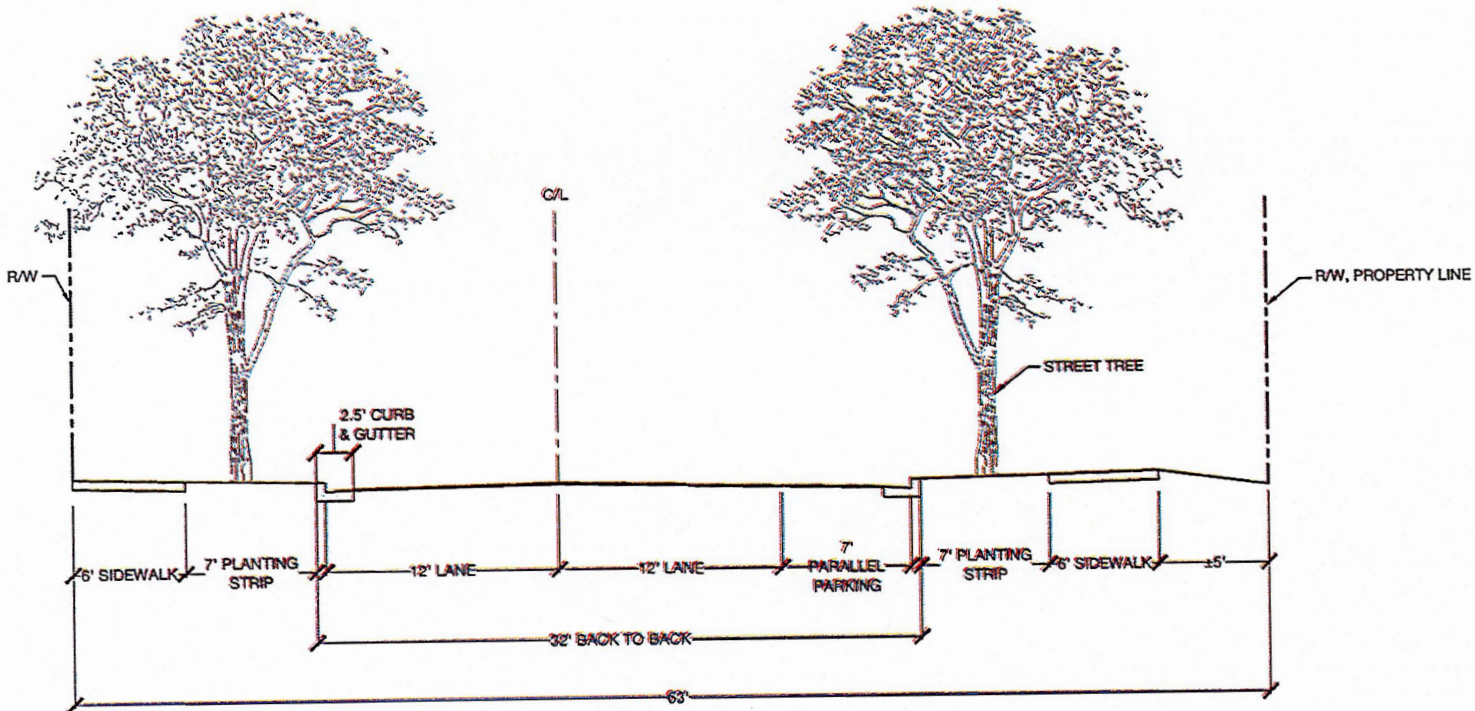
Date: \_\_\_\_\_

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
Notary Public Printed or Typed Name

My Commission Expires: \_\_\_\_\_

DRAFT

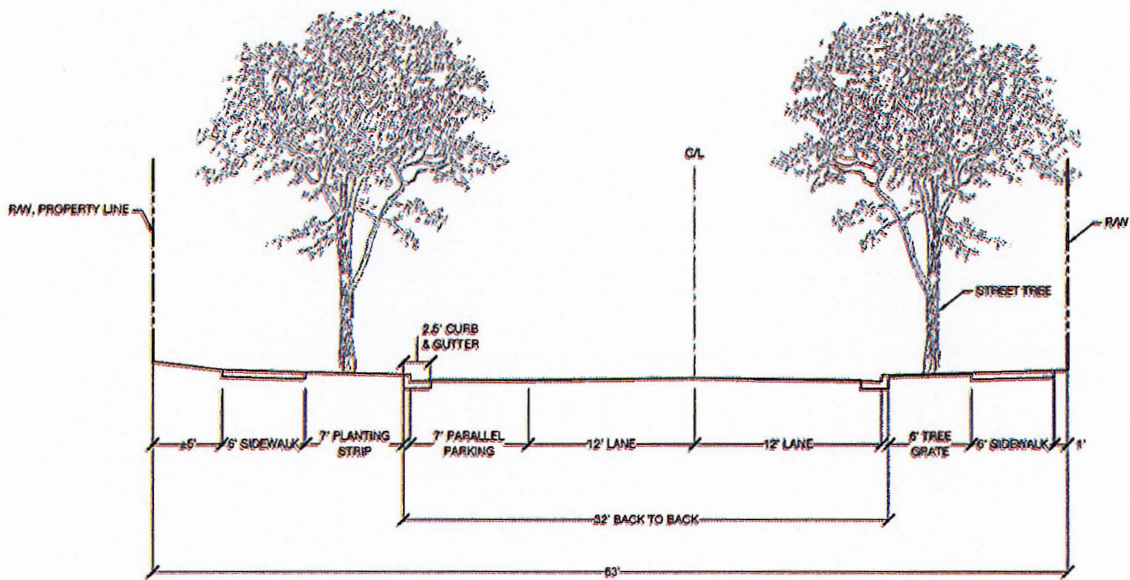


# WILLOWS AT STALLINGS | EXHIBIT X PUBLIC ROAD 1: NS2 (MODIFIED)

NOT TO SCALE  
JANUARY 2020



DRAFT



# WILLOWS AT STALLINGS

EXHIBIT X  
PUBLIC ROAD 2: NS2/MS2 (MODIFIED)

NOT TO SCALE  
JANUARY 2020



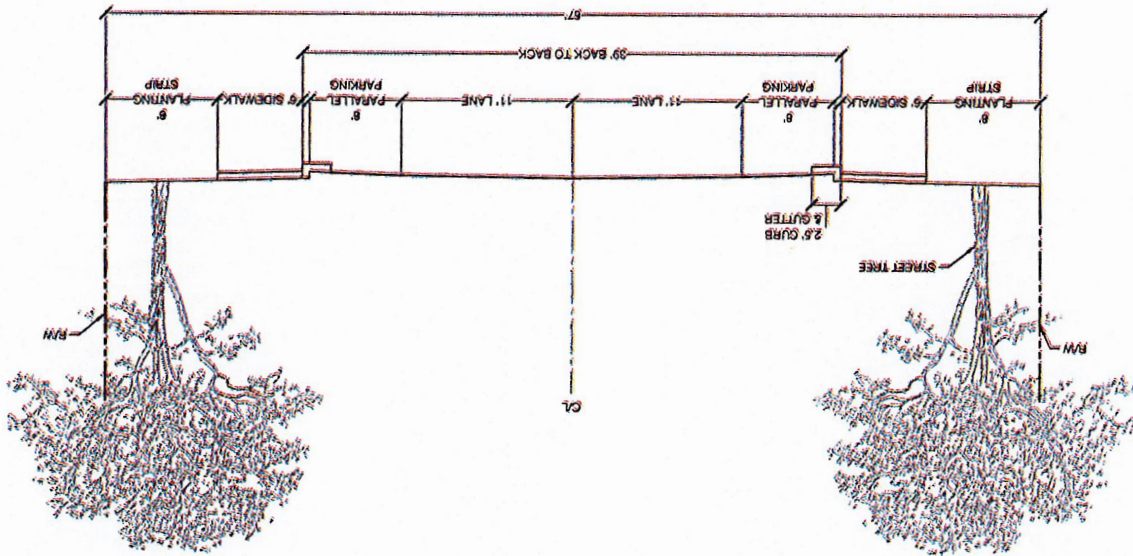




JANUARY 2020  
NOT TO SCALE

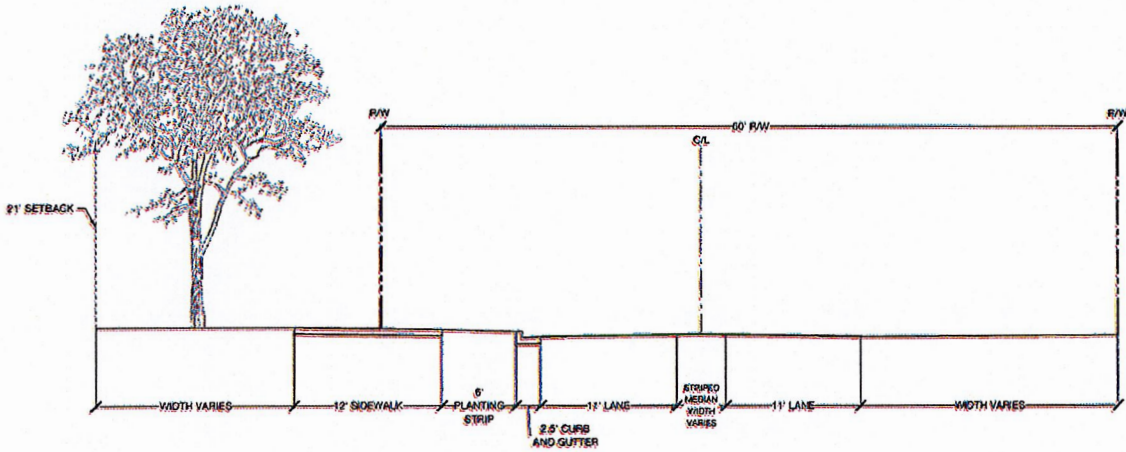
# WILLOWS AT STALLINGS

EXHIBIT X PUBLIC ROAD 3/4: MS2 (MODIFIED)



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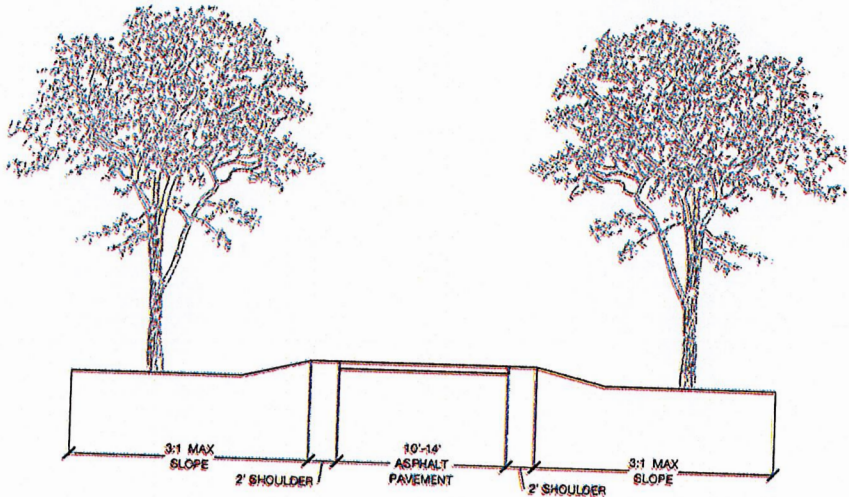


**WILLOWS AT STALLINGS** | EXHIBIT X  
STEVENS MILL ROAD

NOT TO SCALE  
JANUARY 2020



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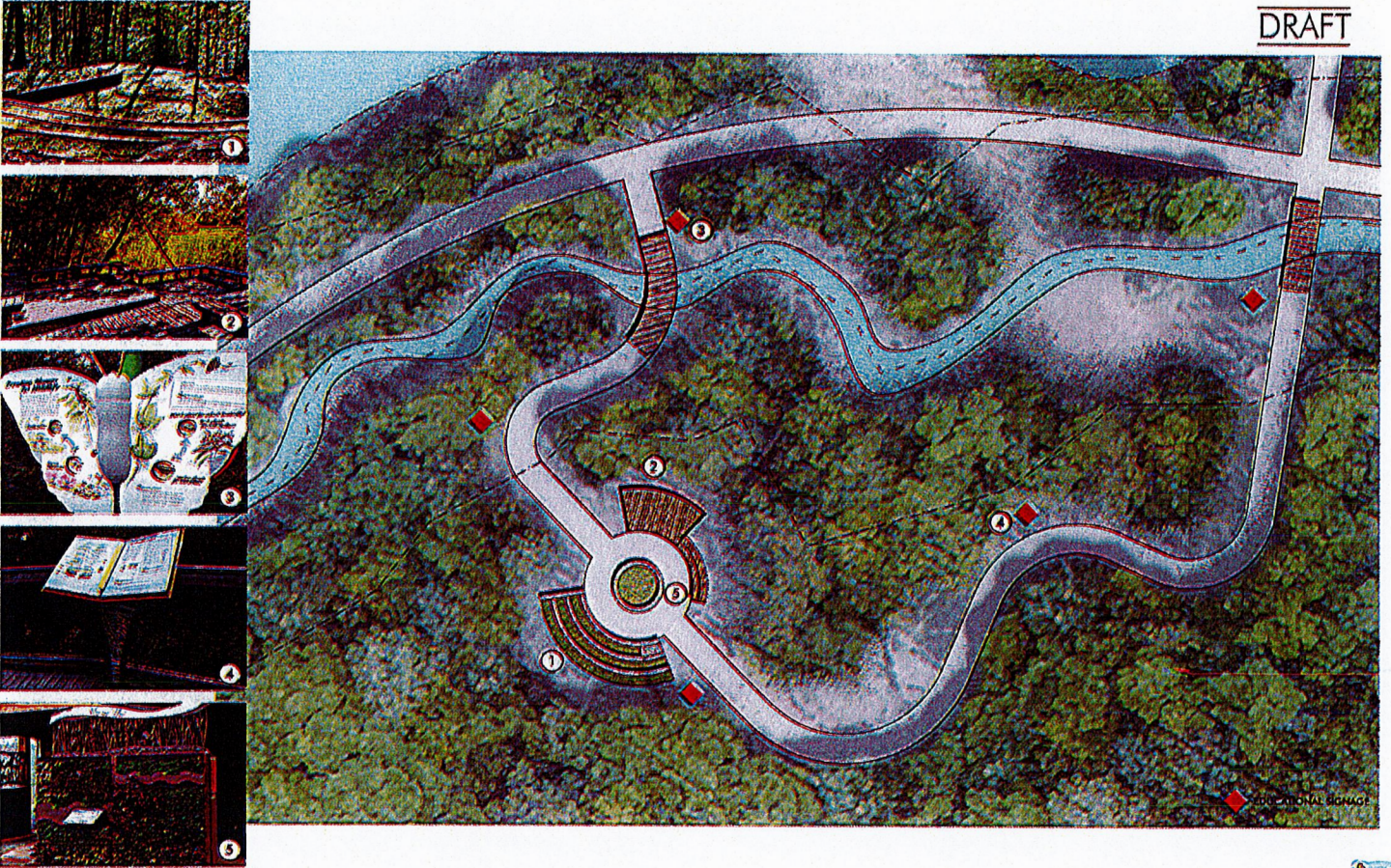


WILLOWS AT STALLINGS | EXHIBIT X  
GREENWAY: THE TYPICAL GREENWAY

NOT TO SCALE  
JANUARY 2020



DRAFT



WILLOWS AT STALLINGS | EXHIBIT X  
OUTDOOR CLASSROOM

NOT TO SCALE  
JANUARY 2020





JANUARY 2020  
NOT TO SCALE

2020.01.08 (11)

# WILLOWS AT STALLINGS

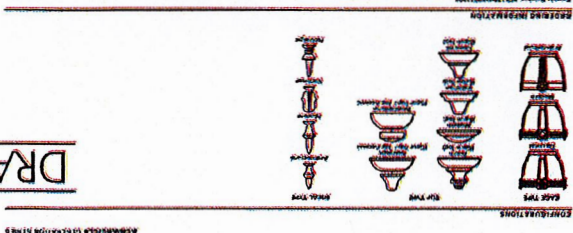
## EXHIBIT X LIGHTING

Legend:

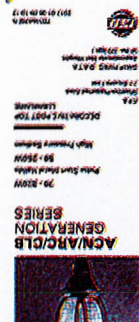
- Lighting Fixtures
- Lighting Controls
- Lighting Schedules
- Lighting Data
- Lighting Notes

Item	Description	Quantity	Notes
1	Lighting Fixture - Modern	10	See Schedule 1
2	Lighting Fixture - Contemporary	15	See Schedule 2
3	Lighting Fixture - Industrial	20	See Schedule 3
4	Lighting Fixture - Minimalist	25	See Schedule 4
5	Lighting Fixture - Vintage	30	See Schedule 5
6	Lighting Fixture - Modern	35	See Schedule 6
7	Lighting Fixture - Contemporary	40	See Schedule 7
8	Lighting Fixture - Industrial	45	See Schedule 8
9	Lighting Fixture - Minimalist	50	See Schedule 9
10	Lighting Fixture - Vintage	55	See Schedule 10

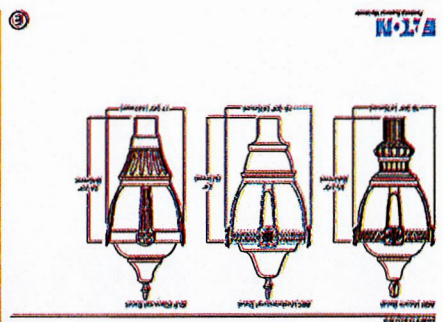
Item	Description	Quantity	Notes
11	Lighting Fixture - Modern	60	See Schedule 11
12	Lighting Fixture - Contemporary	65	See Schedule 12
13	Lighting Fixture - Industrial	70	See Schedule 13
14	Lighting Fixture - Minimalist	75	See Schedule 14
15	Lighting Fixture - Vintage	80	See Schedule 15
16	Lighting Fixture - Modern	85	See Schedule 16
17	Lighting Fixture - Contemporary	90	See Schedule 17
18	Lighting Fixture - Industrial	95	See Schedule 18
19	Lighting Fixture - Minimalist	100	See Schedule 19
20	Lighting Fixture - Vintage	105	See Schedule 20



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Item	Description	Quantity	Notes
21	Lighting Fixture - Modern	110	See Schedule 21
22	Lighting Fixture - Contemporary	115	See Schedule 22
23	Lighting Fixture - Industrial	120	See Schedule 23
24	Lighting Fixture - Minimalist	125	See Schedule 24
25	Lighting Fixture - Vintage	130	See Schedule 25



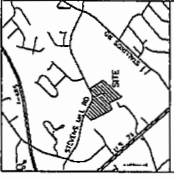
DESCRIPTION: The lighting fixture is a modern, minimalist design with a cylindrical shape and a glass globe. It is suitable for use in a variety of settings, including residential and commercial spaces.

FEATURES:

- Adjustable height
- Dimmable
- Energy efficient
- Easy to install

Item	Description	Quantity	Notes
26	Lighting Fixture - Modern	135	See Schedule 26
27	Lighting Fixture - Contemporary	140	See Schedule 27
28	Lighting Fixture - Industrial	145	See Schedule 28
29	Lighting Fixture - Minimalist	150	See Schedule 29
30	Lighting Fixture - Vintage	155	See Schedule 30

### Streetworks



#### CONTACT INFORMATION

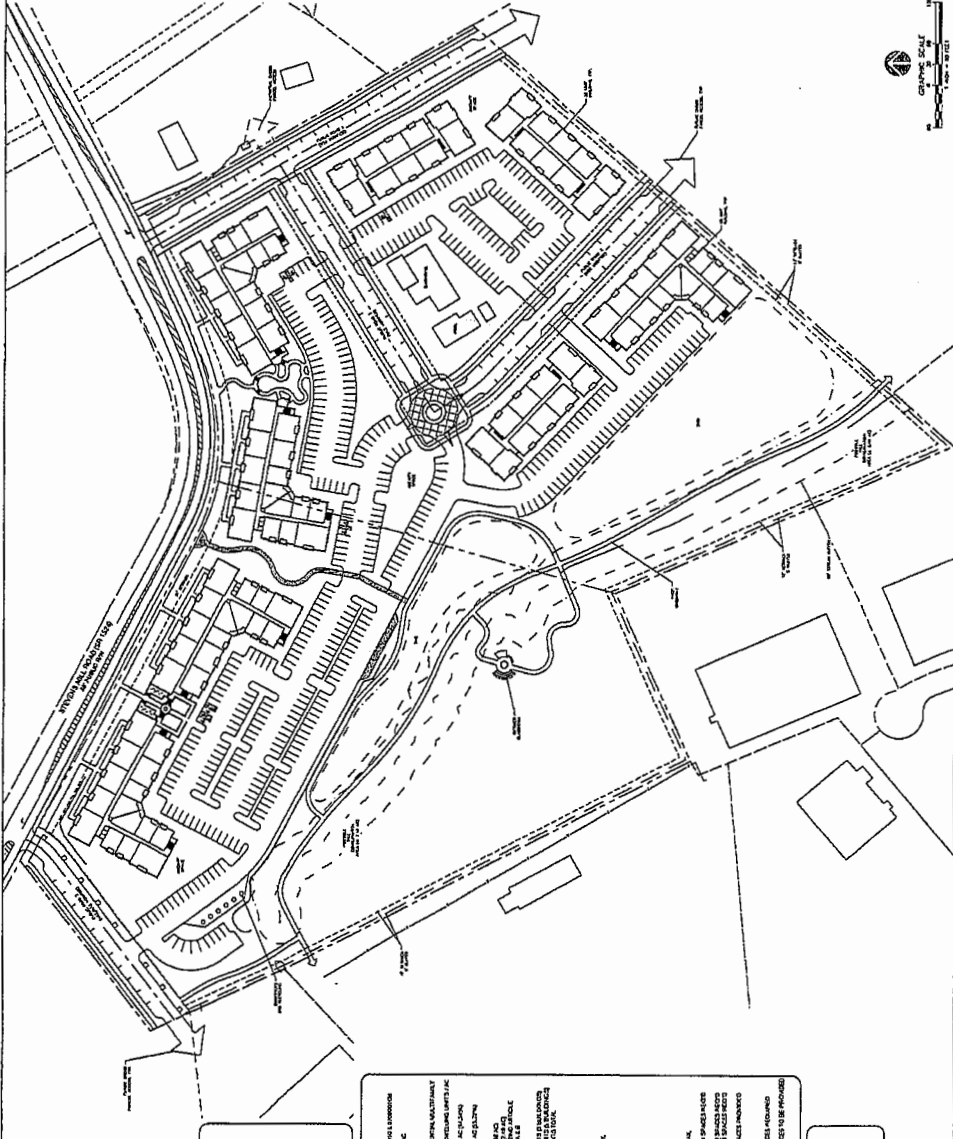
OWNER: WILLIWS AT STALLINGS  
 CONTRACTOR: JOHN F. WILSON  
 ADDRESS: 4010 WILSON AVE., SUITE 110  
 CHARLOTTE, NC 28217  
 OWNER'S REPRESENTATIVE:  
 CHAUNCEY L. WILSON  
 ADDRESS: 1000 PARKWAY, SUITE 100  
 CHARLOTTE, NC 28207  
 DESIGN:  
 URBAN DESIGN PARTNERS

#### DEVELOPMENT SUMMARY

TOTAL SITE AREA	72.78 AC
EXISTING CONCRETE	APPROXIMATELY
PROPOSED CONCRETE	11,284 S.F.
APPROXIMATELY	
EXISTING ASPHALT	11,284 S.F.
PROPOSED ASPHALT	11,284 S.F.
APPROXIMATELY	
EXISTING GRASS	11,284 S.F.
PROPOSED GRASS	11,284 S.F.
APPROXIMATELY	
EXISTING PAVING	11,284 S.F.
PROPOSED PAVING	11,284 S.F.
APPROXIMATELY	
EXISTING TREES	11,284 S.F.
PROPOSED TREES	11,284 S.F.
APPROXIMATELY	
EXISTING UTILITIES	11,284 S.F.
PROPOSED UTILITIES	11,284 S.F.
APPROXIMATELY	
EXISTING STRUCTURES	11,284 S.F.
PROPOSED STRUCTURES	11,284 S.F.
APPROXIMATELY	
EXISTING ROADWAYS	11,284 S.F.
PROPOSED ROADWAYS	11,284 S.F.
APPROXIMATELY	

#### CONSTRUCTION SCHEDULE & POTENTIAL FINISHING

CONSTRUCTION TO BEGIN: JANUARY 2017  
 UP TO 18 MONTHS

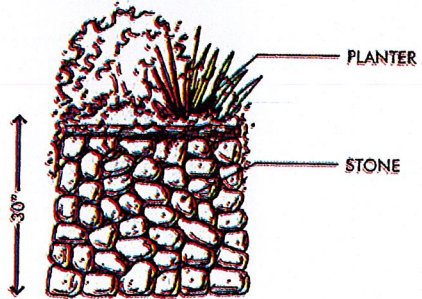
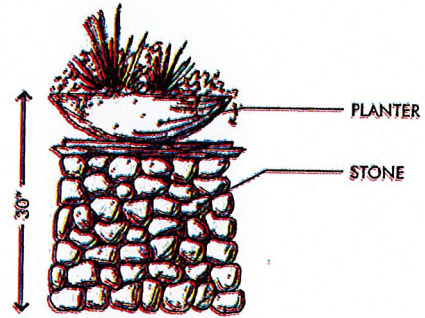
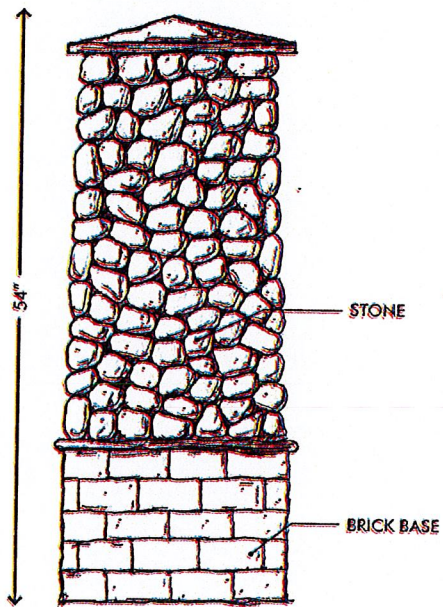


Willows at Stallings  
Site Plan  
STALLING, NC

URBAN DESIGN PARTNERS  
3001 DAVENPORT RD. SUITE 110  
CHARLOTTE, NC 28203

Project No. 16023  
 Contract No. 16023  
 Prepared by: UDP  
 Drawn by: UDP  
 Sheet No.

DRAFT

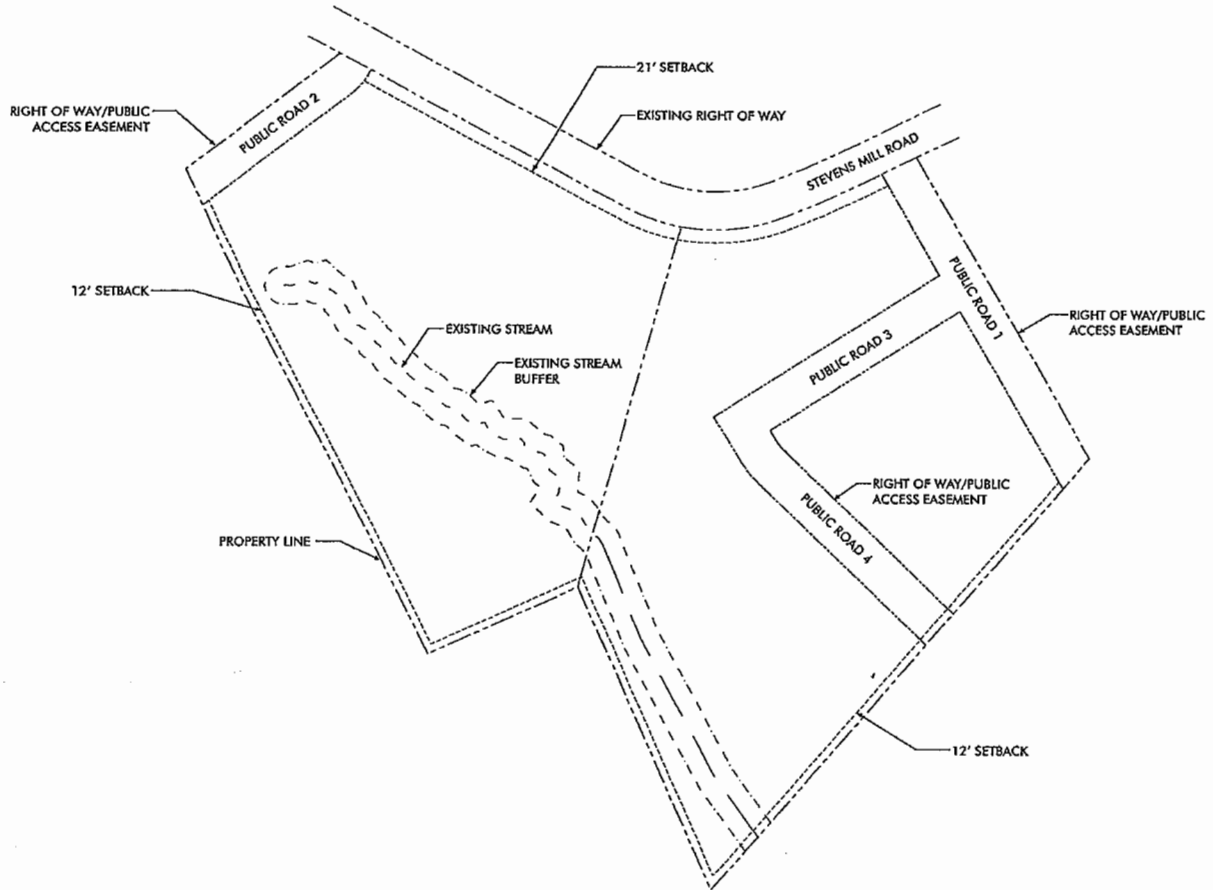


WILLOWS AT STALLINGS | EXHIBIT X  
MONUMENTATION

NOT TO SCALE  
JANUARY 2020



DRAFT



# WILLOWS AT STALLINGS EXHIBIT X



# THE WILLOWS AT STALLINGS

GATEWAY COMMUNITIES NC, LLC

8700 HILLSIDE ROAD  
STALLINGS, NORTH CAROLINA

## PROJECT TEAM

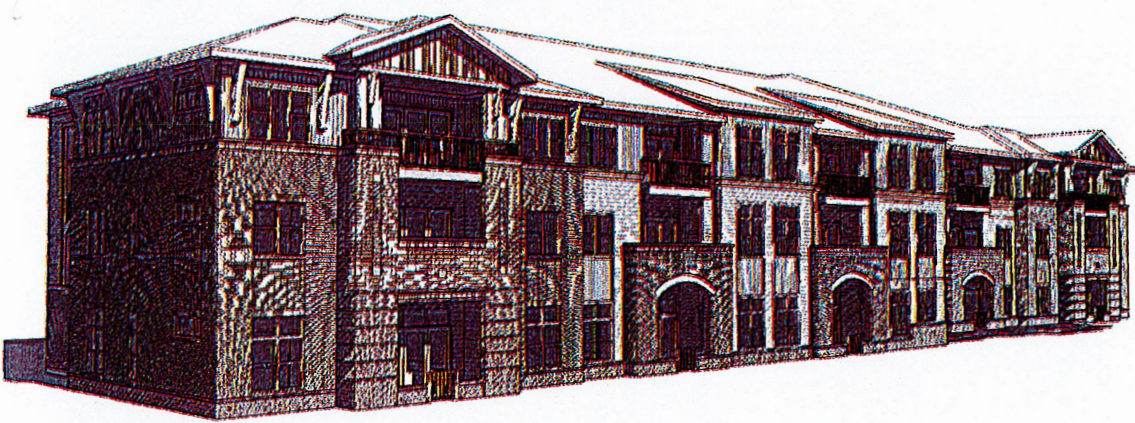
## ISSUE DATE / REVISIONS



AXDM ARCHITECTURE  
 8700 HILLSIDE ROAD  
 STALLINGS, NC 28767  
 (704) 871-2222  
 WWW.AXDMARCHITECTURE.COM

ROLE	NAME	DATE	REVISIONS
OWNER	GATEWAY COMMUNITIES NC, LLC	08/01/18	18-001
ARCHITECT	AXDM ARCHITECTURE	08/01/18	18-001
ENGINEER	AXDM ARCHITECTURE	08/01/18	18-001
CONTRACTOR	AXDM ARCHITECTURE	08/01/18	18-001

## DESIGN DEVELOPMENT CHECK SET (01-10-20)



**UNIT COUNT (TOTAL PROJECT)**

**BUILDING TYPE 1  
(IN PROGRESS)**

UNIT COUNT (TOTAL PROJECT)

BLDG #1 (6 STS. AREA = 16,000 sq ft)

AL	0	0	0
AS	0	0	0
BS	1	1	1
CS	1	1	1
DS	1	1	1
ES	1	1	1
FS	1	1	1
GS	1	1	1
HS	1	1	1
IS	1	1	1
JS	1	1	1
KS	1	1	1
LS	1	1	1
MS	1	1	1
NS	1	1	1
OS	1	1	1
PS	1	1	1
QS	1	1	1
RS	1	1	1
TS	1	1	1
US	1	1	1
VS	1	1	1
WS	1	1	1
XS	1	1	1
YS	1	1	1
ZS	1	1	1

BLDG #2 (10 STS. AREA = 20,000 sq ft)

AL	0	0	0
AS	0	0	0
BS	1	1	1
CS	1	1	1
DS	1	1	1
ES	1	1	1
FS	1	1	1
GS	1	1	1
HS	1	1	1
IS	1	1	1
JS	1	1	1
KS	1	1	1
LS	1	1	1
MS	1	1	1
NS	1	1	1
OS	1	1	1
PS	1	1	1
QS	1	1	1
RS	1	1	1
TS	1	1	1
US	1	1	1
VS	1	1	1
WS	1	1	1
XS	1	1	1
YS	1	1	1
ZS	1	1	1

BLDG #3 (8 STS. AREA = 16,000 sq ft)

AL	0	0	0
AS	0	0	0
BS	1	1	1
CS	1	1	1
DS	1	1	1
ES	1	1	1
FS	1	1	1
GS	1	1	1
HS	1	1	1
IS	1	1	1
JS	1	1	1
KS	1	1	1
LS	1	1	1
MS	1	1	1
NS	1	1	1
OS	1	1	1
PS	1	1	1
QS	1	1	1
RS	1	1	1
TS	1	1	1
US	1	1	1
VS	1	1	1
WS	1	1	1
XS	1	1	1
YS	1	1	1
ZS	1	1	1

BLDG #4 (6 STS. AREA = 12,000 sq ft)

AL	0	0	0
AS	0	0	0
BS	1	1	1
CS	1	1	1
DS	1	1	1
ES	1	1	1
FS	1	1	1
GS	1	1	1
HS	1	1	1
IS	1	1	1
JS	1	1	1
KS	1	1	1
LS	1	1	1
MS	1	1	1
NS	1	1	1
OS	1	1	1
PS	1	1	1
QS	1	1	1
RS	1	1	1
TS	1	1	1
US	1	1	1
VS	1	1	1
WS	1	1	1
XS	1	1	1
YS	1	1	1
ZS	1	1	1

BLDG #5 (4 STS. AREA = 8,000 sq ft)

AL	0	0	0
AS	0	0	0
BS	1	1	1
CS	1	1	1
DS	1	1	1
ES	1	1	1
FS	1	1	1
GS	1	1	1
HS	1	1	1
IS	1	1	1
JS	1	1	1
KS	1	1	1
LS	1	1	1
MS	1	1	1
NS	1	1	1
OS	1	1	1
PS	1	1	1
QS	1	1	1
RS	1	1	1
TS	1	1	1
US	1	1	1
VS	1	1	1
WS	1	1	1
XS	1	1	1
YS	1	1	1
ZS	1	1	1

BLDG #6 (2 STS. AREA = 4,000 sq ft)

AL	0	0	0
AS	0	0	0
BS	1	1	1
CS	1	1	1
DS	1	1	1
ES	1	1	1
FS	1	1	1
GS	1	1	1
HS	1	1	1
IS	1	1	1
JS	1	1	1
KS	1	1	1
LS	1	1	1
MS	1	1	1
NS	1	1	1
OS	1	1	1
PS	1	1	1
QS	1	1	1
RS	1	1	1
TS	1	1	1
US	1	1	1
VS	1	1	1
WS	1	1	1
XS	1	1	1
YS	1	1	1
ZS	1	1	1

**BUILDING TYPE 2  
(IN PROGRESS)**

**BUILDING TYPE 2**

**UNIT AREA SUMMARY**

UNIT NO.	TYPE	AREA	PERCENTAGE	PERMITS	STATUS	START DATE	END DATE
1	...	...	...	...	...	...	...
2	...	...	...	...	...	...	...
3	...	...	...	...	...	...	...
4	...	...	...	...	...	...	...
5	...	...	...	...	...	...	...
6	...	...	...	...	...	...	...
7	...	...	...	...	...	...	...
8	...	...	...	...	...	...	...
9	...	...	...	...	...	...	...
10	...	...	...	...	...	...	...

**GENERAL NOTES**

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS AND CONDITIONS OF CONTRACT.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES.
4. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.
5. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
6. ALL WASTE SHALL BE REMOVED FROM THE SITE AS IT IS GENERATED.
7. THE CONTRACTOR SHALL MAINTAIN THE SURFACE OF ALL AREAS NOT UNDER CONSTRUCTION.
8. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
10. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.
11. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES.
12. ALL WASTE SHALL BE REMOVED FROM THE SITE AS IT IS GENERATED.
13. THE CONTRACTOR SHALL MAINTAIN THE SURFACE OF ALL AREAS NOT UNDER CONSTRUCTION.
14. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
16. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE LOCAL AUTHORITIES.
17. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL UTILITIES AT ALL TIMES.
18. ALL WASTE SHALL BE REMOVED FROM THE SITE AS IT IS GENERATED.
19. THE CONTRACTOR SHALL MAINTAIN THE SURFACE OF ALL AREAS NOT UNDER CONSTRUCTION.
20. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

**GROSS HEATED**

**BLDG TYPE 2 GROSS**

Area	...	...	...
Perimeter	...	...	...

**GROSS UNHEATED**

**BLDG TYPE 2 GROSS**

Area	...	...	...
Perimeter	...	...	...

**HEATED + UNHEATED**

**BLDG TYPE 2 GROSS**

Area	...	...	...
Perimeter	...	...	...

**WOOD SHRINKAGE NOTES**

1. ALL WOOD SHALL BE DRIED TO A MOISTURE CONTENT OF 19% OR LESS PRIOR TO INSTALLATION.
2. THE CONTRACTOR SHALL MAINTAIN A MINIMUM RELATIVE HUMIDITY OF 30% IN ALL ROOMS.
3. ALL WOOD SHALL BE PROTECTED FROM WEATHER AND MOISTURE DURING CONSTRUCTION.
4. THE CONTRACTOR SHALL MAINTAIN A MINIMUM RELATIVE HUMIDITY OF 30% IN ALL ROOMS.
5. ALL WOOD SHALL BE PROTECTED FROM WEATHER AND MOISTURE DURING CONSTRUCTION.
6. THE CONTRACTOR SHALL MAINTAIN A MINIMUM RELATIVE HUMIDITY OF 30% IN ALL ROOMS.
7. ALL WOOD SHALL BE PROTECTED FROM WEATHER AND MOISTURE DURING CONSTRUCTION.
8. THE CONTRACTOR SHALL MAINTAIN A MINIMUM RELATIVE HUMIDITY OF 30% IN ALL ROOMS.
9. ALL WOOD SHALL BE PROTECTED FROM WEATHER AND MOISTURE DURING CONSTRUCTION.
10. THE CONTRACTOR SHALL MAINTAIN A MINIMUM RELATIVE HUMIDITY OF 30% IN ALL ROOMS.



THE WILLOWS AT STALLINGS  
UNIVERSITY COMMUNITIES INC. LLC  
1000 UNIVERSITY PARKWAY  
STATIONERY, PENNSYLVANIA

GENERAL NOTES 9  
AREA TABS

8/6/17

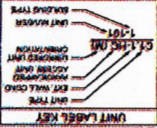
AD.3

A2.0

FLOOR PLAN

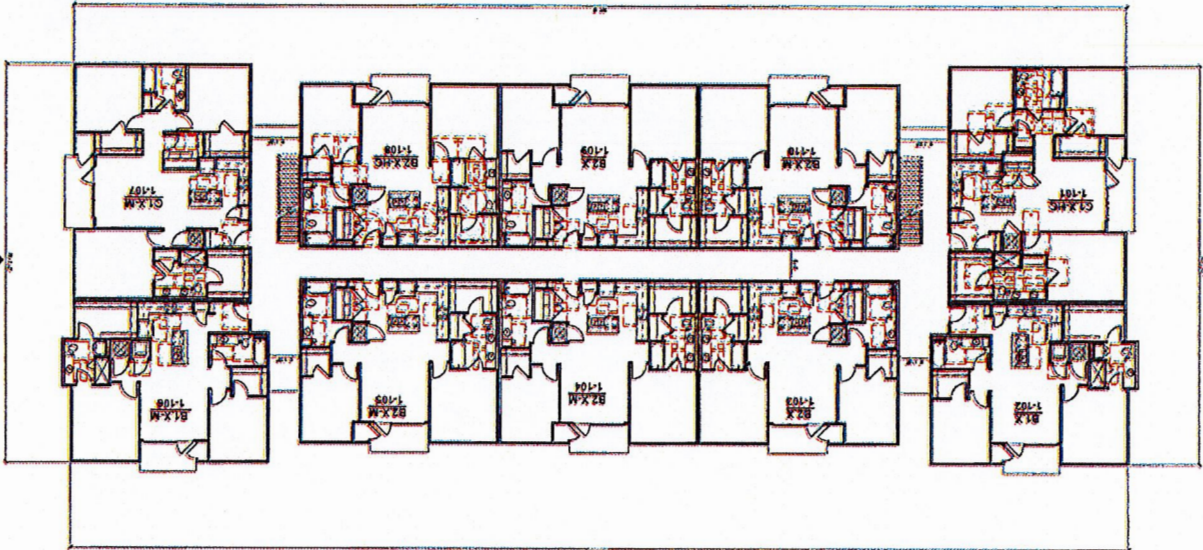
**BUILDING PLAN NOTES**

1. ALL ROOMS SHALL BE FINISHED TO THE FINISHES INDICATED ON THE FINISH SCHEDULE UNLESS OTHERWISE NOTED.
2. ALL CEILING SHALL BE 8'0" HIGH UNLESS OTHERWISE NOTED.
3. ALL FLOOR SHALL BE 1" ABOVE FINISH GRADE UNLESS OTHERWISE NOTED.
4. ALL WALLS SHALL BE 1/2" THICK UNLESS OTHERWISE NOTED.
5. ALL DOORS SHALL BE 36" HIGH UNLESS OTHERWISE NOTED.
6. ALL WINDOWS SHALL BE 48" HIGH UNLESS OTHERWISE NOTED.
7. ALL ROOF SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
8. ALL EXTERIOR WALLS SHALL BE 16" THICK UNLESS OTHERWISE NOTED.
9. ALL EXTERIOR DOORS SHALL BE 36" HIGH UNLESS OTHERWISE NOTED.
10. ALL EXTERIOR WINDOWS SHALL BE 48" HIGH UNLESS OTHERWISE NOTED.
11. ALL EXTERIOR WALLS SHALL BE FINISHED TO THE FINISHES INDICATED ON THE FINISH SCHEDULE UNLESS OTHERWISE NOTED.
12. ALL EXTERIOR DOORS SHALL BE FINISHED TO THE FINISHES INDICATED ON THE FINISH SCHEDULE UNLESS OTHERWISE NOTED.
13. ALL EXTERIOR WINDOWS SHALL BE FINISHED TO THE FINISHES INDICATED ON THE FINISH SCHEDULE UNLESS OTHERWISE NOTED.
14. ALL EXTERIOR WALLS SHALL BE FINISHED TO THE FINISHES INDICATED ON THE FINISH SCHEDULE UNLESS OTHERWISE NOTED.
15. ALL EXTERIOR DOORS SHALL BE FINISHED TO THE FINISHES INDICATED ON THE FINISH SCHEDULE UNLESS OTHERWISE NOTED.
16. ALL EXTERIOR WINDOWS SHALL BE FINISHED TO THE FINISHES INDICATED ON THE FINISH SCHEDULE UNLESS OTHERWISE NOTED.
17. ALL EXTERIOR WALLS SHALL BE FINISHED TO THE FINISHES INDICATED ON THE FINISH SCHEDULE UNLESS OTHERWISE NOTED.
18. ALL EXTERIOR DOORS SHALL BE FINISHED TO THE FINISHES INDICATED ON THE FINISH SCHEDULE UNLESS OTHERWISE NOTED.
19. ALL EXTERIOR WINDOWS SHALL BE FINISHED TO THE FINISHES INDICATED ON THE FINISH SCHEDULE UNLESS OTHERWISE NOTED.
20. ALL EXTERIOR WALLS SHALL BE FINISHED TO THE FINISHES INDICATED ON THE FINISH SCHEDULE UNLESS OTHERWISE NOTED.



IN PROGRESS FOR 1-10-20

1-10-20



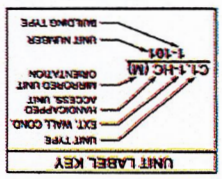
THE WILLOWS AT STALLINGS

CASTLEBERRY COMMUNITIES INC. LLC

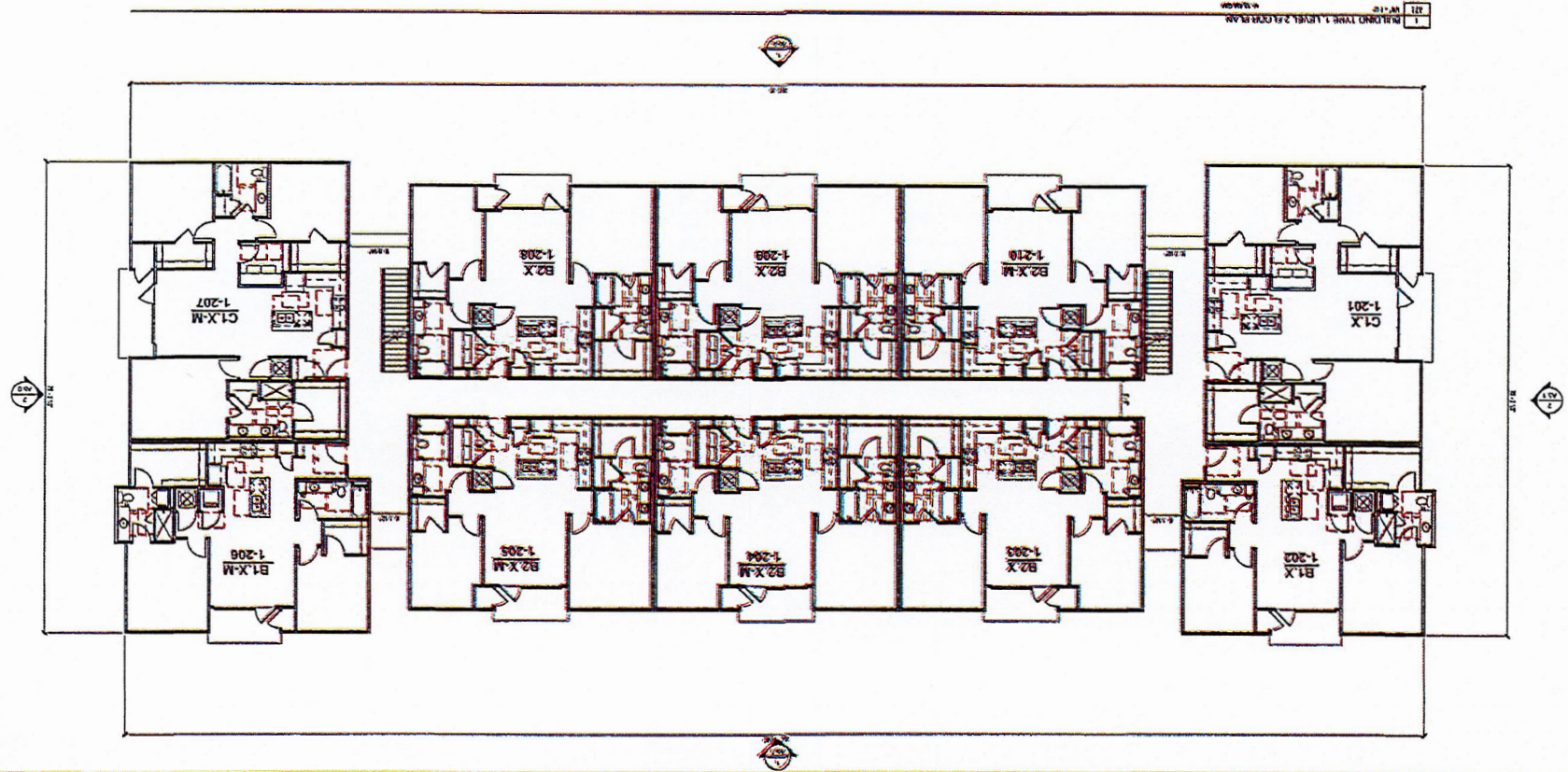
1770-1775



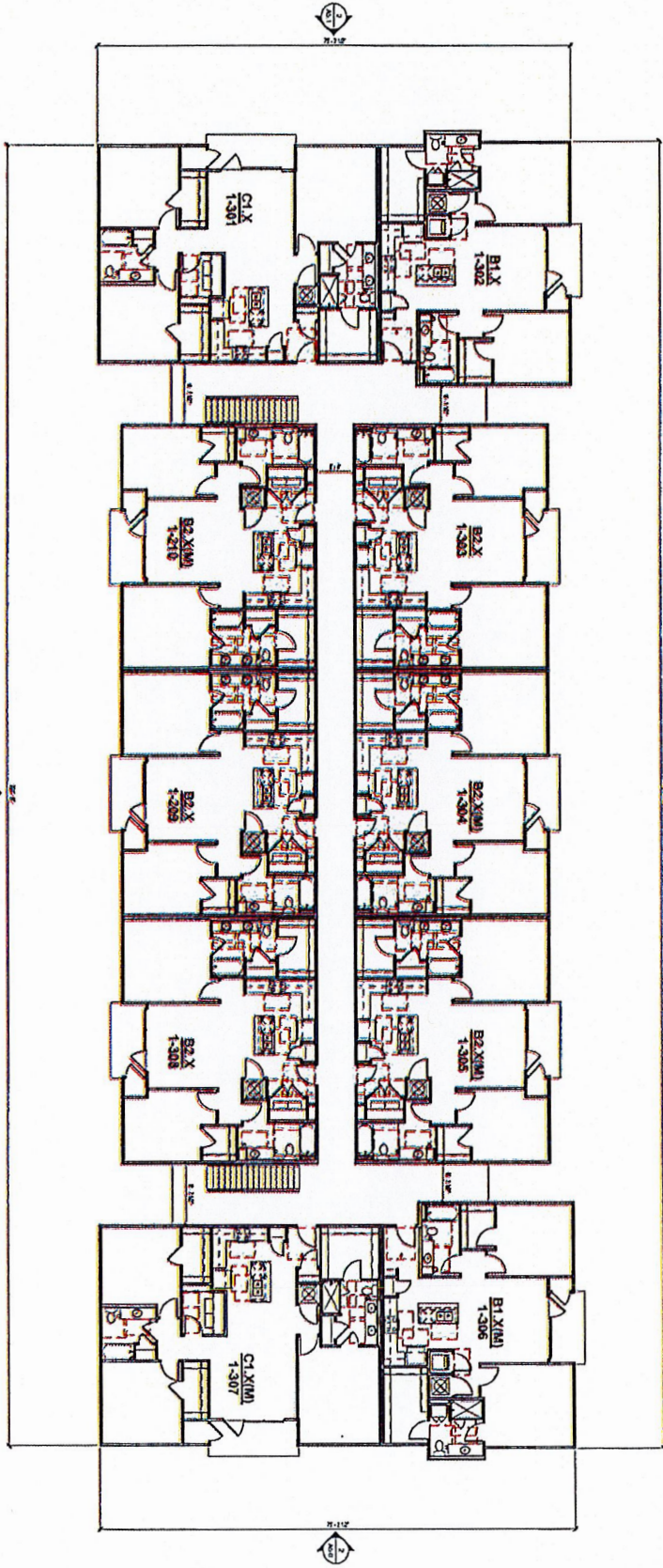
- BUILDING PLAN NOTES**
1. ALL UNITS SHALL BE FINISHED TO THE FINISHES SHOWN ON THIS PLAN.
  2. ALL UNITS SHALL BE FINISHED TO THE FINISHES SHOWN ON THIS PLAN.
  3. SEE THE PLAN FOR THE LOCATION OF ALL UNITS.
  4. ALL UNITS SHALL BE FINISHED TO THE FINISHES SHOWN ON THIS PLAN.
  5. ALL UNITS SHALL BE FINISHED TO THE FINISHES SHOWN ON THIS PLAN.
  6. ALL UNITS SHALL BE FINISHED TO THE FINISHES SHOWN ON THIS PLAN.
  7. SEE THE PLAN FOR THE LOCATION OF ALL UNITS.
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  18. ALL UNITS SHALL BE FINISHED TO THE FINISHES SHOWN ON THIS PLAN.
  19. SEE THE PLAN FOR THE LOCATION OF ALL UNITS.
  20. ALL UNITS SHALL BE FINISHED TO THE FINISHES SHOWN ON THIS PLAN.



IN PROGRESS FOR 12-1-10 SET

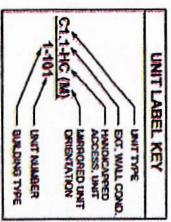


1. BUILDING TYPE 1, LEVEL 2A, COR. PLAN



1 BUILDING TYPE 1 LEVEL, 3RD FLOOR PLAN  
 02 REV 11/17

**IN PROGRESS FOR 1-21-20 SET**



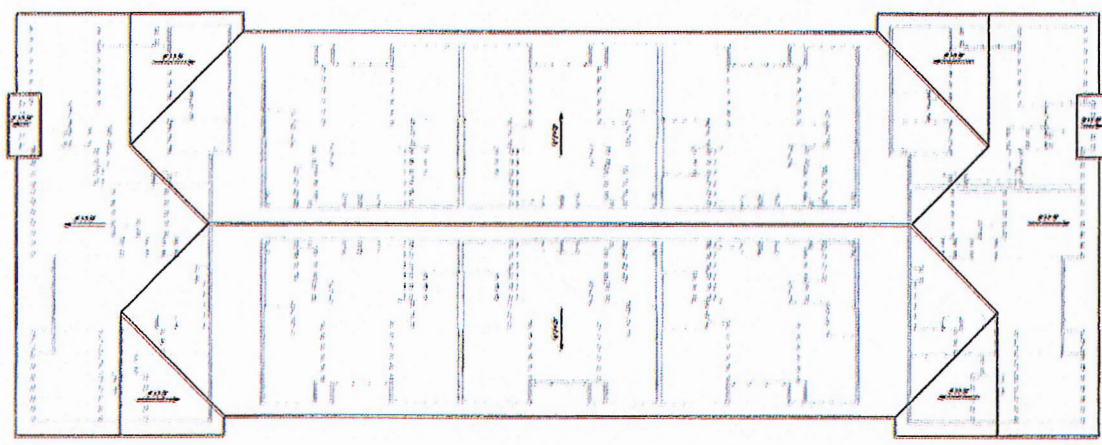
- BUILDING PLAN NOTES**
1. ALL UNITS SHALL BE BUILT TO THE FOLLOWING SPECIFICATIONS UNLESS OTHERWISE NOTED:
  2. ALL UNITS SHALL BE BUILT TO THE FOLLOWING SPECIFICATIONS UNLESS OTHERWISE NOTED:
  3. ALL UNITS SHALL BE BUILT TO THE FOLLOWING SPECIFICATIONS UNLESS OTHERWISE NOTED:
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  19. ALL UNITS SHALL BE BUILT TO THE FOLLOWING SPECIFICATIONS UNLESS OTHERWISE NOTED:
  20. ALL UNITS SHALL BE BUILT TO THE FOLLOWING SPECIFICATIONS UNLESS OTHERWISE NOTED:

UNIT LABEL KEY  
 B1X 1-302  
 B2X 1-303  
 C1X 1-307

**THE WILLOWS AT STALLINGS**  
 GATEWAY COMMUNITIES NC, LLC  
 STEVENS MILL ROAD  
 STALLINGS, NORTH CAROLINA

**AXIOM**  
 ARCHITECTURE  
 2010 W. MARKET STREET  
 RALEIGH, NC 27601  
 919.876.1000  
 WWW.AXIOMARCHITECTURE.COM

A2.2

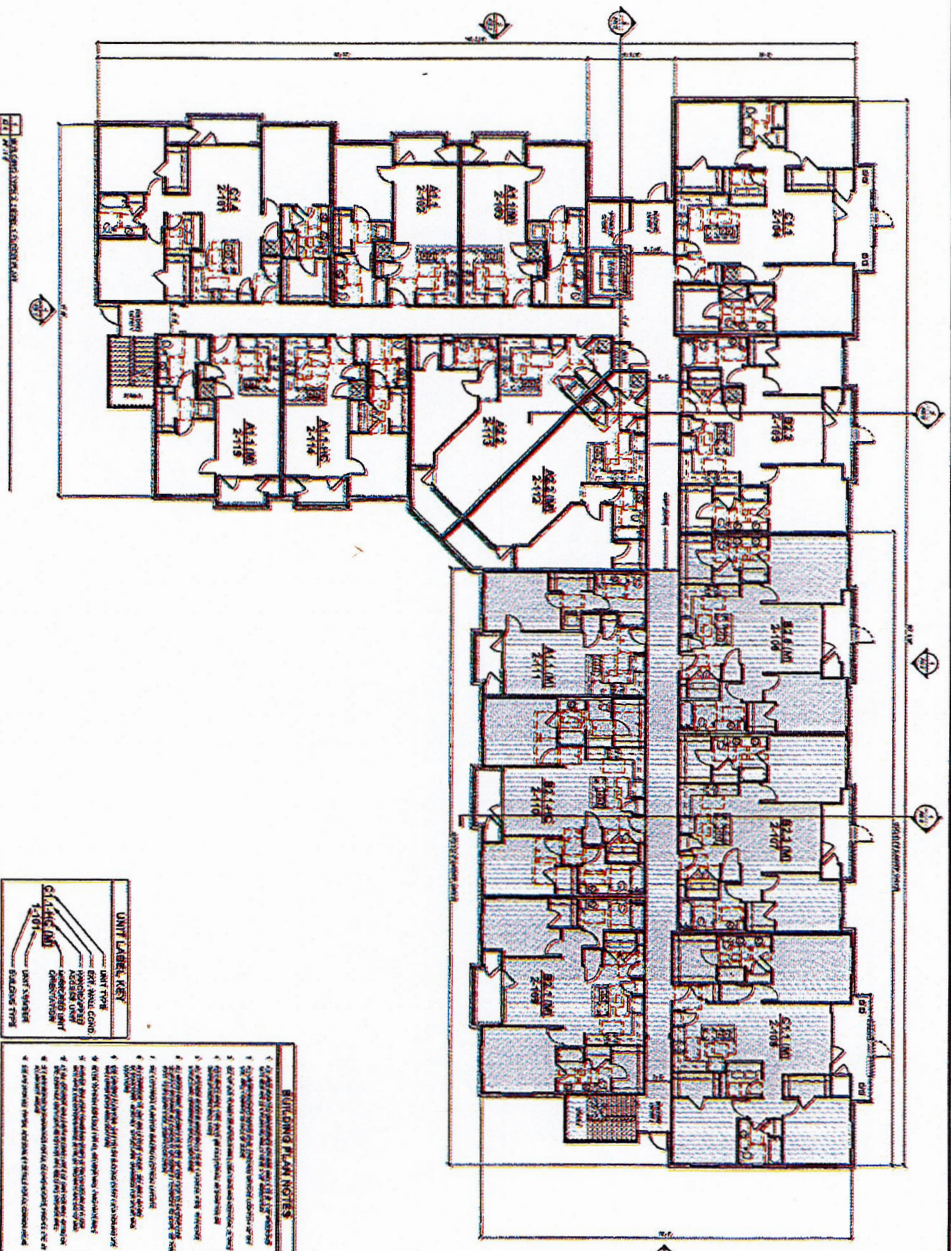


**THE WILLOWS AT STALLINGS**  
 100%  
 100%  
 100%

**THE WILLOWS AT STALLINGS**  
 CONSTRUCTION COMMUNITIES, INC. LLC  
 100%  
 100%  
 100%

*IN PROGRESS FOR 1-21-00 SET*

ROOF PLAN LEGEND	
	ROOF PITCH
	ROOF MATERIAL
	ROOF EDGE
	ROOF STRUCTURE
	ROOF ACCESS
	ROOF EQUIPMENT
	ROOF DRAINAGE
	ROOF PARAPET
	ROOF DECK
	ROOF INSULATION
	ROOF MEMBRANE
	ROOF FLASHING
	ROOF CURB
	ROOF PENETRATION
	ROOF EDGE DETAIL



- BUILDING PLAN NOTES**
1. SEE ARCHITECTURAL SPECIFICATIONS FOR MATERIALS AND FINISHES.
  2. SEE ELECTRICAL SPECIFICATIONS FOR LIGHTING AND ELECTRICAL FIXTURES.
  3. SEE MECHANICAL SPECIFICATIONS FOR HEATING, VENTILATION AND AIR CONDITIONING (HVAC) SYSTEMS.
  4. SEE PLUMBING SPECIFICATIONS FOR PLUMBING FIXTURES AND EQUIPMENT.
  5. SEE FINISHES SPECIFICATIONS FOR WALL, FLOOR AND CEILING FINISHES.
  6. SEE FURNITURE SPECIFICATIONS FOR FURNITURE AND FIXTURES.
  7. SEE LANDSCAPE SPECIFICATIONS FOR LANDSCAPE PLANTING AND HARDSCAPE.
  8. SEE SITE SPECIFICATIONS FOR SITE PREPARATION AND UTILITIES.
  9. SEE STRUCTURAL SPECIFICATIONS FOR STRUCTURAL SYSTEMS AND FOUNDATIONS.
  10. SEE GENERAL NOTES FOR GENERAL REQUIREMENTS AND CONDITIONS.
  11. SEE UNIT LABEL KEY FOR UNIT LABELING.
  12. SEE FINISHES SPECIFICATIONS FOR FINISHES.
  13. SEE FURNITURE SPECIFICATIONS FOR FURNITURE.
  14. SEE LANDSCAPE SPECIFICATIONS FOR LANDSCAPE.
  15. SEE SITE SPECIFICATIONS FOR SITE.
  16. SEE STRUCTURAL SPECIFICATIONS FOR STRUCTURAL.
  17. SEE GENERAL NOTES FOR GENERAL.

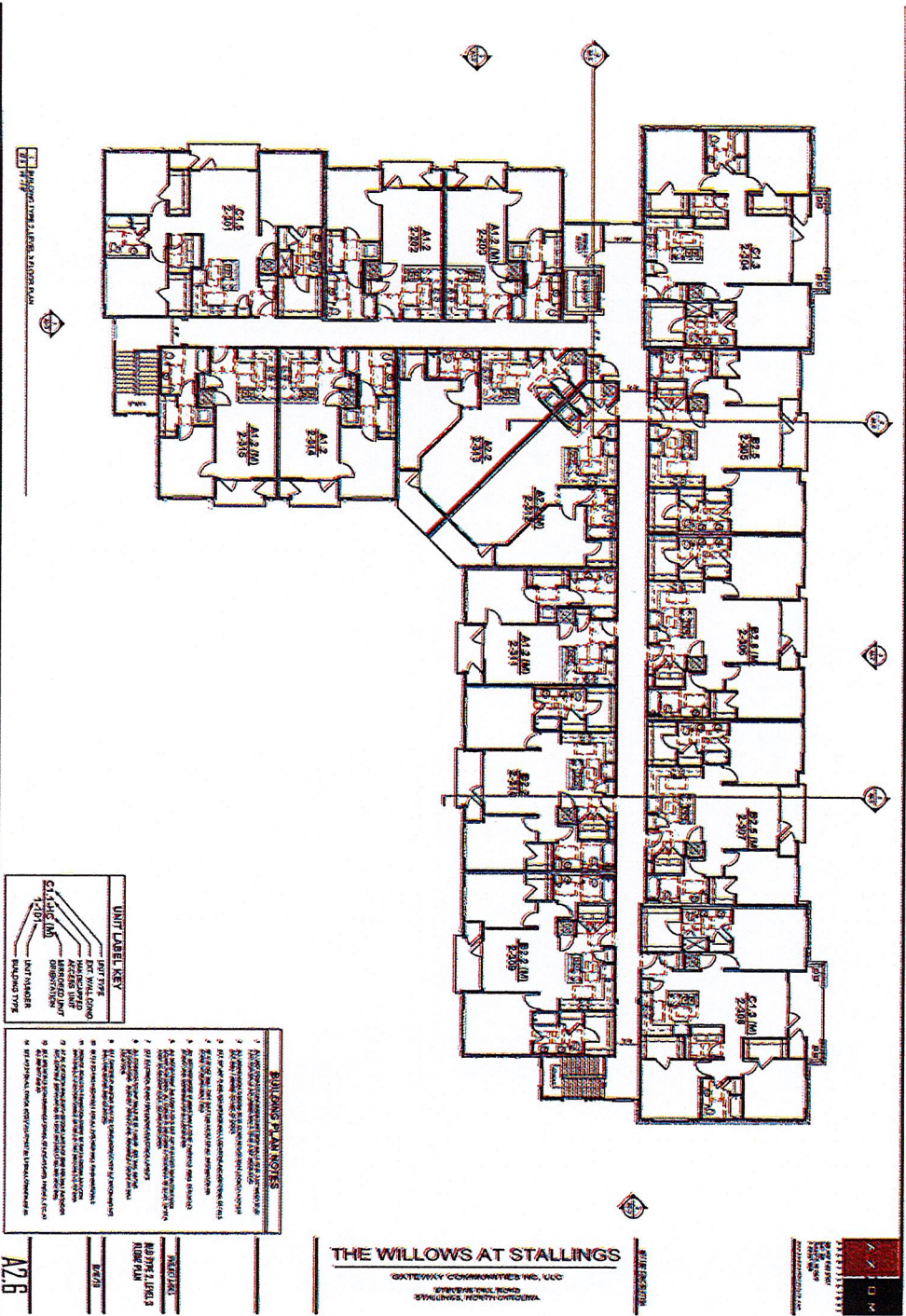
A2.4

**THE WILLOWS AT STALLINGS**  
 GATEWAY COMMUNITIES NO. LLC  
 8700 WINDMILL ROAD  
 STALLINGS, NORTH CAROLINA

**A-Z-O-M**  
 ARCHITECTURE  
 1000 W. HARRIS STREET  
 RALEIGH, NC 27601  
 TEL: 919.871.1111  
 FAX: 919.871.1112  
 WWW.AZOM.COM







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**UNIT LABEL KEY**

UNIT TYPE  
 EXC. WALL CORING  
 MANICURED  
 ABANDONED UNIT  
 OBSOLETE  
 UNIT NUMBER  
 BUILDING TYPE

- BUILDING PLAN NOTES**
1. ALL UNITS ARE TO BE CONSIDERED AS "NEW" UNITS AND ALL UNITS ARE TO BE CONSIDERED AS "NEW" UNITS.
  2. ALL UNITS ARE TO BE CONSIDERED AS "NEW" UNITS AND ALL UNITS ARE TO BE CONSIDERED AS "NEW" UNITS.
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  10. ALL UNITS ARE TO BE CONSIDERED AS "NEW" UNITS AND ALL UNITS ARE TO BE CONSIDERED AS "NEW" UNITS.

DATE: 02/01/2013  
 DRAWN BY: J. L. B.  
 UNIT 2301  
 FLOOR PLAN  
 A2.5

**THE WILLOWS AT STALLINGS**  
 GATEWAY COMMUNITIES INC. LLC  
 10000 WILLOW ROAD  
 STALLINGS, MICHIGAN 48888

**A2.5**  
 UNIT 2301  
 FLOOR PLAN  
 A2.5



**GAYNEVA COMMUNITIES, INC.**
  
 10000 W. 10TH AVENUE, SUITE 100
   
 DENVER, CO 80231
   
 303.733.1000
   
 www.gayneva.com

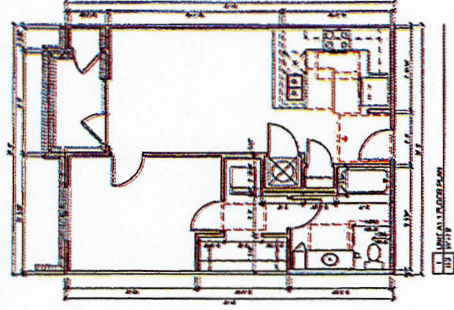
- FLOOR PLAN LEGEND**
- 1. ALL DIMENSIONS ARE IN FEET AND INCHES
  - 2. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
  - 3. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
  - 4. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE
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- FLOOR PLAN NOTES**
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- 10. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE

**THE WILLOWS AT STALLINGS**
  
 10000 W. 10TH AVENUE, SUITE 100
   
 DENVER, CO 80231

THIS FLOOR PLAN IS A GENERAL REPRESENTATION OF THE PROPOSED DEVELOPMENT. IT IS NOT TO BE USED FOR CONSTRUCTION OR AS A BASIS FOR ANY OTHER DECISIONS. ALL DIMENSIONS ARE TO FACE UNLESS NOTED OTHERWISE.

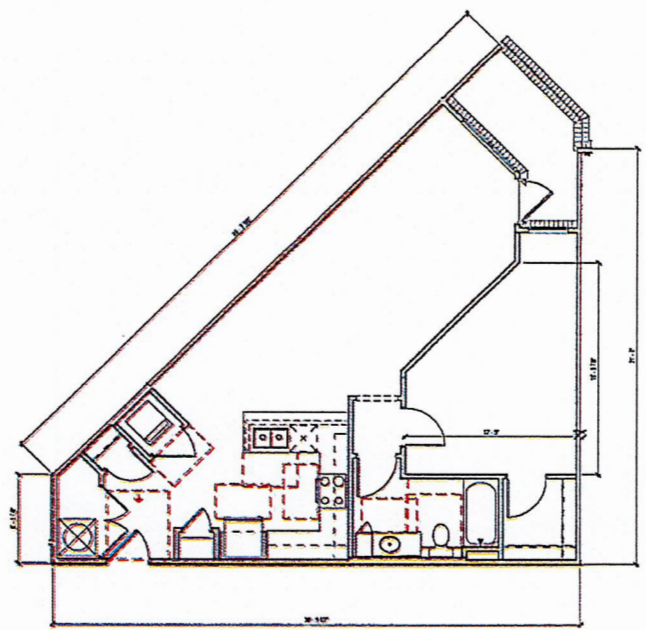


PROJECT NO. 10000 W. 10TH AVENUE, SUITE 100
   
 DATE OF PLAN'S PREPARED BY: [Name]
   
 SCALE: 1/8" = 1'-0"

**A4.0**

FLOOR PLAN LEGEND	
WALL	WALL BEARING CONSTRUCTION: SEE BR 514.3 - W2 2x4 LVL 12H SHOWN WHERE APPLICABLE
TO	TOTAL BARS 4 @ 8"
DIMENSIONS	SEE AS-BUILT FOR ADDITIONAL INFO
W	WALLS
CM	COMMON DRAP BARS: SEE FINISH SCHEDULE FOR SPECS
1/2"	1/2" LVL 12H BEARING CONSTRUCTION
T	TOTAL FINISH SURFACES
DISP	DISPOSAL
CH	CHANGEOVER AREA - 1" STAIRS ON PLAN COMMENCE TO RECONSTRUCTION FINISHED SURFACE ACCORDING TO 2015 MECH SCHED. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE AS-BUILT FLOOR AREAS

- | FLOOR PLAN NOTES |   |
|------------------|---|
| 1.               | ALL UNMARKED DIMENSIONED WALLS TO BE 3/4" WOOD STUD   |
| 2.               | ALL UNMARKED DOOR LOCATIONS TO BE CENTERED ON TO BE LOCATED 1/4" OFF 3/4" WOOD STUD TO FACE OF DOOR   |
| 3.               | REFER TO BUILDING PLANS A11 - A12 FOR WALL TYPE DESIGNATIONS  |
| 4.               | ALL FINISH DIMENSIONS ARE FROM FINISH TO FINISH UNLESS NOTED OTHERWISE  |
| 5.               | SEE ELECTRICAL DIMENSIONS & SWITCH ELEVATIONS FOR UNIT ELECTRICAL LAYOUTS, IF A DISCREPANCY IS DETECTED CONSULT WITH THE ARCHITECT  |
| 6.               | SEE BUILDING PLANS FOR TYP. WINDOW & EXTERIOR DOOR LOCATIONS  |
| 7.               | SWITCH AREAS INDICATE PLUMBING LOCATIONS. SEE MECHANICAL DIMENSIONS FOR CONDUIT WORK LOCATED IN THESE AREAS   |
| 8.               | SEE AS-BUILT FOR TYPICAL GRAB BAR & HOOKING DETAILS (REQUIRED IN ALL UNIT BATHROOMS)  |
| 9.               | SEE AS-BUILT FOR TYPICAL ACCESSIBILITY DETAILS  |
| 10.              | AT ALL BATHROOMS, PROVIDE THE FOLLOWING:<br>A. MORTAR RESISTANT GIB. FULL HEIGHT AT VANITY WALL AND ALL TUB / SHOWER CURBING WALLS<br>B. CEILING SHALL BE BRICK OR GYPSUM BEHIND ALL TUB / SHOWER TEE AREAS<br>C. PAINT FOR ALL WALLS / CEILING SHALL BE ANTIMICROBIAL AND MOLD RESISTANT |
| 11.              | TRIM TO BE CUT AT DOOR JAMB AS REQUIRED   |
| 12.              | CLEARANCE BETWEEN WALLS OPPOSING BASE CABINETS, COUNTERTOPS, APPLIANCES OR WALLS BETWEEN TOWER WORK AREAS SHALL BE 47" MIN. @ DIMENSION WITHIN 1/2"   |
| 13.              | REFER TO FINISH SCHEDULE FOR ALL FINISH INFORMATION & ACCESSORY SPECIFICATIONS  |



1 UNIT A2 1 FLOOR PLAN  
04-12

NOT FOR CONSTRUCTION

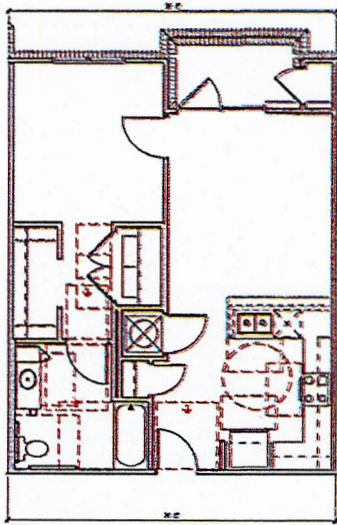
THE WILLOWS AT STALLINGS  
GATEWAY COMMUNITIES INC., LLC  
STEVENS HILL ROAD  
STALLINGS, NORTH CAROLINA

PROJECT A-015  
UNIT A2 PLANS &  
INTERIOR  
ELEVATIONS  
01/10/20

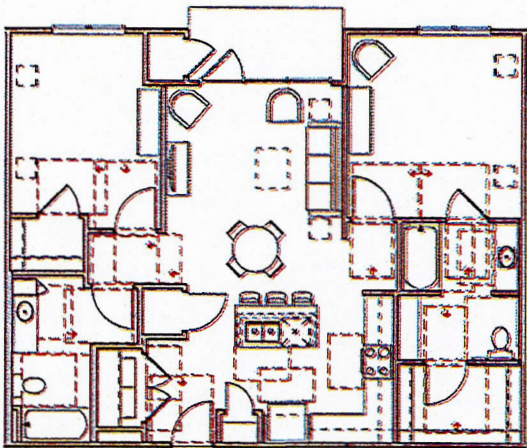
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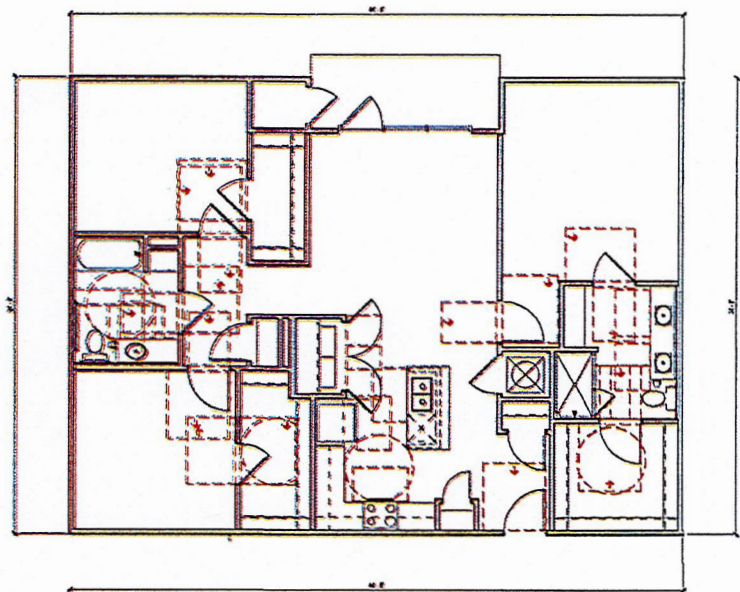




1 UNIT A1 1-HC FLOOR PLAN  
A1.1 10'-11"



2 UNIT B2 1-HC FLOOR PLAN  
A1.1 10'-11"



3 UNIT C1 1-HC FLOOR PLAN  
A1.1 10'-11"

FLOOR PLAN LEGEND	
1000	SMALL MANUFACTURING PLANT PER SCHEDULE 1000
10	10' WALL
10A	10' WALL WITH FINISH
10B	10' WALL WITH FINISH AND DOOR
10C	10' WALL WITH FINISH AND WINDOW
10D	10' WALL WITH FINISH AND WINDOW AND DOOR
10E	10' WALL WITH FINISH AND WINDOW AND DOOR AND WINDOW
10F	10' WALL WITH FINISH AND WINDOW AND DOOR AND WINDOW AND WINDOW
10G	10' WALL WITH FINISH AND WINDOW AND DOOR AND WINDOW AND WINDOW AND WINDOW
10H	10' WALL WITH FINISH AND WINDOW AND DOOR AND WINDOW AND WINDOW AND WINDOW AND WINDOW
10I	10' WALL WITH FINISH AND WINDOW AND DOOR AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW
10J	10' WALL WITH FINISH AND WINDOW AND DOOR AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW
10K	10' WALL WITH FINISH AND WINDOW AND DOOR AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW
10L	10' WALL WITH FINISH AND WINDOW AND DOOR AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW
10M	10' WALL WITH FINISH AND WINDOW AND DOOR AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW
10N	10' WALL WITH FINISH AND WINDOW AND DOOR AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW
10O	10' WALL WITH FINISH AND WINDOW AND DOOR AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW
10P	10' WALL WITH FINISH AND WINDOW AND DOOR AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW
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10U	10' WALL WITH FINISH AND WINDOW AND DOOR AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW AND WINDOW
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10Y	10' WALL WITH FINISH AND WINDOW AND DOOR AND WINDOW
10Z	10' WALL WITH FINISH AND WINDOW AND DOOR AND WINDOW

- | FLOOR PLAN NOTES |   |
|------------------|---|
| 1.               | ALL WALLS AND PARTITIONS TO BE 1/2" GYP BOARD ON 2x4 STUDS.   |
| 2.               | ALL DOORS TO BE 1 3/4" THICK SOLID CORE DOORS TO BE LOCATED 4" OFF SIDE WALL FINISH TO FACE OF DOOR.  |
| 3.               | REFER TO BIDDING PLANS A1.1-A1.3 FOR WALL TYPE DESIGNATIONS.  |
| 4.               | ALL PLUMBING SHALL BE FROM FRAMING TO FRAMING UNLESS NOTED OTHERWISE.   |
| 5.               | SET ELECTRICAL PANELS AND SWITCHES FOR UNIT ELECTRICAL LAYOUTS. IF A DISCREPANCY IS FOUND, CONSULT THE ARCHITECT.   |
| 6.               | SEE MEASUREMENTS FOR TYP. WINDOW & EXTERIOR DOOR LOCATIONS.   |
| 7.               | FINISH AREAS INDICATE FINISH DOWN DETAIL LOCATIONS. SEE MEASUREMENTS FOR EXTERIOR DETAIL FINISH AREAS.  |
| 8.               | SEE A1.1-A1.3 FOR TYPICAL WINDOW & EXTERIOR DETAIL FINISH AREAS.  |
| 9.               | SEE A1.1-A1.3 FOR TYPICAL ACCESSIBILITY DETAILS.  |
| 10.              | AT ALL BATHROOMS PROVIDE THE FOLLOWING: <ul style="list-style-type: none"> <li>A. INSURE NEARBY CASE FULL HEIGHT AT VANITY WALL AND ALL TUBS.</li> <li>B. 10" HIGH BATHROOM WALLS.</li> <li>C. 10" HIGH BATHROOM WALLS FOR EQUAL TO ALL TUBS AND SHOWER TUBS.</li> <li>D. 10" HIGH BATHROOM WALLS FOR EQUAL TO ALL TUBS AND SHOWER TUBS.</li> </ul> |
| 11.              | TRIM TO BE CLEAR AT DOOR JAMS AS REQUIRED.  |
| 12.              | DOOR JAMS BETWEEN ALL OPENINGS BASE, CHANNELS, COUPLER TOPS, APPLIANCE OR WALLS BETWEEN NEIGHBORING AREAS SHALL BE 4" FINISHED DIMENSION MINIMUM.   |
| 13.              | REFER TO FINISH SCHEDULE FOR ALL FINISH INFORMATION & ACCESSORY SPECIFICATIONS.   |

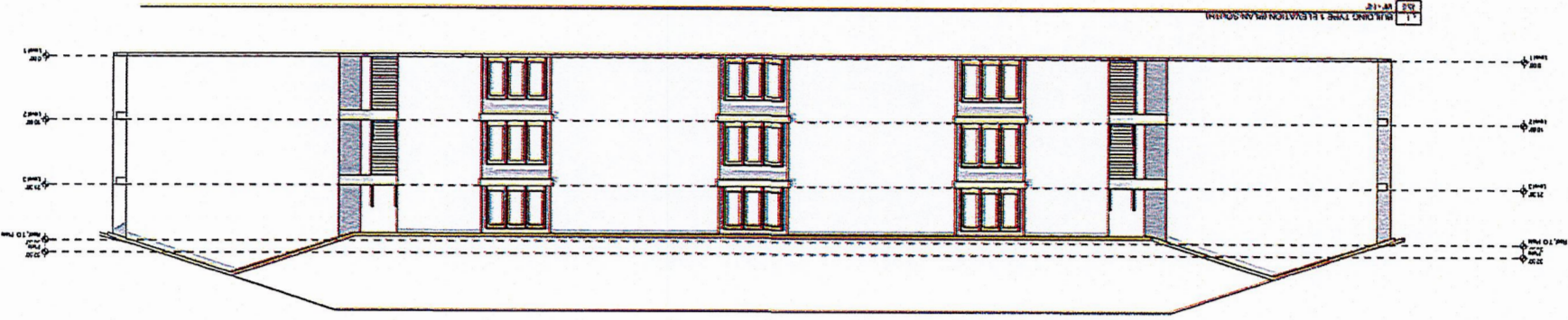
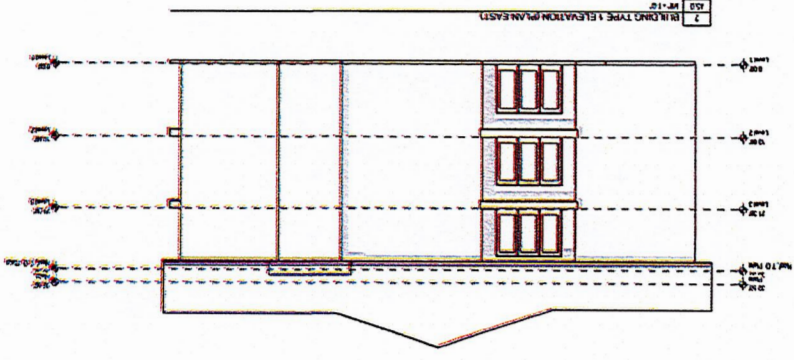


NOT FOR CONSTRUCTION

THE WILLOWS AT STALLINGS  
 GATEWAY COMMUNITIES NC, LLC  
 STEVENS HILL ROAD  
 STALLINGS, NORTH CAROLINA

PROJECT 4-0105  
 UNIT A1-HC, B2-HC  
 & C1-HC PLANS  
 08/10/20

A4.5



- EXTERIOR NOTES**
1. INSTALL ALL EXTERIOR FINISHES TO MATCH EXISTING CONDITIONS.
  2. ALL INTERIORS AND EXTERIORS TO BE FINISHED TO THE FINISH LINE INDICATED.
  3. FINISH WITH EXTERIOR WALLS TO MATCH EXISTING CONDITIONS.
  4. PROVIDE COORDINATE WITH EXISTING CONDITIONS AT ALL INTERIORS AND EXTERIORS.
  5. PROVIDE COORDINATE WITH EXISTING CONDITIONS AT ALL INTERIORS AND EXTERIORS.
  6. PROVIDE COORDINATE WITH EXISTING CONDITIONS AT ALL INTERIORS AND EXTERIORS.
  7. SEAL TOP OF ALL FINISHES TO EXISTING FINISHES.
  8. USE EXISTING MATERIALS AND FINISHES TO MATCH EXISTING CONDITIONS.
  9. PROVIDE FINISHES TO MATCH EXISTING CONDITIONS.
  10. PROVIDE FINISHES TO MATCH EXISTING CONDITIONS.
  11. PROVIDE FINISHES TO MATCH EXISTING CONDITIONS.
  12. PROVIDE FINISHES TO MATCH EXISTING CONDITIONS.

IN PROGRESS FOR 4-31-20 SET

AS 11-11-11

PROJECT A-505  
ELEVATIONS SOUTH  
5 EAST

THE WILLOWS AT STALLINGS  
GATEWAY COMMUNITIES NC, LLC  
STEVENS HILL ROAD  
STALLINGS, NORTH CAROLINA

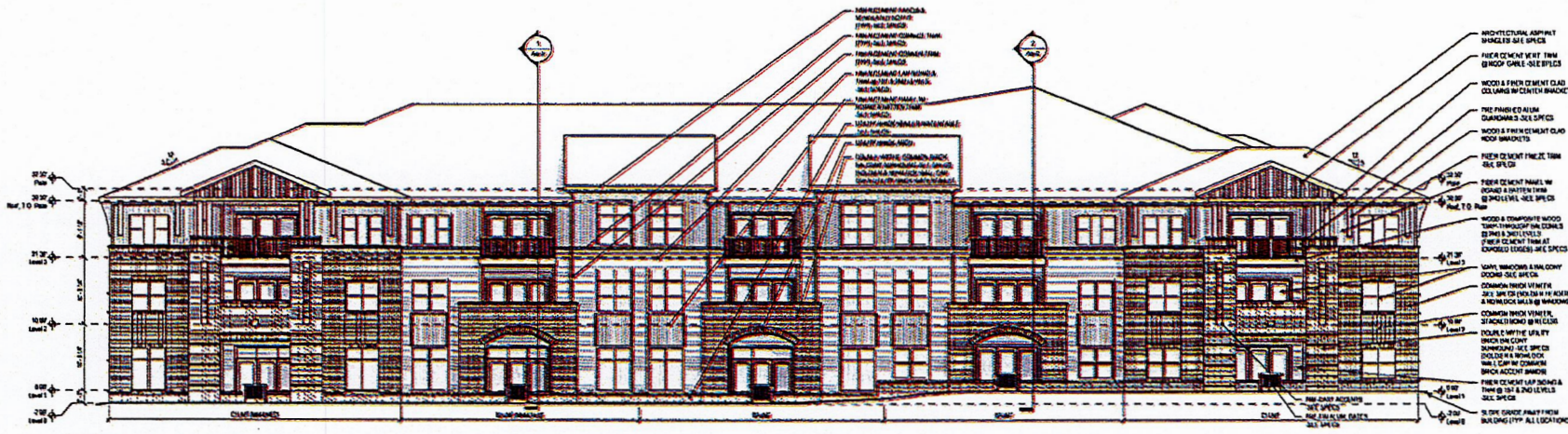
INTER FINISH LINE

278 WEST MAIN STREET  
DURHAM, NC 27701  
919.286.1000  
WWW.AS1111.COM

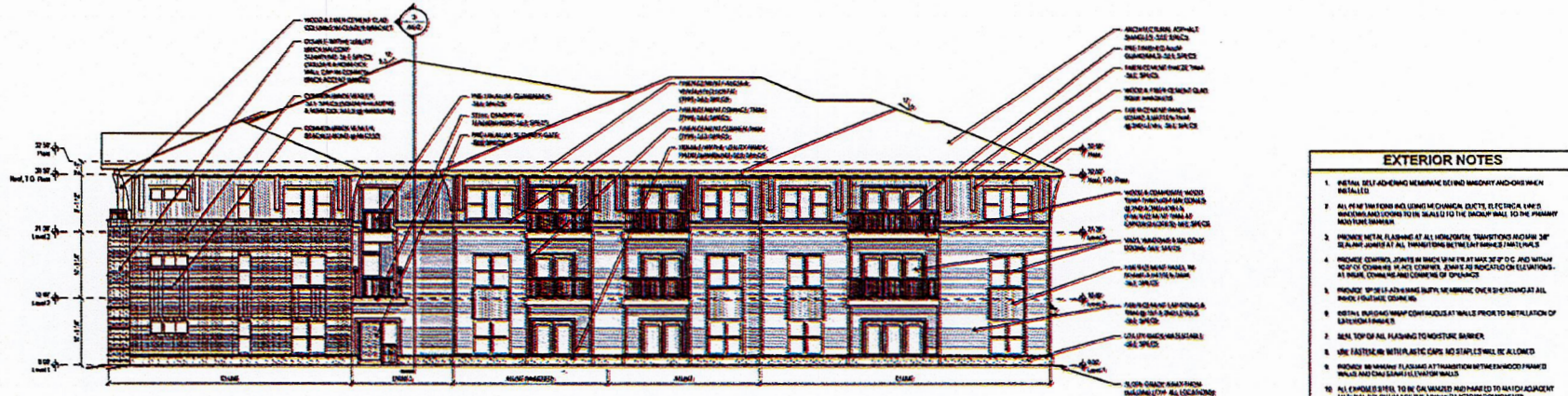






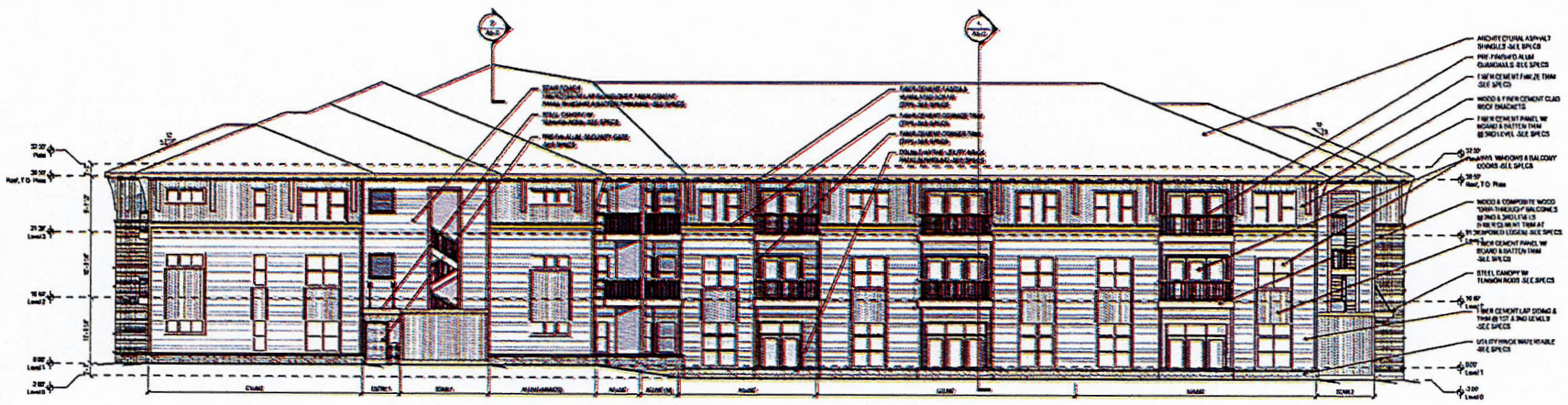


1 BUILDING TYPE 2 ELEVATION (PLAN NORTH)  
A5.2

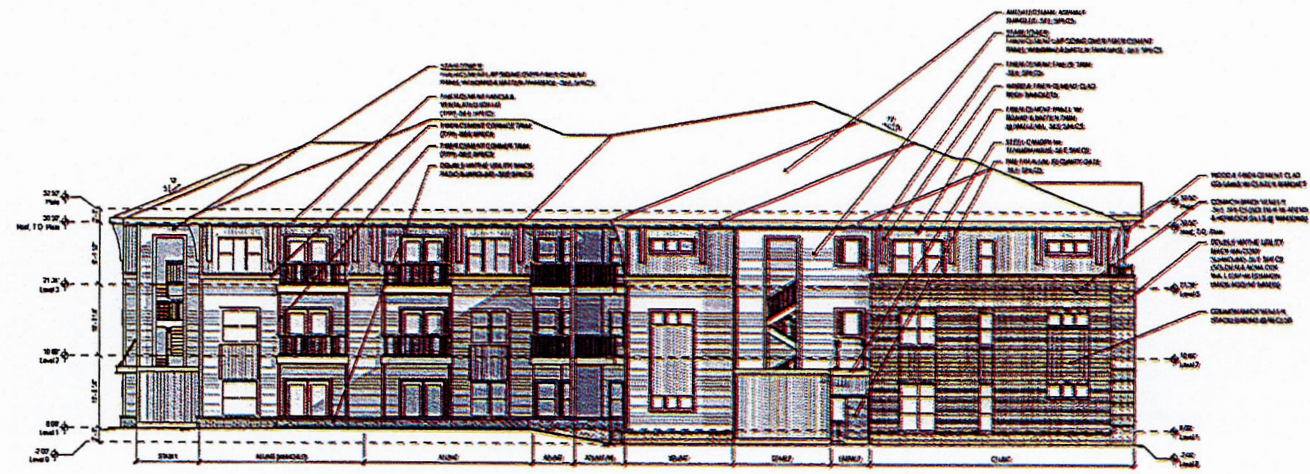


2 BUILDING TYPE 2 ELEVATION (PLAN WEST)  
A5.2

EXTERIOR NOTES	
1.	RETAIN SELF-ADHERING MEMBRANE BEHIND MASONRY AND OTHER WHEN INSTALLED
2.	ALL PERIMETER AND LINING IN CHIMNEY EXTERIOR ELECTRICAL LINES W/ADDITIONAL COVERS TO BE SHALLOU TO THE BACKUP WALL TO THE PRIMARY INSULATION BARRIER
3.	FINISH METAL FLASHING AT ALL PENETRATIONS, TRANSITIONS, ROOFING, 3/8" SLANT JOINTS AT ALL TRANSITIONS BETWEEN MATERIALS
4.	INDICATE CORNER JOINTS IN BRICK WORK AT MAX 30" OC AND WITHIN 120" OC CORNERS IN ACE CORNER, POINTS TO BE INDICATED ON ELEVATIONS - ALL BRICK, CORNERS AND CORNERS OF CORNERS
5.	PROVIDE 3/8" SELF-ADHERING MEMBRANE OVER SELF-ADHERING AT ALL PERIMETER FLASHING CORNERS
6.	EXTERNAL INSULATION W/FP CONTIGUOUS AT WALLS PRIOR TO INSTALLATION OF EXTERIOR FINISHES
7.	SEAL TOP OF ALL FLASHING TO MOISTURE BARRIER
8.	USE FASTENERS WITH PLASTIC CAPS NO STAPLES WILL BE ALLOWED
9.	INDICATE MASONRY FLASHING AT TRANSITION BETWEEN WOOD FINISHES WALLS AND CHIMNEY FLASHING WALLS
10.	ALL EXPOSED BRICK TO BE CAL VAQUED AND FINISHED TO MATCH ADJACENT MASONRY. COLOR MATCH THE FINISH OF EXTERIOR COMPONENTS
ALL GROUND FLOOR GLAZING TO BE CLEAR GLAZING - TYPICAL ALL ELEVATIONS	
DS	COMPART (SEE ROOF PLAN)
DJ	MASONRY CONTROL JOINT



1 BUILDING TYPE 2 ELEVATION (PLAN SOUTH)  
A3.3 VP-112



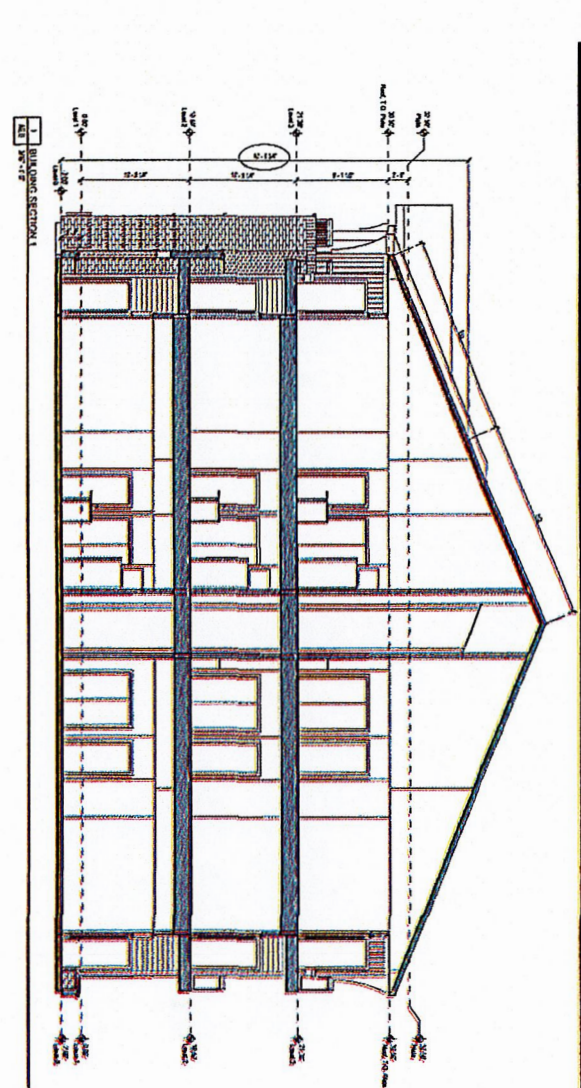
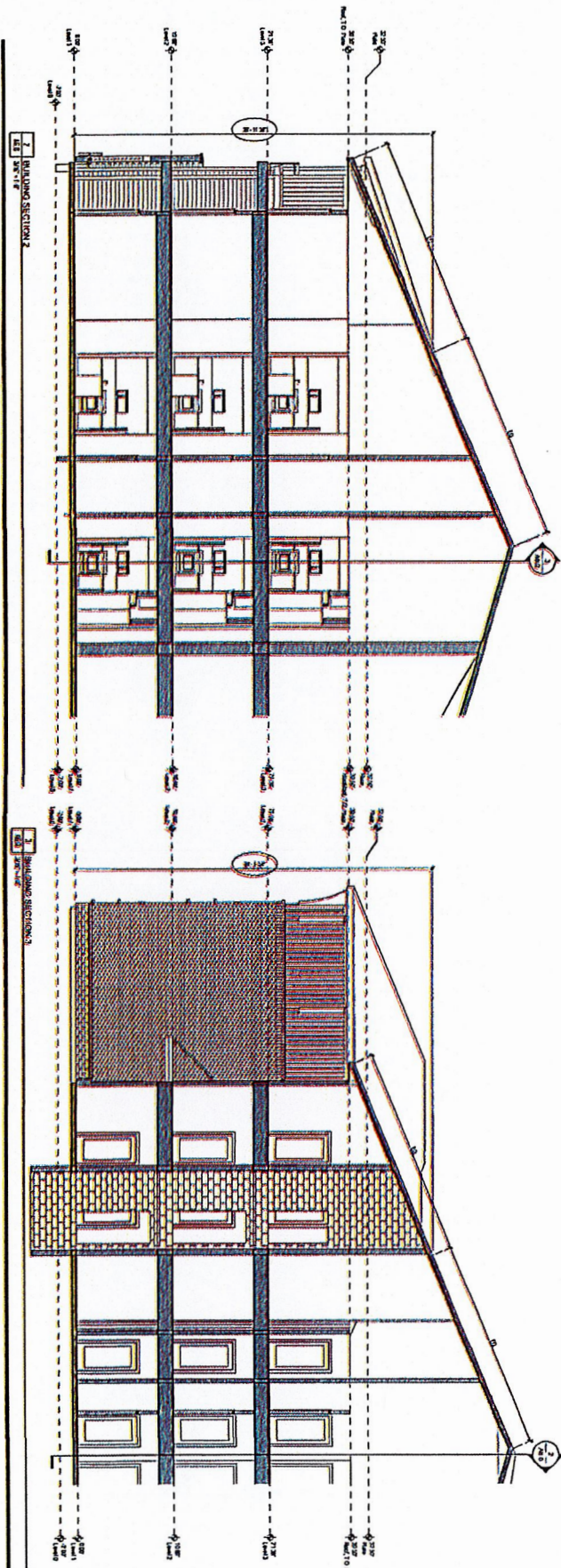
2 BUILDING TYPE 2 ELEVATION (PLAN EAST)  
A3.3 VP-112

EXTERIOR NOTES	
1	DETAILS OF FLASHING MEMBRANE BEHIND WINDOW AND DOOR HEADS TO BE RATED TO THE BACKUP WALL TO THE PRIMARY WEATHER BARRIER.
2	ALL PENETRATIONS INCLUDING MECHANICAL DUCTS, ELECTRICAL, LIGHTS, HOOKUPS AND COINGS TO BE SEALED TO THE BACKUP WALL TO THE PRIMARY WEATHER BARRIER.
3	PRIME METAL FLASHING AT ALL WINDOW AND TRANSITION BETWEEN WINDOW OR DOOR HEADS TO BE RATED TO THE BACKUP WALL TO THE PRIMARY WEATHER BARRIER.
4	PREPARE JOINTS AT WINDOW HEADS AT MAX 36" P.C. AND WITHIN 24" OF CORNER PLACE CORNER JOINTS AS LOCATED ON ALL WINDOW-AT-BIDGE CORNERS AND CORNERS OF OPPOSITE.
5	INSIDE OF SILL FLASHING MEMBRANE OVER SHEATHING AT ALL WINDOW TRANSITION CORNERS.
6	DETAILS OF FLASHING MEMBRANE OVER SHEATHING AT ALL WINDOW TRANSITION CORNERS.
7	SCALE TOP OF ALL FLASHING TO HISTORIC DRAINAGE.
8	USE FASTENERS WITH PLASTIC CAPS NO STAPLES WILL BE ALLOWED.
9	PROVIDE MEMBRANE FLASHING AT TRANSITION BETWEEN WOOD FRAMED WALLS AND GROUND FLOOR FLOOR WALLS.
10	ALL WOODS SHALL BE OF EQUAL OR BETTER TO MATCH ADJACENT MATERIAL. COLOUR SHALL BE FINISH (FACTORY COLOURS).
ALL WINDOW AND DOOR FLASHING TO BE CLEAR GLASS - TYPICAL ALL ELEVATIONS	
D5	DOWNSPOUT (SEE ROOF PLAN)
C1	WINDOW CONTROL JOINT

**THE WILLOWS AT STALLINGS**  
GATEWAY COMMUNITIES NC, LLC  
STEVENS MILL ROAD  
STALLINGS, NORTH CAROLINA

PROJ. CT A-1515  
BLD TYPE 2  
ELEVATIONS SOUTH  
& EAST  
10/10/20

A5.3



AG.I

PROJECT NAME  
 BUILDING SECTIONS-  
 BUILDING HEIGHT  
 CALLS  
 03/07/20

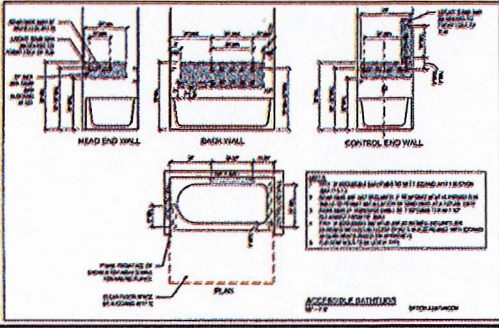
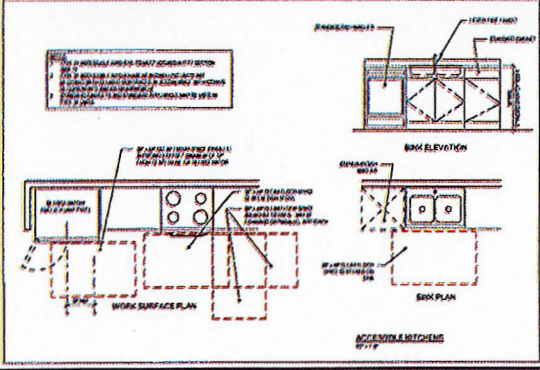
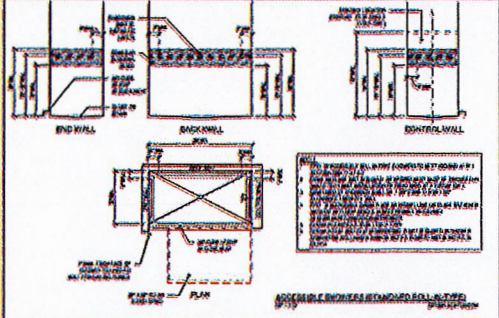
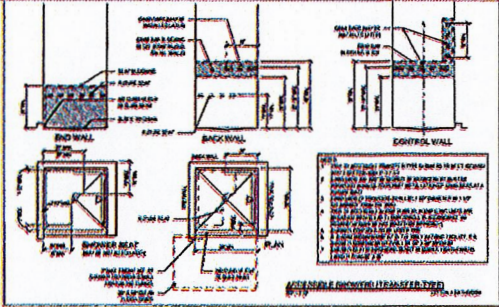
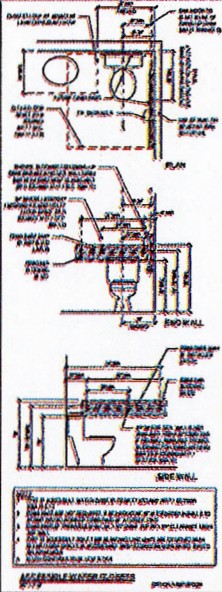
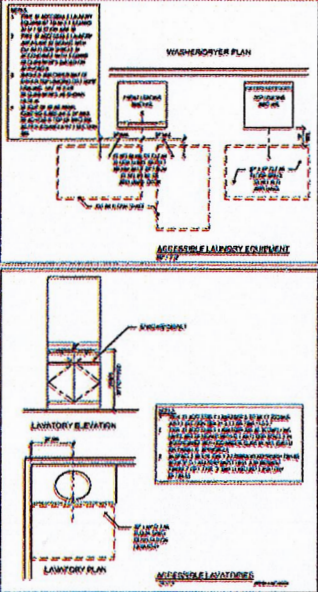
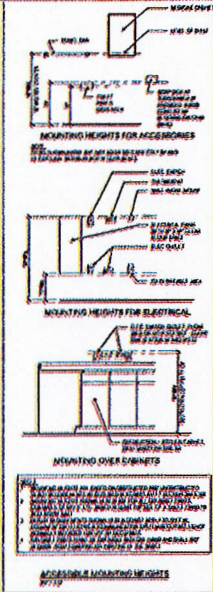
**THE WILLOWS AT STALLINGS**

GATEWAY COMMUNITIES NC, LLC  
 STEVENS HILL ROAD  
 STALLINGS, NORTH CAROLINA

DATE COMPLETION

**A X O M**  
 ARCHITECTS  
 111111 STREET  
 STEVENS HILL  
 STALLINGS, NC 27160  
 1.254.1234  
 WWW.AXOMARCHITECTS.COM





**AXIOM**

**THE WILLOWS AT STALLINGS**

**AXIOM COMMUNITIES INC. LLC**

**11000 WILLOW ROAD**

**STONINGTON, CONNECTICUT 06424**

**PHASE 1A**

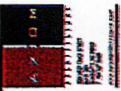
**TYPE 'B' DWELLING**

**UNIT - ACCESSIBILITY**

**DETAILS**

**8/20/18**

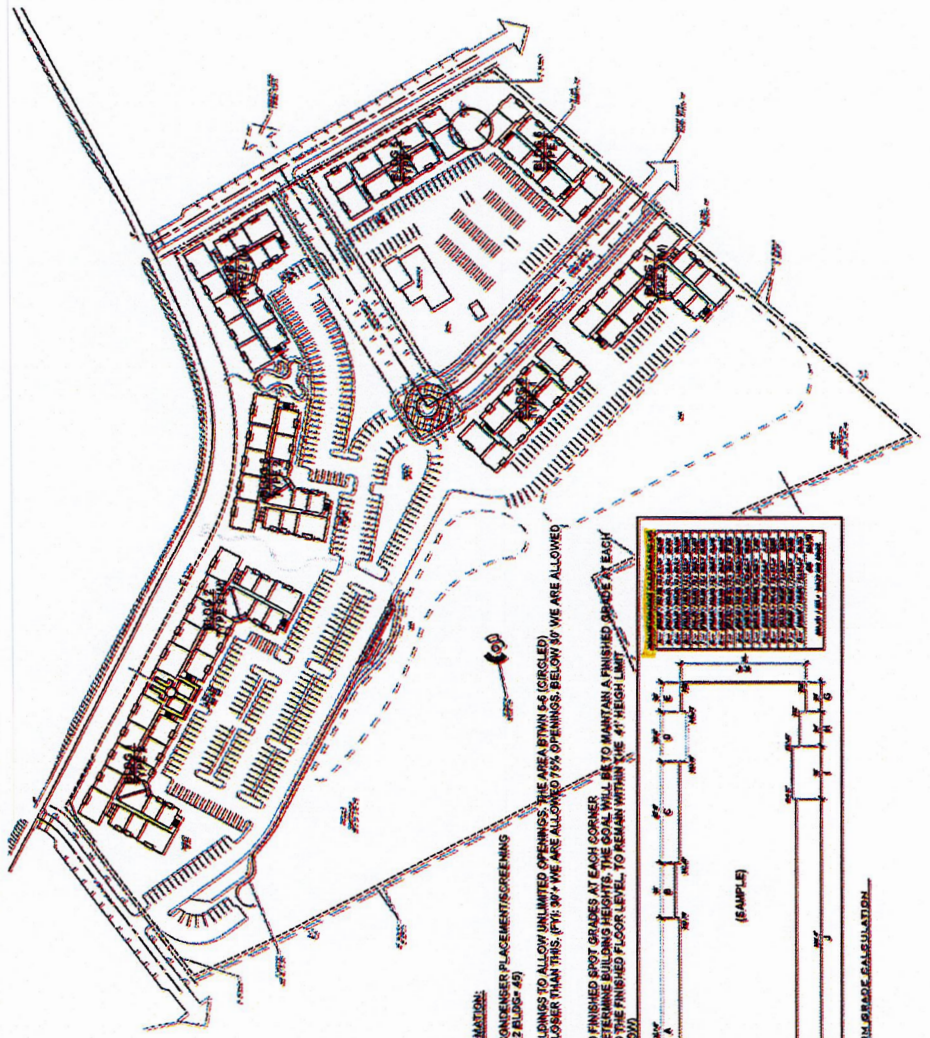
**A12.1**



**THE WILLOWS AT STALLINGS**  
 CHATELAIN COMMUNITIES INC. LTD.  
 1000 SHEPPARD AVENUE EAST  
 SUITE 1000 SCARBOROUGH, ONTARIO M1S 1T7  
 TEL: (416) 291-1111 FAX: (416) 291-1112

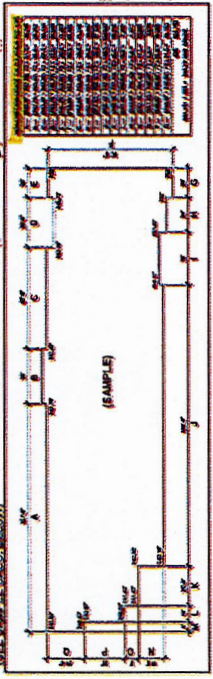
REVISED  
 ARCHITECTURAL  
 SITE PLAN

DATE: 11/15/01



**NEED IMPROVEMENTS:**

- ADEQUATE ROOM FOR CONDENSER PLACEMENT SCREENING (TYPE 1 BLDG- 30, TYPE 2 BLDG- 45)
- WE NEED 4%+ DRAIN BUILDINGS TO ALLOW UNLIMITED OPENINGS. THE AREA DRINK IS (CIRCLED) APPEARS TO BE MUCH CLOSER THAN THIS. PVI. WE ARE ALLOWED 75% OPENINGS BELOW. WE ARE ALLOWED 45% OPENINGS
- WILL NEED ANTICIPATED FINISHED SPOT GRADES AT EACH CORNER OF EACH BUILDING TO BE ABLE TO DETERMINE THE SPOT GRADES. THE SPOT GRADES WILL HAVE TO REMAIN WITHIN THE 4" HIGH LIMIT. (SEE SAMPLE CALC. BELOW)



**FINISHED SPOT GRADE CALCULATION**

A.I.D.



To: Town Council  
From: Lynne Hair, Planning Director  
Date: February 4, 2020  
RE: TX19.12.01 – Todd Akers applicant. A request to amend the Stallings Development Ordinance Article 9.4-3 (A) (4) to increase the permitted height of multifamily building from 41' to 45.5' to allow for 4 story buildings.

---

### Background

*On November 12, 2019, the town council denied the applicant's request of an increase in height to 46', a request that received a unanimous recommendation of approval. In order to construct his project as approved by the Town through the DA process, the increase in height is necessary to allow for the 4-story apartment buildings. The applicant is returning with a second request of 45.5'.*

To accommodate the approved densities within the MU-2 districts, an increase in building height is needed to provide for the architectural elements desired. Also, the placement of elevators in buildings will provide for a higher price point product, this cannot be accomplished with a two or three-story building.

In March 2019 the Town Council voted to approve a request to increase multifamily building height requested by Terwilliger Pappas, from 35' to 41'. At this meeting Council also expressed support of increasing multifamily building height to 4-stories.

Todd Akers, representative for the Idlewild Mixed use development, has approval to develop a high-end apartment complex as a part of their mixed-use project. The architecture approved of the project will need to be a height of 45.5' or 4-stories to provide the ceiling height required as a part of the development agreement.

The requested text amendment is as follows:

ARTICLE 9 BUILDING AND LOT TYPE STANDARDS is hereby amended as follows:

9.4.3 Multi-Family Building Type as follows:

(A) Permitted Height and Encroachments.

(4) Buildings shall have no less than 2 stories with a vertical height limit of 41'. Additionally, property that is located within the Mixed-Use 2 (MU-2) district and has frontage on or is within a mixed-use project that has frontage on Highway 74 may have a vertical height limit of 50 feet. **Furthermore, buildings located within a mixed-use development or multi use development that is zoned MU-2, contains a minimum 35 acres and was approved by the Town Council pursuant to a development agreement or a conditional rezoning may have a maximum height of 45.5'.**



For reference, height for other building types within the MU-2 district are as follows:

Highway Building Type	50'
Urban Workplace Building Type	3 Stories
Civic Building Type	45'
Shop Front Building	45'

Allowing the needed height of 45.5' will be in keeping with the building form desired for the MU-2 District.

**PLANNING BOARD RECOMMENDATION:** Approval (6-1 Crenshaw) - 1/21/2020



## Statement of Consistency and Reasonableness

(As per NC General Statute 160-383)

*Prior to adopting or rejecting any zoning amendment, the governing body shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action taken to be reasonable and in the public interest. The planning board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing body that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing body.*

TEXT AMENDMENT:

TX19.12.01

REQUEST:

To amend Article 9.4.3 Multi-Family Building Type of the Stallings Development Ordinance increasing the permissible building height to 45.5' and adding language that restricts this height to buildings located within a mixed-use development or multi use development that is zoned MU-2, contains a minimum 35 acres and was approved by the Town Council pursuant to a development agreement or a conditional rezoning.

STATEMENT OF CONSISTENCY AND REASONABLENESS:

The Stallings Town Council hereby finds that the proposed conditional zoning request is

Consistent \_\_\_\_\_

Inconsistent \_\_\_\_\_

with the 2017 Stallings Comprehensive Land Use Plan adopted November 27, 2017 based on consistency with goals and objectives set forth in the document for the creation of development that protects existing neighborhoods. At their February 10, 2020 the Stallings Town Council voted to recommend

APPROVAL \_\_\_\_\_

DENIAL \_\_\_\_\_

of the proposed text amendment and stated that the, Town Council find and determines that the amendment is CONSISTENT/INCONSISTENT with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan and hereby recommends its approval.

The statement and motion was seconded and passed \_\_\_\_\_.

---

Wyatt Dunn, Mayor

---

Erinn Nichols, Town Clerk



TX19.12.01

AN ORDINANCE AMENDING THE “STALLINGS DEVELOPMENT ORDINANCE”  
OF THE TOWN OF STALLINGS, NORTH CAROLINA

WHEREAS, on February 26, 2018 the Town Council adopted the new Stallings Development Ordinance; and,

WHEREAS, increased building height requirements are consistent with the 2017 Comprehensive Land Use Plan; and,

WHEREAS, in order to promote an intentional approach to development by providing an opportunity for better design alternatives in multi-family housing is recommended; and

WHEREAS, no adverse effects to the public safety, health or welfare were identified as a result of the conditional zoning process; and,

THEREFORE, THE TOWN COUNCIL OF THE TOWN OF STALLINGS DO  
ORDAIN AMENDING THE STALLINGS DEVELOPMENT ORDINANCE AS  
FOLLOWS:

ARTICLE 9 BUILDING AND LOT TYPE STANDARDS is hereby amended as follows:

9.4.3 Multi-Family Building Type as follows:

(A) Permitted Height and Encroachments.

(4) Buildings shall have no less than 2 stories with a vertical height limit of 41. Additionally, property that is located within the Mixed-Use 2 (MU-2) district and has frontage on or is within a mixed-use project that has frontage on Highway 74 may have a vertical height limit of 50 feet. Furthermore, buildings located within a mixed-use development or multi use development that is zoned MU-2, contains a minimum 35 acres and was approved by the Town Council pursuant to a development agreement or a conditional rezoning may have a maximum height of 45.5’.

This ordinance shall be effective immediately upon its adoption.

ADOPTED this the \_\_\_th day of \_\_\_\_\_, 2019.

---

Wyatt Dunn  
Mayor

---

Erinn Nichols  
Town Clerk

## EXHIBIT A

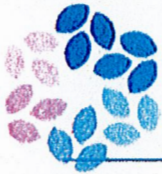
**Applicant seeks to amend Section 9.4-3(A.)(4.) as follows:**

### **I. Existing Section 9.4-3(A.)(4.)**

**Buildings shall have no less than 2 stories with a maximum of 41'. Additionally, property that is located within the Mixed Use 2 (MU-2) district and has frontage on or is within a mixed-use project that has frontage on Highway 74 may have a vertical height limit of 50 feet.**

### **II. Proposed Section 9.4-3(A.)(4.)**

**Buildings shall have no less than 2 stories with a maximum of 41'. Additionally, property that is located within the Mixed Use 2 (MU-2) district and has frontage on or is within a mixed-use project that has frontage on Highway 74 may have a vertical height limit of 50 feet. Furthermore, buildings located within a mixed-use or multi-use development that is zoned MU-2, contains a minimum 35 acres and was approved by the Town Council pursuant to a development agreement or a conditional rezoning may have a maximum height of 45.5'.**



Town of  
**Stallings**

315 Stallings Road • Stallings, North Carolina 28104

RECEIVED

NOV 27 2019

Town of  
Stallings

Application Type: Text Amendment

Application Number (Staff): TX19.12.01 Date Filed: 11/27/19

Hearing Date(s): \_\_\_\_\_

Applicant Information:

Name: Todd Akers Phone #: 305-498-8852

Address: 5925 Carnegie Boulevard, Suite 250, Charlotte, NC 28209

Email: todd.akers@gmail.com

Proposed Text Amendment Including Article and Section Numbers:


See Exhibit A Attached Hereto

Please comment on the following statement:

- In order to maintain sound, stable and desirable development within the planning jurisdiction of the Town of Stallings, it is intended that this ordinance not be amended except:
  - To correct manifest error in the ordinance;
  - Because of changed or changing conditions in a particular neighborhood or community as a whole; or
  - To promote and forward the purposes of the adopted Stallings Land Use Plan.
- It is the further intent of this ordinance that if amended it will promote the general health, safety and welfare of the citizens of Stallings.

Completed requests must be filed with the Planning Office no later than the first business day of the month in order to be placed on the Planning Board and Town council agenda (see

attached schedule). For additional information or assistance, call the Town of Stallings Planning Office at (704)821-8557.

Applicant Signature  \_\_\_\_\_

Date 11-27-2019



# MEMO

To: Town Council  
From: Lynne Hair, Planning Director  
Date: February 4, 2020  
RE: TX20.01.01 – Town of Stallings. A request to amend Article 5 of the Stallings Development by adding Article 5.5 Small Area Plan Amendment Procedures.

---

## **Background**

To provide for lower density residential development within the small area plan and mixed-use districts, amendments have been made to the Development Ordinance. The Stallings Development Ordinance is closely tied to our adopted small area plans. In order to ensure that consistency with the Small Area Plans is maintained going forward, staff is recommending language be added to the Development Ordinance putting procedures in place that will provide for amendments to be made to the Small Area Plans in conjunction with rezoning request.

Article 5 of the DO addresses ordinance amendments and is the obvious place for the proposed language. The following is being recommended:

## **Article 5.5 Small Area Plan Amendment Procedures**

Following are the procedures for submittal, review, and approval of a Small Area Plan Amendment.

### 5.5-1. Pre-submittal Meeting:

Prior to submittal of a Small Area Plan Amendment Application, the Applicant shall meet with the Development Administrator to discuss the specific area involved and the Application Materials to be submitted with the Application.

### 5.5-2. Submittal of Small Area Plan Amendment Application:

Once all required materials required by Section 5.4-3 are received by the Town and the application deemed to be complete, the Development Administrator shall arrange for the submitted Application Materials to be placed on the Town's website for access by the general public.

### 5.5-3. Required Application Materials:

(A) Map showing the location and boundaries of the property involved in the requested amendment.

(B) Descriptions of existing conditions using maps and narratives, including:

- Existing topography.
- Existing improvements, including buildings.
- Existing public infrastructure, including streets, utilities, and parks.
- Boundaries of flood zones, base flood elevations, and water supply watersheds.



- 

(C) Descriptions of proposed development necessitating the amendment using maps, narratives, and illustrations, including:

- Detailed descriptions of proposed development (use), including design guidelines.
- Location and quantity of proposed uses.
- Road layout and types internal to the Area.
- Compliance with Stallings Parks and Greenway Master Plan.
- Water and sewer demand projections.
- Proposed approach to stormwater management.

#### 5.5-4 Community Information Meeting:

Upon a finding of completeness of the Application, the Development Administrator shall set up and facilitate a Community Information Meeting to allow public review of the Application Materials. Notice of the date, time, and place of the public meeting shall be posted in the Town Hall, and on the Town's website not less than ten (10) days prior to the date of the scheduled public meeting. At the Community Information Meeting, the Applicant will present the Application Materials and answer questions. The Development Administrator will invite comments on the Application Materials and prepare a summary of questions, answers, and comments from the meeting (prepared as a "Summary Report") for use by the Planning Board and Town Council in their review of the Application. The application fee for submittal of a Small Area Plan Amendment will include a component to cover the Town's costs in setting up, facilitating, and preparing reports for this Community Information Meeting.

#### 5.5-5. Review and Recommendation by Planning Board:

Within a reasonable time, following preparation of the Summary Report and completion of review of the Application Materials by the Technical Review Committee, the Development Administrator shall schedule review of the Application Materials by the Town's Planning Board. The Development Administrator, or a person designated by the Development Administrator, shall prepare a report on the Application Materials for consideration by the Planning Board (the "Staff Report"). The Planning Board may prepare a recommendation to the Town Council regarding the proposed Small Area Plan.

#### 5.5-6. Revisions to Plan:

Applicant may revise an Amendment at any time before the Planning Board makes a recommendation to the Town Council with respect to the Plan, or if the Planning Board does not make a recommendation on the requested Amendment to the Town Council, at any time before the Town Council votes to approve or deny the requested Amendment. Following issuance of a Planning Board recommendation to the Town Council, without further consideration by the Planning Board, Applicant may revise the requested Amendment only to address any suggestions or recommendations from the Planning Board, Town staff, or Town Council. If Applicant desires to revise the requested Amendment for any other reason following the Planning Board recommendation, Applicant may do so only if the Town Council, prior to any vote on requested Amendment, refers the requested Amendment back to the Planning Board for its review of such revised Amendment.

5.5-7. Review and Action by the Stallings Town Council:

The decision of the Planning Board shall be forwarded onto the Town Council for final decision within 6 weeks of the Planning Board recommendation. The Town Council may approve the Application for Amendment, or deny if it finds that the Application fails to comply with the requirements of the Comprehensive Land Use Plan or fails to adequately protect the public health, safety or welfare



**PLANNING  
& ZONING**  
TOWN of STALLINGS

## Statement of Consistency and Reasonableness

(As per NC General Statute 160-383)

*Prior to adopting or rejecting any zoning amendment, the governing body shall adopt a statement describing whether its action is consistent with an adopted comprehensive plan and explaining why the board considers the action taken to be reasonable and in the public interest. The planning board shall advise and comment on whether the proposed amendment is consistent with any comprehensive plan that has been adopted and any other officially adopted plan that is applicable. The planning board shall provide a written recommendation to the governing body that addresses plan consistency and other matters as deemed appropriate by the planning board, but a comment by the planning board that a proposed amendment is inconsistent with the comprehensive plan shall not preclude consideration or approval of the proposed amendment by the governing body.*

TEXT AMENDMENT:

TX20.01.01

REQUEST:

To amend Article 5 Amendments to Ordinance and Zoning Map of the Stallings Development Ordinance, adding procedures for the amendment of Small Area Plans.

STATEMENT OF CONSISTENCY AND REASONABLENESS:

The Stallings Town Council hereby finds that the proposed conditional zoning request is

Consistent \_\_\_\_\_  
Inconsistent \_\_\_\_\_

with the 2017 Stallings Comprehensive Land Use Plan adopted November 27, 2017 based on consistency with goals and objectives set forth in the document for the creation of development that protects existing neighborhoods. At their February 10, 2020 the Stallings Town Council voted to recommend

APPROVAL \_\_\_\_\_  
DENIAL \_\_\_\_\_

of the proposed text amendment and stated that the, Town Council find and determines that the amendment is CONSISTENT/INCONSISTENT with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan and hereby recommends its approval.

The statement and motion were seconded and passed \_\_\_\_\_.

\_\_\_\_\_  
Wyatt Dunn, Chairman

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



AN ORDINANCE AMENDING THE “STALLINGS DEVELOPMENT ORDINANCE”  
OF THE TOWN OF STALLINGS, NORTH CAROLINA

WHEREAS, on February 26, 2018 the Town Council adopted the new Stallings Development Ordinance; and,

WHEREAS, The Stallings Comprehensive Land Use Plan was created to promote the creation of intentional development; , and

WHEREAS, the Stallings Small Area Plans were created and adopted by the Town and incorporated into the Stallings Development Ordinance to be used in determining land use and development pattern; and the process established for their review and approval are consistent with the 2017 Comprehensive Land Use Plans; and,

WHEREAS, no adverse effects to the public safety, health or welfare were identified as a result of the process of amending these documents; and,

THEREFORE, THE TOWN COUNCIL OF THE TOWN OF STALLINGS DO  
ORDAIN AMENDING THE STALLINGS DEVELOPMENT ORDINANCE AS  
FOLLOWS:

**Article 5.5 Small Area Plan Amendment Procedures**

Procedures Following are the procedures for submittal, review, and approval of a Small Area Plan Amendment.

5.5-1. Pre-submittal Meeting:

Prior to submittal of a Small Area Plan Amendment Application, the Applicant shall meet with the Development Administrator to discuss the specific area involved and the Application Materials to be submitted with the Application.

5.5-2. Submittal of a Small Area Plan Amendment

Application:

Once all required materials required by Section 5.4-3 are received by the Town and the application deemed to be complete, the Development Administrator shall arrange for the submitted Application Materials to be placed on the Town’s website for access by the general public.

5.5-3. Required Application Materials:

(A) Map showing the location and boundaries of the property involved in the requested amendment.

(B) Descriptions of existing conditions using maps and narratives, including:

- Existing topography.
- Existing improvements, including buildings.
- Existing public infrastructure, including streets, utilities, and parks.
- Boundaries of flood zones, base flood elevations, and water supply watersheds.

(C) Descriptions of proposed development necessitating the amendment using maps, narratives, and illustrations, including:

- Detailed descriptions of proposed development (use), including design guidelines.
- Location and quantity of proposed uses.
- Road layout and types internal to the Area.
- Compliance with Stallings Parks and Greenway Master Plan.
- Water and sewer demand projections.
- Proposed approach to stormwater management.

#### 5.5-4 Community Information Meeting:

Upon a finding of completeness of the Application, the Development Administrator shall set up and facilitate a Community Information Meeting to allow public review of the Application Materials. Notice of the date, time, and place of the public meeting shall be posted in the Town Hall, and on the Town's website not less than ten (10) days prior to the date of the scheduled public meeting. At the Community Information Meeting, the Applicant will present the Application Materials and answer questions. The Development Administrator will invite comments on the Application Materials and prepare a summary of questions, answers, and comments from the meeting (prepared as a "Summary Report") for use by the Planning Board and Town Council in their review of the Application. The application fee for submittal of a Small Area Plan Amendment will include a component to cover the Town's costs in setting up, facilitating, and preparing reports for this Community Information Meeting.

#### 5.5-5. Review and Recommendation by Planning Board:

Within a reasonable time, following preparation of the Summary Report and completion of review of the Application Materials by the Technical Review Committee, the Development Administrator shall schedule review of the Application Materials by the Town's Planning Board. The Development Administrator, or a person designated by the Development Administrator, shall prepare a report on the Application Materials for consideration by the Planning Board (the "Staff Report"). The Planning Board may prepare a recommendation to the Town Council regarding the proposed Small Area Plan.

#### 5.5-6. Revisions to Plan:

Applicant may revise an Amendment at any time before the Planning Board makes a recommendation to the Town Council with respect to the Plan, or if the Planning Board does not make a recommendation on the requested Amendment to the Town Council, at any time before the Town Council votes to approve or deny the requested Amendment. Following issuance of a Planning Board recommendation to the Town Council, without further consideration by the Planning Board, Applicant may revise the requested Amendment only to address any suggestions or recommendations from the Planning Board, Town staff, or Town Council. If Applicant desires to revise the requested Amendment for any other reason following the Planning Board recommendation, Applicant may do so only if the Town Council, prior to any vote on requested Amendment, refers the requested Amendment back to the Planning Board for its review of such revised Amendment.

5.5-7. Review and Action by the Stallings Town Council:

The decision of the Planning Board shall be forwarded onto the Town Council for final decision within 6 weeks of the Planning Board recommendation. The Town Council may approve the Application for Amendment, or deny if it finds that the Application fails to comply with the requirements of the Comprehensive Land Use Plan or fails to adequately protect the public health, safety or welfare

This ordinance shall be effective immediately upon its adoption.

ADOPTED this the \_th day of \_\_\_\_\_, 2019.

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Wyatt Dunn  
Mayor

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Erinn Nichols  
Town Clerk



# MEMO

To: Town Council  
From: Alex Sewell, Town Manager  
Date: 1/9/20 (updated 1/22/20)  
RE: County-Wide Fire Services – Union County Request

**1/22/20 Update:** At the 1/13/20 Council Meeting, the Council opted to table this item to the 1/27/20 Council meeting. Hemby Bridge Fire Chief Johnny Blythe and Stallings Fire Chief Charlie Porter have requested that this resolution not be approved until the chiefs can bring back a more regional fire service structure to the Council for consideration. Chief Blythe plans to attend the 1/27/20 meeting to discuss the issue further with the Council.

**Purpose:** This memorandum's purpose is to share Union County's request regarding the implementation of a new fire service funding model and to provide background so Council can make an informed decision.

**Background:** Currently, Union County has 17 fire service districts that provide fire protection service via a contract with Union County. 5 of these districts are funded through a local tax as established by the County Commissioners and 12 districts are funded through a local fee as provided by the N.C. General Assembly (\$100 cap). The Town of Stallings is currently served by 3 volunteer fire departments. Hemby Bridge and Stallings serve almost all of the Town while a small area (estimated at approximately 31 acres) is in the Providence fire district. Hemby Bridge and Stallings are tax districts and Providence is a fee district. A map is enclosed showing the district coverages within Stallings.

Union County has been discussing the best way to fund its fire service district for years. In 2018, Union County commissioned a study with the purpose of identifying a funding strategy that the County Commissioners could support. As part of this process, the County solicited feedback from the Towns. For those interested, more detailed information on the topic is available on the Town's website under the 11/26/18 and 1/14/19 Council Agenda packets/minutes.

**Update:** On November 18, 2019, the County Commissioners gave County staff direction to start the process of implementing a fire tax district model where all fee districts would be eliminated and replaced with tax districts.

Under this new model, certain districts (Bakers, Hemby Bridge, Providence, Stallings, Wesley Chapel, Springs, and Waxhaw) will be considered “urban” districts and will receive a 20% County subsidy, with the remaining 80% of funding will come from the taxes from the district itself. At the same time, other more rural departments will receive a 40% subsidy, with the remaining 60% coming from the district. Notably, no tax district currently receives a County subsidy.

**Union County Request:** Union County is requesting the Town of Stallings’ help with implementation of this new model as follows:

- As mentioned above, Stallings and Hemby Bridge are tax districts and Providence is a fee district. To establish a tax district for Providence, Union County needs municipal consent.
- While Hemby Bridge is currently a tax district, there are certain properties within that district that are not paying the district fire tax. To correct this, the County needs to establish a new tax district overlaying the entire existing service area. Since this will be a new tax district, the County needs municipal consent.

The County’s goal is to have all municipal resolutions passed by the end of January 2020 because this timeframe will reportedly allow enough time to implement these districts for the 2021 fiscal year.

**Local Fire Chief Request:** Staff reached out to consult with our two local primary Fire Chiefs, Hemby Bridge Fire Chief Johnny Blythe and Stallings Fire Chief Charlie Porter. Notably, our local fire chiefs are interested in establishing a more regional approach to fire services.

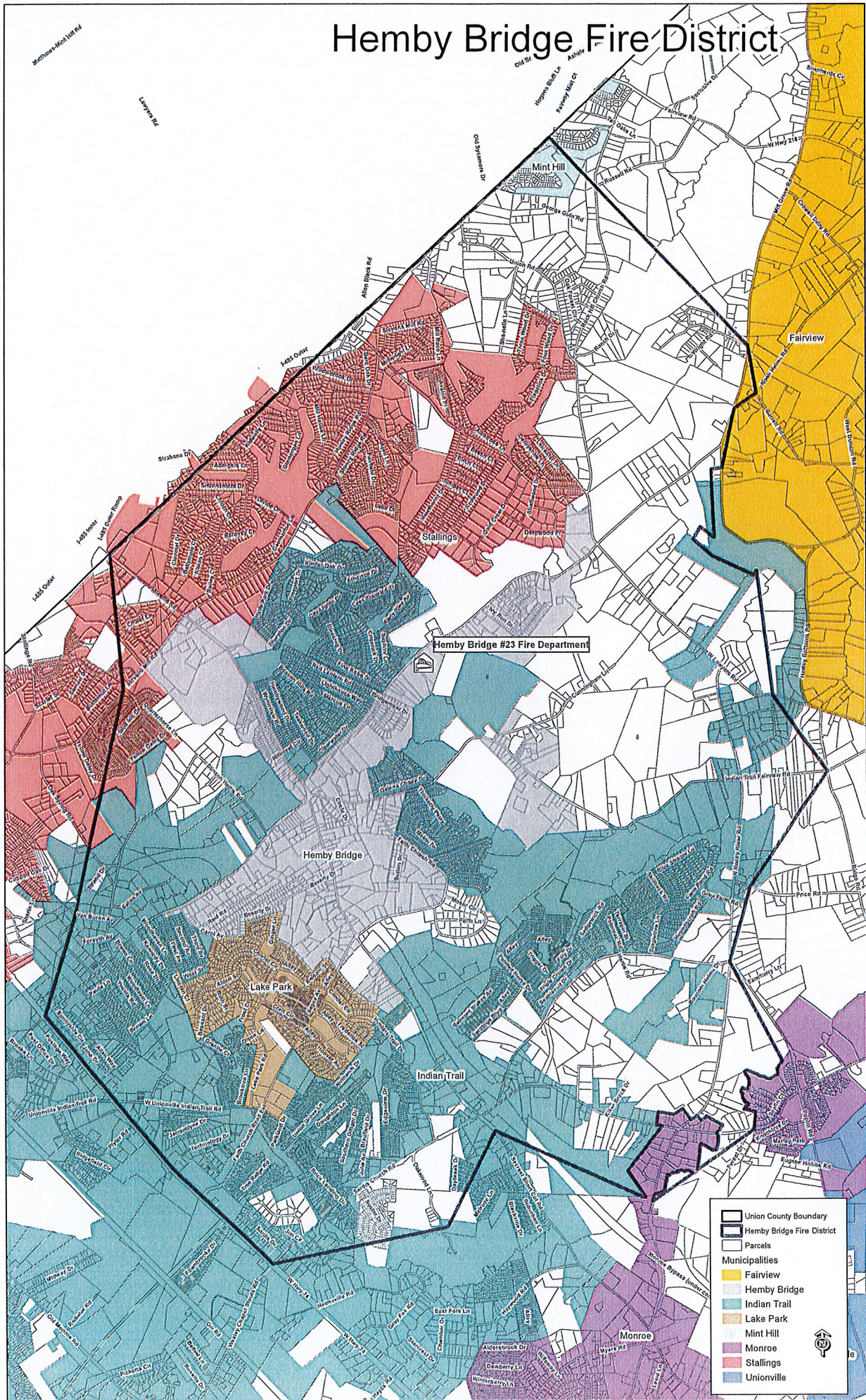
While the fire chiefs are not opposed to the effects of the County’s requested resolution, they would ask that the Council hold off on approving the resolution on 1/13/20. The rationale is that the chiefs would like to add language into the resolution language expressing a desire to explore making fire services in our general area more regional, and would like time to develop some suggest language.

**Next Steps:** Attached is a draft resolution provided by Union County along with several related maps. To allow the County to implement the above described changes, the Council could approve this resolution. Union County Assistant



County Manager Patrick Niland plans to attend the 1/13/20 Council Meeting to answer any questions.

# Hemby Bridge Fire District



Union County Boundary  
 Hemby Bridge Fire District  
 Parcels

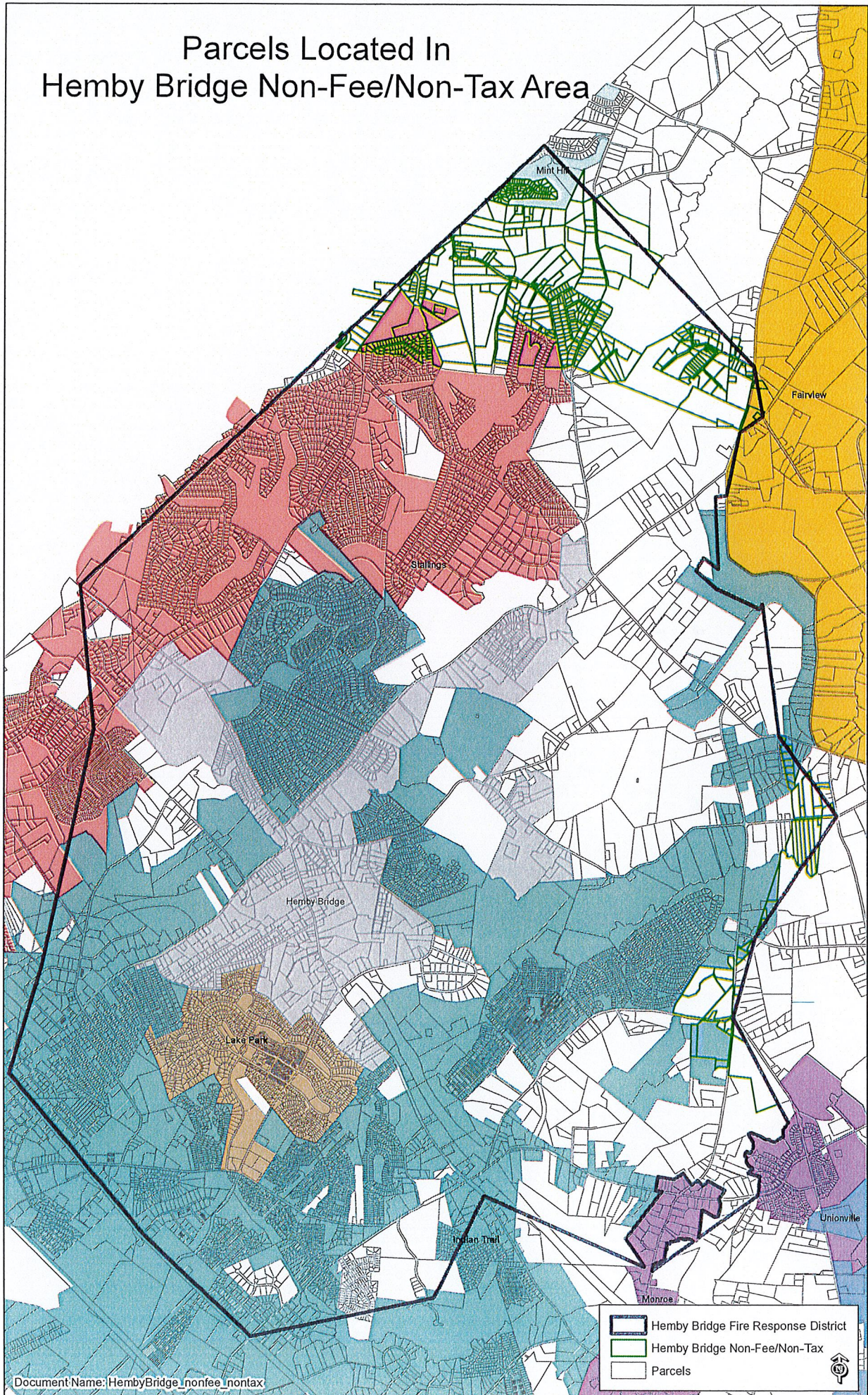
**Municipalities**

- Fairview
- Hemby Bridge
- Indian Trail
- Lake Park
- Mint Hill
- Monroe
- Stallings
- Unionville

# Providence Rural Fire District



# Parcels Located In Hemby Bridge Non-Fee/Non-Tax Area



**TOWN OF STALLINGS**  
**RESOLUTION CONSENTING TO INCLUSION IN THE PROVIDENCE AND HEMBY**  
**BRIDGE FIRE AND RESCUE SERVICE DISTRICTS**

WHEREAS, certain territory located within the municipal limits of the Town of Stallings lies within the boundaries of the existing fee-supported Providence Fire District (the “Fee-Supported Fire District”) and the existing Hemby Bridge Rural Fire Protection District (the “Rural Fire Protection District”); and

WHEREAS, provision of fire protection and rescue service (“Fire Services”) within the Fee-Supported Fire District is funded by the collection of certain Fire Fees, and Fire Services within the Rural Fire Protection District is funded by the collection of certain Rural Fire Protection District Special Taxes; and

WHEREAS, pursuant to The County Service District Act of 1973, G.S. §§ 153A-301 through 153A-310 (the “Act”), the Union County Board of Commissioners (the “Union County Board”) may define one or more county service districts within which the County may assess taxes to pay for the provision of Fire Services within the district(s); and

WHEREAS, the Union County Board is considering (i) abolishing the Fee-Supported Fire District and corresponding Fire Fees; (ii) setting the rate of Rural Fire Protection District Special Taxes at zero; (iii) establishing a tax-based Providence Fire and Rescue Service District within the same geographic area currently served by the Fee-Supported Fire District; and (iv) establishing a tax-based Hemby Bridge Fire and Rescue Service District (together with the Providence Fire and Rescue Service District, the “Fire Service Districts”) to provide Fire Services within the geographic area currently served by the existing Rural Fire Protection District, as well as to include certain areas currently outside of any fire funding district; and

WHEREAS, in accordance with the Act, tax revenues collected to support a particular Fire Service District may be used only to provide Fire Services within that Fire Service District and may not be reallocated to any other County fund or program; and

WHEREAS, a resolution of the governing body of the Town of Stallings consenting to inclusion in the proposed Fire Service Districts is required by the Act if such territory is to be included therein.

NOW, THEREFORE, BE IT RESOLVED that the Town of Stallings supports Union County’s desire to abolish the Fee-Supported Fire District, no longer levy Rural Fire Protection District Special Taxes, and establish the Fire Service Districts; and

BE IT FURTHER RESOLVED that the Town of Stallings consents to: (i) inclusion within the Providence Fire and Rescue Service District of territory located within the municipal limits of Stallings (including territory hereinafter annexed by Stallings), if such territory lies within the boundaries of the fee-supported Providence Fire District, as shown in Exhibit A, which is attached and incorporated herein by reference; and (ii) inclusion within the Hemby Bridge Fire and Rescue Service District of territory located within the municipal limits of Stallings (including territory hereinafter annexed by Stallings) if such territory lies within the boundaries of the Hemby Bridge Fire and Rescue Service District, as shown in Exhibit B, which

is attached and incorporated herein by reference.

This resolution is adopted this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.



To: Town Council  
From: Lynne Hair, Planning Director  
Date: February 4, 2020  
RE: Development Ordinance Items; 1) Flood plain on platted lots; 2) Fence Appearance; 3) Open Space Calculations.

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At the December 19, 2019 meeting, Council directed staff to research and provide suggestions on issues dealing with; 1) flood plain on platted residential lots; 2) Fence appearance; and 3) Open Space requirements. The following is provided to give Council information on the requested items; staff is seeking direction on next steps for these items.

**1. Restrict flood plain from being counted toward minimum lot size, subdivided, platted and sold to homeowners as private property.**

Staff would recommend language be added to the Development Ordinance as follows:

**Article 2 General Standards and Specifications**

**ADD:**

*Article 2.2-1 Flood Plan not to be Counted Towards Minimum Lot Size Calculations/Remain Open Space*

*Lot lines for newly created single family detached lots, created through the requirements established by Article 16 of the Stallings Development Ordinance, shall not be platted to include any designated floodplain areas. Floodplain located within a single-family detached subdivision containing 4 or more lots will remain as common space.*

**Article 16 Subdivisions**

**CURRENT LANGUAGE**

*Article 16.2-3 (D) Lot Lines and Drainage* of the Stallings Development Ordinance currently states the following:

(D) Lot lines and drainage. Lot boundaries shall be made to coincide with natural and pre-existing topography to the extent practicable to avoid the creation of lots that can be built upon only by altering drainage ways. Lot boundary lines shall conform to the following requirements:

1. The Lot boundary lines of either a Minor Subdivision or Major Subdivision shall not extend into areas equal to or below the Base Flood contour line(s).
2. The Lot boundary lines of either the Minor Subdivision or Major Subdivision shall not extend into areas designated as a stream Buffer Zone.
3. The Lot boundary lines of either a Major Subdivision or Major Subdivision shall not extend into areas designated as Wetlands.

**ADD:** Council may want to consider adding the following language to this section:

4. *Lot lines for newly created single family detached lots, created through the requirements established by Article 16 of the Stallings Development Ordinance, shall not be platted to include any designated floodplain areas. Floodplain located within a single-family detached subdivision containing 4 or more lots will remain as common space.*

## **2. Fence Appearance**

In keeping with Town goals of maintaining an attractive and inviting appearance, Town Council directed staff to prepare language dealing with fence installation, ensuring that the finished side faces outwards.

### **Article 2 General Standards and Specifications**

**ADD:**

*Article 2.13-2 regulates fences. Staff would suggest (G) be added to this section as follows:*

*2.13-2 (G) All finished sides of a fence shall face off-site.*

## **3. Increase Greenspace/Open Space**

### **CURRENT OPEN SPACE REQUIRMENTS:**

Development Ordinance Article 21 Open Space

TABLE 21.1

ZONING DISTRICT	REQUIRED OPEN SPACE
Single Family Residential (SFR)	Single Family and/or duplex subdivisions: 10% of total subdivision project site area. Other residential: the greatest of 500 feet or open space per dwelling unit or 9%.
All other districts, excluding "TC" which is exempt from these requirements.	7.5% of lot area.



## OLD UDO OPEN SPACE REQUIREMENTS:

TABLE 6.1

Zoning District	Percent Open Space
R-20 < 10 lots	N/A
R-20 > 10 lots	10%
R-15 < 10 lots	N/A
R-15 > 10 lots	12%
R-10 < 10 lots	N/A
R-10 > 10 lots	15%
MFR	20%
TC - Town Center	15%
NC - Neighborhood Center Overlay	15%
GR - General Retail < 2 acres	N/A
GR - General Retail = 2 - 5 acres	10%
GR - General Retail > 5 acres	15%
OLR - Office Light Retail < 2 acres	N/A
OLR - Office Light Retail = 2 - 5 acres	10%
OLR - Office Light Retail > 5 acres	15%
LI - Light Industrial	N/A
HI - Heavy Industrial	N/A

## CONSERVATION SUBDIVISIONS

Conservation subdivisions are a design strategy that attempts to preserve undivided, buildable tracts of land as communal open space. In a conservation subdivision, ideally 50 – 70 percent of the buildable land is set aside as open space by grouping homes on the developed portion of the land. A developer can build on smaller lots in exchange for preserving a large portion of the land as open space.

The Town of Weddington uses this method. The applicant prepares a “by-right” plan, and this is used to determine the maximum number of lots that can be built in the conservation subdivision. The open space requirement is 50%. Floodplain can be used as open space.

## SUGGESTED ACTIONS:

- Increase the open space percentage by zoning district, requiring higher density developments to have a higher percentage of open space.
- Prevent flood plain from being calculated into minimum lot size requirements.
- Continue to require the donation of property to meet compliance with the adopted Stallings Parks and Greenway Master.
- Consider adopting conservation subdivision standards.



# MEMO

Agenda Item # 11

To: **Mayor and Town Council**  
Via: Alex Sewell, Town Manager  
From: Christopher J. Easterly, P.E., Town Engineer  
Date: 02-04-2020  
RE: Town Hall Second Floor Renovations Contract

**Purpose:** To provide background and a recommendation on the second floor renovations contract at the existing Town hall.

**Background:** In 2016, the Council was presented with the space needs for the administrative departments. The New Town Hall / Public Works facilities were part of that solution and the renovations to the second floor of Town Hall was the remainder of the solution.

On February 25, 2019, the Council unanimously approved contracting with Boomerang for the design services for the second floor Town Hall renovations. The objectives of this design included:

- Provide more meeting/group space for the Police Department.
- Provide better security for the reception/visitor engagement area.
- Plan a more efficient circulation pattern within the office suite.
- Maximize utilization of the entire existing second floor area.

On May 28, 2019, the Council unanimously approved the functional design for the second floor Town Hall renovations.

**Other Pertinent Information:** In accordance with the Stallings Bid Policy and NCGS §143-129 for construction, staff and Boomerang advertised the project manual and plans for the Town Hall Second Floor Renovations project with informal bidding procedures on January 2, 2020. The submittal deadline was January 30, 2020 at 2:00 p.m. Four sealed bids were received by the submittal deadline. The bids were reviewed by the Architect for clarity, completeness, errors and omissions. The bid tabulation was developed and certified by the Architect (see enclosed).

**Recommendation:** Staff recommends entering into a contract with Hoss Contracting for the base bid amount and Alternatives 3 & 4). Hoss Contracting is the lowest responsible

bidder for this scope of work at \$372,040. The Architect's opinion of probable construction cost for this scope of work is \$385,650.

Alternatives 1 & 2 is work that may be implemented in the future. It is not integral to the functionality of the space.



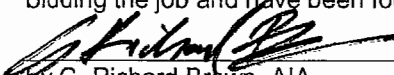
# BID TABULATION SHEET FOR SINGLE PRIME GENERAL CONTRACT

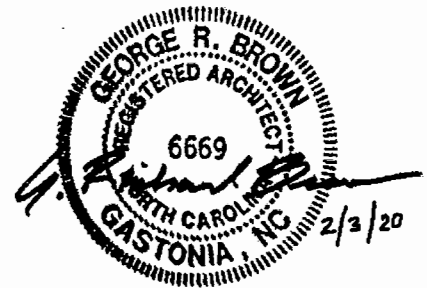
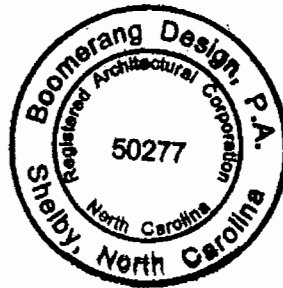
**Second Floor Renovations to  
The Town of Stallings  
Administration Building**

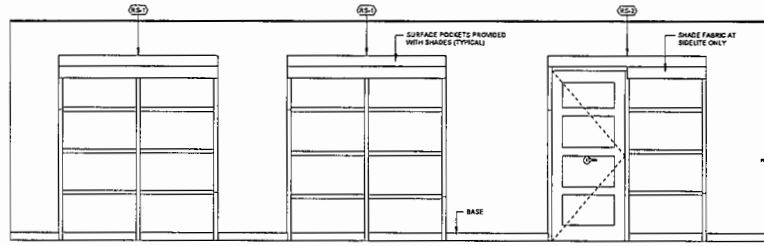
Comm. No.: 1911  
File: B8.1  
Bid Date: Jan. 30, 2020  
Bid Closing Time: 2:00 PM  
Bid Location: Stallings Town Hall

	Catalyst Construction Co.	Encompass Building Group	Hoss Contracting	Hostetter & Son Construction Co.	
License Number	80391	72954	77611	76902	
Addenda Received (1 & 2)	1-2	1-2	1-2	1-2	
Bid Bond	Yes	Yes	Yes	Yes	
Base Bid	\$573,370	\$336,000	\$342,600	\$399,990	
Alternates (Sec. 01 23 00)					
#1: Lobby Work (Corner Columns)	\$28,660	\$14,500	\$16,760	\$18,900	
#2: Lobby Lighting	\$22,640	\$12,000	\$21,500	\$11,000	
#3: New Conference Rooms	\$78,900	\$33,500	\$25,700	\$20,000	
#4: Refinish Doors	\$6,290	\$3,000	\$3,740	\$4,000	
Total Cost (Base+Alternates 1-4)	\$709,860	\$399,000	\$410,300	\$453,890	

These bid numbers have been checked against the forms of proposal received from the contractors bidding the job and have been found to be accurate.

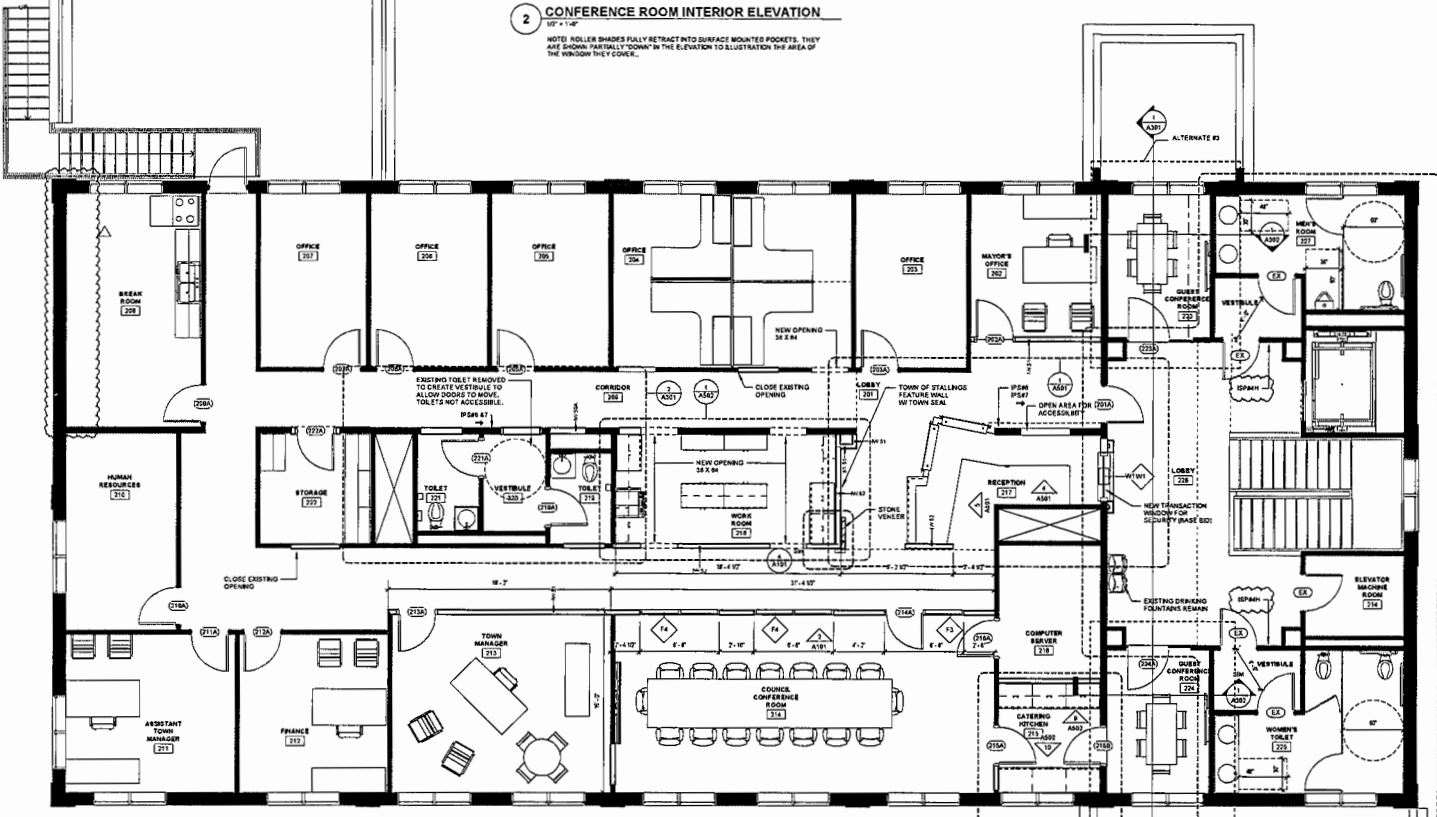
  
by G. Richard Brown, AIA





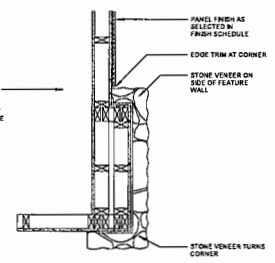
**2 CONFERENCE ROOM INTERIOR ELEVATION**  
1/4" = 1'-0"

NOTE: ROLLER SHADES FULLY RETRACT INTO SURFACE MOUNTED POCKETS, THEY ARE SHOWN PARTIALLY "DOWN" IN THE ELEVATION TO ILLUSTRATE THE AREA OF THE WINDOW THEY COVER.



**1 SECOND FLOOR PLAN RENOVATION PLAN**  
1/4" = 1'-0"

**PROJECT ALTERNATES**  
ALTERNATE ONE: SECOND FLOOR STAIR LOBBY. ALTERNATE INCLUDES REFLECTIVE FINISHES ON CORNER COLUMNS WITH FINISHES DETAILED ON SHEET A101 AND A102, PAINT WALLS AND CEILING.  
ALTERNATE TWO: REPLACE LIGHTING IN STAIR LOBBY WITH NEW LED FIXTURES SHOWN IN ELECTRICAL DRAWINGS.  
ALTERNATE THREE: ALL WORK PERTAINING TO THE WORK TO INFILL THE LOGGIES AND CREATE THE TWO SMALL CONFERENCE ROOMS ON EACH SIDE OF THE STAIR LOBBY. WORK TO INCLUDE ALL RENOVATION, FINISHES, GLASS SOGAL, DOOR HARDWARE, CEILING, AND ANY REPAIR TO EXISTING WALLS NECESSARY TO CONSTRUCT THE WORK.



**4 PLAN DETAIL - STONE AT FEATURE WALL**  
1" = 1'-0"

**GENERAL DEMOLITION NOTES**

- THE GENERAL CONTRACTOR SHALL COORDINATE DEMOLITION OF ALL WORK TO INCLUDE SYSTEM INTEGRATION, MAINTENANCE FOR STRUCTURAL, FIRE PROTECTION, BUILDING SECURITY, AND PROTECTION FROM HEALTHY ELEMENTS.
- THE GENERAL CONTRACTOR SHALL COORDINATE ALL DEMOLITION ACTIVITIES WITH THE MECHANICAL AND PLUMBING DRAWINGS.
- WHERE WALLS DESIGNATED TO REMAIN ARE DAMAGED DUE TO CONSTRUCTION ACTIVITIES, THE GENERAL CONTRACTOR IS TO PATCH THE DAMAGED AREAS PRIOR TO APPLICATION OF NEW WALL FINISHES AS DESCRIBED IN THE RENOVATION DRAWINGS.
- WHERE WALLS ARE DESIGNATED AS "EXISTING TO BE REMOVED" (SEE LEGEND), GENERAL CONTRACTOR SHALL COORDINATE WITH PLANS TO ELIMINATE ALL UNNECESSARY DEMOLITION. COORDINATE THE REMOVAL OR RELOCATION OF ALL WALL, CEILING OR WALL-SCALED DEVICES, FINISH, MIRROR, ETC. WITH DRAWINGS OF ASSOCIATED TRADES. CARE TO BE TAKEN TO PROTECT ALL STRUCTURAL ELEMENTS DURING THE DEMOLITION PROCESS.
- WHERE DOORS, WINDOWS, CASEWORK, FIXTURES, EQUIPMENT, ETC. IS REMOVED, REPAIR AND REFACE THE WALL TO MATCH ADJACENT. PREPARE THE WALL TO RECEIVE NEW FINISH AS INDICATED IN THE FINISH SCHEDULE.
- REPAIR ALL FLOORS DAMAGED BY DEMOLITION ACTIVITIES. LEVEL THE FLOOR WITH CEMENT UNDERLAMENT AND PREPARE IT TO RECEIVE THE FLOOR FINISH INDICATED IN THE FINISH SCHEDULE.

**GENERAL PLAN NOTES**

- SEE SHEET A101 FOR DETAILED WALL TYPE DESCRIPTIONS.
- SEE REFLECTED CEILING PLANS FOR CEILING HEIGHTS AND MATERIALS.
- UNLESS NOTED OTHERWISE, ALL FURNITURE & EQUIPMENT SHOWN SHALL BE DEMOLISHED FOR INFORMATIONAL PURPOSES ONLY. THEY ARE NOT TO BE RE-AS PART OF THE PROJECT.
- SEE ENLARGED PLANS IN THE 400 SHEETS FOR FURTHER DIMENSIONAL INFORMATION.
- PROVIDE CONTROL JOINTS (C.J.) AS OUTLINED IN THE PROJECT SPECIFICATION AND UNLESS INDICATED ON PLANS AND AT OTHER LOCATIONS.
- SEE THE DOOR SCHEDULE ON SHEET A101 FOR DOOR HARDWARE INFORMATION.

**WALL RATINGS LEGEND**



**WALL SCHEDULE**

TYPE	DESCRIPTION	RATING	UL #
WV-26	3 1/2" MT. STUD TO DECK		0
WV-23	3 1/2" MT. STUD		0
WV-30	5 1/2" WOOD STUD		
WV-34A	5 1/2" WOOD STUD		
WV-31	5 1/2" WOOD STUD		
WV-2	3 1/2" WOOD STUD		
WV-8	3 1/2" WOOD STUD		
WV-1A	5 1/2" WOOD STUD	1 HR	U-445
WV-35	5 1/2" WOOD STUD	1 HR	U-445
WV-3	8" MET. STUD		
SF1			
SP2			
WD			
Z			

**EQUIPMENT SCHEDULE**

NO.	DESCRIPTION	QTY.	REMARKS

10/17/2019 10:09:26 AM

**SECTION 00 43 23 – BID FORM SUPPLEMENT: ALTERNATES**

**1.1 BID FORM SUPPLEMENT**

A. This form is required to be attached to the Bid Form. See Document 00 21 13 "Instructions to Bidders."

**1.2 DESCRIPTION**

- A. Each bidder shall show below the amounts proposed to be added to the Base Contract Sum if particular Alternates are accepted by the Owner.
- B. If the Alternate does not affect the Base Contract Bid Sum, the bidder shall write in the space provided "NO CHANGE."
- C. If the Alternate does not affect the Work of his/her contract, the bidder shall write in the space provided "NOT APPLICABLE."
- D. The bidder shall be responsible for determining from the Contract Documents the affects of each Alternate on the Contract Time and/or Contract Sum.
- E. The Owner reserves the right to accept or reject any alternate and to amend the Contract accordingly during the period of the contract.
- F. Acceptance or nonacceptance of any Alternates by the Owner shall have no affect on the Contract Time unless the Schedule of Alternates below provides a formatted space for the adjustment of the Contract Time.

**1.3 SCHEDULE OF ALTERNATES – GENERAL CONTRACT AND SINGLE PRIME CONTRACT**

A. Alternate 1: Indicate the amount to add to the base bid to provide the Lobby work at the corner columns as indicated on A701 and the reception window as indicated on A702.

ADD  \_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_)

B. Alternate 2: Indicate the amount to add to the base bid to provide new Lobby lighting as identified on sheet E201A.

ADD  \_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_)

C. Alternate 3: Indicate the amount to add to the base bid to provide to provide the two Guest Conference Room infill rooms. The alternate includes all associated demolition, new construction, finishes and electrical.

ADD  \_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_)

D. Alternate No. 4: State an alternate price to strip and refinish the existing doors, noted in the door schedule (Sheet A601) to match architect's sample for color and stain to coordinate with new finishes.

ADD  \_\_\_\_\_ DOLLARS (\$ \_\_\_\_\_)

**1.4 SUBMISSION OF SUPPLEMENT**

Submitted this \_\_\_ day of \_\_\_\_\_, 20\_\_

By: \_\_\_\_\_  
(Name of bidding firm or corporation)

By: \_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Type or print name)

Title: \_\_\_\_\_  
(Owner/Partner/President/Vice Pres.)

**END OF DOCUMENT 00 43 23**



# MEMO

To: Mayor and Council  
From: Erinn Nichols  
Date: 05-22-19  
RE: **Town Hall Second Floor Renovations**

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**Purpose:** To provide background and a recommendation on the second-floor renovations at the existing Town hall.

**Background:** In 2016, the Council was presented with the space needs for the administrative departments. The New Town Hall was part of that solution and the renovations to the second floor in the original Town Hall was the remainder of the solution. A brief presentation at the Council meeting will refresh the Council's memory of those needs and assessments.

On February 25, 2019, the Council unanimously approved contracting with Boomerang for the design services for the 2<sup>nd</sup> Floor Town Hall renovations. Since that date, staff have been meeting with Boomerang to flesh out current needs and options for the space.

On April 9, Department Heads met with Boomerang and identified the following objectives for the space. These objectives coincided with the original needs from 2016:

- Provide more meeting/group space for the Police Department since their space downstairs has no conference capabilities.
- Provide better security to control people entering the administrative area and serve visitors in front of the secure area to the greatest extent possible.
- Plan a more efficient circulation pattern within the office suite. The current workroom area is cramped and access to the staff restrooms is problematic.
- Maximize utilization of the entire existing second floor area. Currently there are voids in the second floor being heated and cooled yet providing no space benefit.

This comprehensive meeting resulted in the attached scheme.

**Other Pertinent Data:** The scheme involves the reorganization of the administration area and staff toilet re-work. The work necessitates a consulting structural engineer to analyze and plan the new structured floor over the entrance vestibules and wall changes. This work will require more approval efforts since it bridges the existing firewall. Consultant structural engineering was not included in the proposal of March 5, 2019 and therefore the architects request additional fee should you decide to move forward with the scheme.

The proposal from Randy Ruggles, Structural Engineer, is for a sum of \$3,300.00. Because this work is unexpected, Boomerang is willing to waive the contractual markup fee of 15% (AIA 104 -2017, Paragraph 11.4 dated Sept. 19, 2017).

**Recommendation:** As a rework of the space is necessary to effectively utilize the empty space, ensure safety, and provide the needed meeting space for all departments, staff would recommend the following:

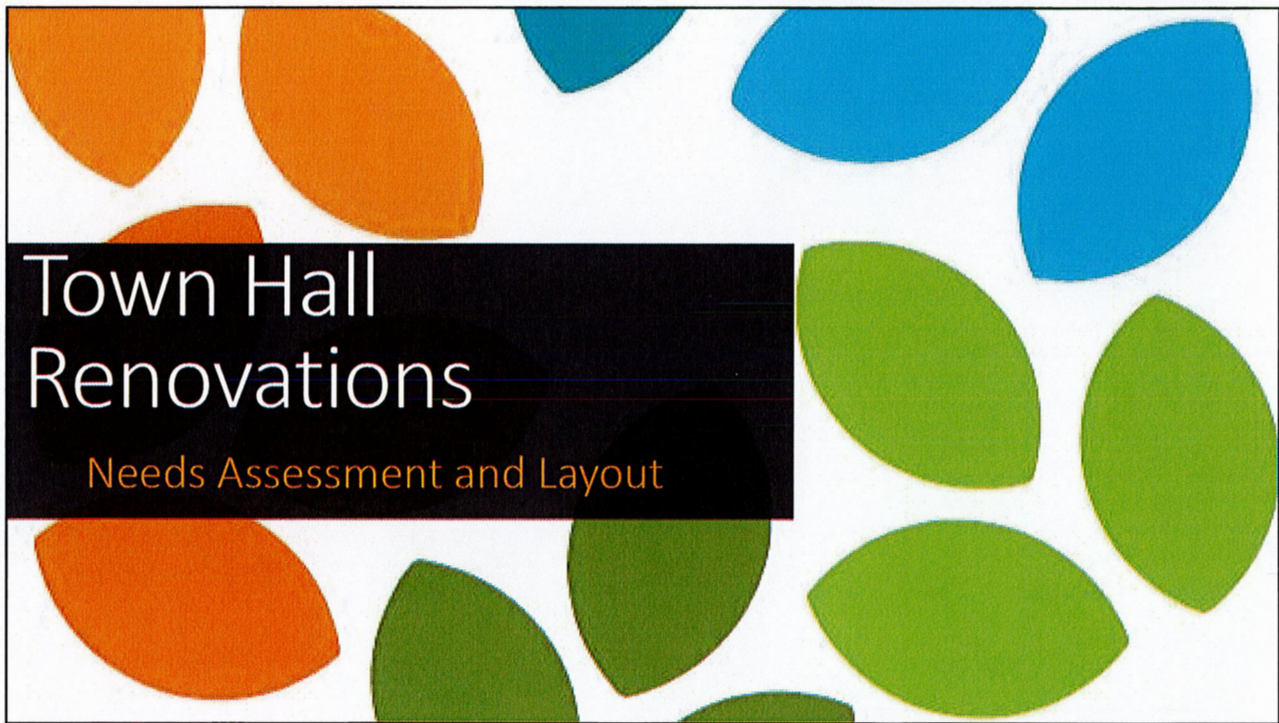
**1. Approve the structural engineering costs needed for design work.**

This will allow a more accurate cost estimate on utilizing space which is currently unusable but costly to heat and cool.

**2. Approval of the design for the second-floor renovations.**

This design has been vetted through several meetings with each department head and the Town Manager. Staff believes it is a conservative product that will not only meet the needs of all administrative and police staff but also the needs of Council in terms of meeting and workspace. It allows for current needs as well as the foresight for future needs and represents Stallings in a professional light to our public.





1

A graphic with a white background on the left and a solid blue background on the right. The white area contains a box with the title "Administration Renovations" and a small circular logo of colorful dots. Below the title is a list of items under "Description:" and "Addresses:". The blue area on the right contains the year "2016" in white.

**Administration Renovations**

**Description:**

- Renovation to 2<sup>nd</sup> floor of Town Hall

**Addresses:**

- Storage needs
- Meeting space
- Staff work space
- Security

2016

2

<b>2016-2019</b>	<b>Administrative Storage Needs</b>
Needs Remain Valid	<ul style="list-style-type: none"><li>• Administration Storage eliminated in New Town Hall.</li><li>• Storage for records: minutes, financial records, planning and zoning records.</li></ul>
	<p><u>Current Situation:</u> Offices and/or filing cabinets in hallways</p>

3

<b>2016-2019</b>	<b>Meeting Space</b>
Needs Remain Valid	<ul style="list-style-type: none"><li>• Office of the Manager</li><li>• Planning and Zoning</li><li>• Council Member individually scheduled meetings</li><li>• Police Department</li><li>• Committee Meetings</li></ul>
	<p><u>Current Situation:</u> One conference room shared by all entities listed above. Council Room is used with folding tables when available for use and there is time for setup by staff.</p>

4

<p><b>2016-2019</b></p> <p>Needs Remain Valid</p>	<h3>Staff Work Space</h3> <ul style="list-style-type: none"><li>• Collaborative efforts.</li><li>• Larger scale/large amount of documents.</li><li>• Document creation.</li></ul> <p><u>Current Situation:</u> Conference room is used if not in use. However, some materials have damaged the conference table. Employees desks and/or counter by copier is used.</p>
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5

<p><b>2016-2019</b></p> <p>Needs Remain Valid</p>	<h3>Security</h3> <ul style="list-style-type: none"><li>• No barrier or deterring mechanism for reception area.</li><li>• Open access from front doors, elevator, and lobby.</li></ul> <p><u>Current Situation:</u> There is no security for the reception area. While camera show who is in the reception area, there is complete open access to all administration area.</p>
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6

# Staff Collaboration

- March 26, 2019
- April 9, 2019
- May 13
- May 28

7

## Scheme D

- Storage Needs
- Meeting Space
- Staff Work
- Security

8

**AMENDED BUDGET ORDINANCE – NO. 2**

**TOWN OF STALLINGS, NORTH CAROLINA**

**FISCAL YEAR 2019-2020**

BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina, that the estimated expenditures for the fiscal year 2019-2020 are hereby amended as set forth below:

Category	Account Number	Budgeted Amount	Amend to the Following	Net Increase or (Decrease)
<b>Revenue:</b>				
<b>Expense:</b>				
Transportation Department Signage	10-20-4510-034	\$ 734,100	\$ 759,100	\$ 25,000
<b>General Fund Balance Appropriation</b>	10-99-3991-600	\$ 2,016,800	\$ 2,041,800	\$ 25,000

*Explanation: Amendment is to appropriate funds from General Fund Balance to the Transportation Department for purchase and installation of Stallings street signage per prior Town Council approval.*

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 10th day of February, 2020.

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

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

Approved as to form:

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

**AMENDED BUDGET ORDINANCE – NO. 3**  
**TOWN OF STALLINGS, NORTH CAROLINA**  
**FISCAL YEAR 2019-2020**

BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina, that the estimated expenditures for the fiscal year 2019-2020 are hereby amended as set forth below:

Category	Account Number	Budgeted Amount	Amend to the Following	Net Increase or (Decrease)
<b>General Fund</b>				
<b>Revenue:</b>				
Transportation Department TIA Fees	10-20-3430-400	\$ -	\$ 120,000	\$ 120,000
<b>Expense:</b>				
Transportation Department TIA Consulting Expense	10-20-4510-070	\$ 759,100	\$ 879,100	\$ 120,000

*Explanation: amendment is to increase Transportation Department Revenue of Traffic Impact Analysis Fees and increase related Traffic Impact Analysis Consulting Expense.*

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 10th day of February, 2020.

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

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

Approved as to form:

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

AMENDED BUDGET ORDINANCE – NO. 4

TOWN OF STALLINGS, NORTH CAROLINA

FISCAL YEAR 2019-2020

BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina, that the estimated expenditures for the fiscal year 2019-2020 are hereby amended as set forth below:

Category	Account Number	Budgeted Amount	Amend to the Following	Net Increase or (Decrease)
<b>Revenue:</b>				
Transportation Department Contributions	10-20-3430-804	\$ -	\$ 1,596,747	\$ 1,596,747
<b>Expense:</b>				
Transportation Department Traffic Control	10-20-4510-066	\$ 879,100	\$ 2,757,847	\$ 1,878,747
<b>General Fund Balance Appropriation</b>	10-99-3991-600	\$ 2,041,800	\$ 2,323,800	\$ 282,000

*Explanation: per Town Council approval on 1/24/2020, amendment to increase Transportation Department Budget for the funding and advancement of North Carolina Department of Transportation's Chestnut Lane Roundabout on Weddington Road by appropriating General Fund balance previously committed for the Chestnut Lane Roundabout and accounting for the contributions and construction expense related to this intersection.*

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 10th day of February, 2020.

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

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

Approved as to form:

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

**AMENDED BUDGET ORDINANCE – NO. 5**

**TOWN OF STALLINGS, NORTH CAROLINA**

**FISCAL YEAR 2019-2020**

BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina, that the estimated expenditures for the fiscal year 2019-2020 are hereby amended as set forth below:

<b>Category</b>	<b>Account Number</b>	<b>Budgeted Amount</b>	<b>Amend to the Following</b>	<b>Net Increase or (Decrease)</b>
<b>Revenue:</b> Zoning Fees	10-40-3491-400	\$ 75,000	\$ 85,000	\$ 10,000
<b>Expense:</b> Economic and Physical Development Legal	10-40-4910-019	\$ 359,600	\$ 379,100	\$ 19,500
<b>General Fund Balance Appropriation</b>	10-99-3991-600	\$ 2,323,800	\$ 2,333,300	\$ 9,500

*Explanation: amendment is to appropriate funds from the General Fund to the Economic and Physical Development Department for legal and litigation costs.*

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 10th day of February, 2020.

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

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

Approved as to form:

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



**AMENDED BUDGET ORDINANCE – NO. 6**

**TOWN OF STALLINGS, NORTH CAROLINA**

**FISCAL YEAR 2019-2020**

BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina, that the estimated expenditures for the fiscal year 2019-2020 are hereby amended as set forth below:

Category	Account Number	Budgeted Amount	Amend to the Following	Net Increase or (Decrease)
Revenue:				
Expense:				
<b>General Government</b>		\$ 1,130,500	\$ 1,160,500	
Legal	10-40-4120-019			\$ 30,000
<b>General Fund Balance Appropriation</b>	10-99-3991-600	\$ 2,333,300	\$ 2,363,300	\$ 30,000

*Explanation: amendment is to appropriate funds from the General Fund to the General Government Department legal and litigation costs.*

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 10th day of February, 2020.

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

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

Approved as to form:

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

**AMENDED BUDGET ORDINANCE – NO. 7**

**TOWN OF STALLINGS, NORTH CAROLINA**

**FISCAL YEAR 2019-2020**

BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina, that the estimated expenditures for the fiscal year 2019-2020 are hereby amended as set forth below:

Category	Account Number	Budgeted Amount	Amend to the Following	Net Increase or (Decrease)
<u>Revenue:</u>				
<u>Expense:</u>				
<b>General Government</b>		\$ 1,160,500	\$ 1,532,600	
Capital Outlay	10-00-4120-099			\$ 372,100
<b>General Fund Balance Appropriation</b>	10-99-3991-600	\$ 2,363,300	\$ 2,735,400	\$ 372,100

*Explanation: amendment is to appropriate funds from the General Fund Contingency to the General Government Department for the 2nd floor renovations of Town Hall.*

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 10th day of February, 2020.

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

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

Approved as to form:

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