



October 14, 2019
 Stallings Town Hall
 315 Stallings Road
 Stallings, NC 28104
 704-821-8557
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.	Public Comment	Wyatt Dunn, Mayor	NA
1.	7:15 p.m.	Consent Agenda Approval A. Minutes from the following meetings: (1) 08-26-19 – closed (2) 09-09-19 (3) 09-09-19 - closed	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> Motion: 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> Motion: 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.	District 6 Candidate Appointment	Alex Sewell, Town Manager	Appoint candidate via ballot
5.	7:55 p.m.	Annexation 53 – Chestnut Lane A. Open Public Hearing B. Information from Staff C. Close Public Hearing D. Council Vote	Erinn Nichols, Asst. Town Manager	
6.	8:00 p.m.	CZ19.08.01 A. Open Public Hearing B. Information from Staff C. Close Public Hearing D. Council Vote	Lynne Hair, Town Planner	
7.	8:05 p.m.	Text Amendment Regarding Development Agreements and Acreage Requirements	Lynne Hair, Town Planner	Discussion and possible action
8.	8:15 p.m.	Ordinance Amending Code of Ordinances <i>Title IX General Regulations, Chapter 93 Public Health and Safety Matters; Public Nuisances, Section 93.04 Sounds Impacting Residential Life, Paragraph (E)</i>	Alex Sewell, Town Manager	Approve ordinance <i>Motion: I make the motion to approve Ordinance Amending Code of Ordinances to allow the golf course greens fans.</i>
9.	8:20 p.m.	Hwy. 74/Stallings Road Landscaping/Irrigation	Chris Easterly, Town Engineer	Discussion and possible action
10.	8:30 p.m.	Fall 2019 Road Surfacing Contract	Chris Easterly, Town Engineer	Approve contact <i>Motion: I make the motion to approve the contract with Red Clay Industries for the Fall 2019 Road Resurfacing.</i>
11.	8:40 p.m.	Annexation 54 – Boyd Funderburk Drive Resolution to Investigate	Alex Sewell, Town Manager	Approve resolution <i>Motion: I make the motion to approve the Resolution to Investigate Annexation 54 - Boyd Funderburk Drive.</i>
12.	8:45 p.m.	Closed Session Pursuant to NCGS 143- 318.11(a)(3) and (4) (Steele)	Wyatt Dunn, Mayor	Go into closed session
13.	9:00 p.m.	Adjournment		

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

The Town Council of the Town of Stallings met for its regular meeting on September 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, and Shawna Steele.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Deputy Town Manager/Town Clerk; Chief Minor Plyler; Lynne Hair, Town Planner; Ashley Platts, Director of Parks and Recreation; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Special Recognition

Deborah Romanow, Council Member

Mayor Dunn presented Mrs. Romanow a proclamation honoring her service to the Town of Stallings as well as a small gift for her service. The Proclamation Honoring the Service of Council Member Deborah Romanow is attached to these minutes and therefore incorporated herein.

Public Comments

Boyd Everling, 6803 Stevens Mills Road, 2209 Shemar Circle, general manager of the Divine Golf Club, was present to appeal the noise ordinance violation received from the Town restricting mowers and equipment until after 7 a.m. at the facility. Mr. Everling explained the course was in operations prior to being annexed into the Town of Stallings. The maintenance and operations of the course prior to 7 a.m. was essential to course's financial health and profitability. The maintenance and operations had not changed in 25 years and it had never received a violation. Loss of revenue would also have a negative impact to the homes on the course. Mr. Everling provided a letter to the Council stating the course's position. This letter is attached to these minutes and therefore incorporated herein.

Bob Ragon, 5000 Cinnamon Drive, stated that he wanted to speak on history and cited Mark Twain about lies and statistics. Mr. Ragon discussed the comprehensive land use where it stated that single family detached homes served 35% of the population profile. Mr. Ragon disagreed with that statistic stating that everyone he knew disagreed with that statistic based on a survey he conducted. Therefore, he stated that was not a true statement in the comprehensive land use plan. Mr. Ragon did not understand why the Town would allow garden apartments or any apartments near single family homes. Mr. Ragon cited the

meeting he had on June 20 with Town Manager Alex Sewell where Mr. Sewell told him that the corner parcel had been illegally rezoned, and the zoning had been rolled back. However, there was no documentation on that parcel and that the zoning on that parcel had not been rolled back. Mr. Ragon wanted to know if that was another lie or a mistake. He stated that the Council needed to make sure that it had all the facts and that it wasn't lying to people.

1. Approval of Consent Agenda Items

Council voted on each item on the Consent Agenda individually.

A. Minutes from the following meetings:

(1) 08-12-19

Council Member Paxton made the motion to approve the Minutes from 08-12-19 to which Council Member Steele seconded. The motion received Council's unanimous support.

B. Constitution Week Proclamation

Mayor Dunn read the Constitution Week Proclamation into the record. Council Member Scholl made the motion to adopt the Constitution Week Proclamation which was seconded by Council Member Martin and passed unanimously by Council. The Constitution Week Proclamation is attached to these minutes and therefore incorporated herein.

C. Domestic Violence Awareness Month Proclamation

Council Member Scholl made the motion to adopt the Domestic Violence Awareness Month Proclamation. The motion received Council's unanimous support after a second from Council Member Paxton. The Domestic Violence Awareness Month Proclamation is attached to these minutes and therefore incorporated herein.

D. TX19.07.01: Statement of Reasonableness and Consistency

Council Member Scholl made the motion to approve TX19.07.01: Statement of Reasonableness and Consistency with changing the date in the last paragraph from September 9, 2019 to August 26, 2019. The motion received Council's unanimous support after a second from Council Member Steele. The TX19.07.01: Statement of Reasonableness and Consistency is attached to these minutes and therefore incorporated herein.

E. Ordinance Amending Chapter 93.01 – Abatement of Unsanitary and Unsafe Conditions

Council Member Birt made the motion to adopt the Ordinance Amending Chapter 93.01 – Abatement of Unsanitary and Unsafe Conditions. Council Member Martin seconded the motion which

received Council's unanimous support. The Ordinance Amending Chapter 93.01 – Abatement of Unsanitary and Unsafe Conditions is attached to these minutes and therefore incorporated herein.

F. Order of Collection and Settlement Report, Union County

Council Member Steele made the motion to accept the Order of Collection and Settlement Report from Union County. The motion was passed unanimously after a second from Council Member Birt. The Order of Collection and Settlement Report, Union County is attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from the Mayor

Mayor Dunn reported that Senator Tucker stated that the Hotel Tax Bill was stuck in committee. He also stated that he heard that Vice President Pence was at the Rock Store.

B. Reports from Council Members/Town Committees

Council Member Paxton reported on the following:

- At CRTPO - Repeal of MAP Act – allowed NCDOT to reserve right-of-way of future road projects. The MAP Act was repealed 2016. Therefore, project funding would be impacted and there would be delay in all projects due to the fact that repayment of right-of-way was required due to the MAP Act repeal.
- Council Member Paxton, Town Manager Sewell, Town Planner Hair and Transportation Advisory Committee Member Helena Connors met at Light Rail Line for an educational tour. The stations were impressive, and Ms. Paxton would like to have another tour with the entire Council and County Commissioners.
- Scott Cole had retired as Division 10 Engineer from NCDOT.
- She attended the Union County Planning Retreat and thanked the commissioners for doing that session. The County was interested in controlling growth and redirecting growth to other areas that had not seen growth. Commissioners would like to get water and sewer to eastern part of the county. There was discussion on fire service and possible bond for road improvements. Commissioners would like to have municipalities "pay to play" in regard to the economic development arm. The County planned to control growth through water and sewer access throughout the County.

Council Member Martin stated he was pleased with the law enforcement and communication response to the traffic crisis at Lawyers Road the previous week. He also stated that that issue brought light to the fact that there was need for proper planning for new subdivisions in regard to traffic and connectivity.

Council Member Scholl stated he had attended the CCOG meeting where it discussed and updated its vision and mission. He also commended Town staff on the presentation at the County planning retreat.

Council Member Steele stated she had attended the Union County Planning Retreat and thought the Stallings Staff presented very well and confirmed that Stallings standards were very high. She also thanked the County Manager for hosting that event.

Council Member Birt inquired when the Potters Road repaving would be completed. He found that Oct. 15 was the date in the contract.

C. Report from Town Manager/Town Departments

Town Manager Sewell thanked the Council for the comments on the County presentation stating that Town Planner Hair did a great job at the conference. He also commended Parks and Recreation Staff for the concert the previous weekend in Stallings Park. Mr. Sewell then reminded all about the Police Department Annual Car Show on Sept. 14 and requested Council be conscious of speaking into the microphones so that the video audio was as clear as possible until the updated equipment could be used in the new building.

3. Agenda Approval

Council Member Scholl and Birt requested adding Agenda Item 14.A. as *Golf Courses/Divide Golf Course Request*. Council Member Paxton requested removing Agenda Item 13, *Townhome Lot Size and Alleys (Paxton)*. The Mayor requested also adding two statutes to go into closed session with Agenda Item 15 pursuant to *NCGS 143-318.11(a)(4) and (6)*.

Council Member Birt made the motion to approve the Agenda with the above noted changes. The motion was passed unanimously by Council after a second from Council Members Steele.

4. TX19.08.01

Town Planner Hair explain this item was a text amendment request to Development Ordinance article 8.4-6 (F)(2) to clarify the minimum lot size requirement of 6,000 square feet applied to single family detached housing type. The presentation by Ms. Hair is attached to these minutes and therefore incorporated herein. The Planning Board recommended approval of this amendment.

Mayor Dunn opened the public hearing. There was no one present to give public comment on the issue. Council discussed the topic and requested the table be made clearer and visual examples of the setbacks be provided in the language.

Council held consensus to recess the public hearing until September 23, 2019.

5. TX19.08.02

Mayor Dunn opened the public hearing. Town Planner Hair explained that this text amendment request to Development Ordinance Article 5.4 amended the application procedures for conditional zoning request. The presentation by Ms. Hair is attached to these minutes and therefore incorporated herein.

Council discussed the text amendment and held consensus to give notice to all property owners within 500 ft. of the parcel being rezoned. Council chose to recess the hearing for TX19.08.02 until September 23, 2019.

6. Text Amendment Consideration, Section 9.8-2.b.2

Town Planner Hair explained that the applicant requested more time and asked to table this item until the next meeting on September 23, 2019. Council held consensus to table this item until September 23, 2019.

7. Council Member Vacancy (Scholl)

Council Member Scholl explained that he would like to suspend Rule 31 which required advertisement in the newspaper for a vacant Council seat.

Council Member Scholl made the motion to advertise the vacancy beginning September 10, 2019 on social media and website with letters of interest due on Monday, September 16, 2019. The applicants would speak to the Council at the September 23 Council Meeting. Council Member Birt seconded the motion. The motion failed 0-5 with all Council Members opposing.

Council Member Scholl made the motion to advertise the vacancy beginning September 10, 2019 on social media and website with letters of interest due by the close of business on Tuesday, September 17, 2019. The applicants would speak to the Council at the September 23 Council Meeting. Council Member Steele seconded the motion. The motion passed 4 to 1 with Council Member Paxton opposing.

8. Development Agreement Process Draft Text Amendments

Town Planner Hair reminded the Council that at its August 12 meeting, it has asked staff to put together draft language amending the Development Agreement Process and multifamily housing. The

first issue was the size of property to which a Development Agreement would apply. The current process applied to any property in MU1, MU2, or any project where new streets were being created. Council had initially requested that process be amended to only include those projects in those areas which were 25 acres or more in size (Article 17.15-1 and Article 8.4-6). Council requested that language prohibiting subdividing be added to the acreage requirement.

On the second issue, multifamily housing, Council had requested staff draft language which would provide Council an avenue to weigh in on allowing multifamily as a use by right or requiring multifamily projects to be approved through the conditional zoning process. Ms. Hair presented two options:

1. Add multifamily as conditional zoning in TND0, TC, CIV, MU-1, and MU-2.
2. Allow standalone multifamily projects when approved through the conditional zoning process; in conjunction with, allowing multifamily as a use by right in the MU-1, MU-2 and TC districts when accompanied by 25% of commercial square feet OR commercial on the first floor of all buildings fronting a main street.

Council held consensus to send Option 1 to the Planning Board as a change for a short term solution and continue to evaluate Option 2 for long term changes.

Council then discussed mail notifications requirements for public hearing notification procedures and requested that all property owners within 500' of the subject parcel or rezoning for a conditional zoning should be notified, not just the abutting property owners (Articles 5.3-3(B)(2)(a); 7.8-8; 7.14-2; and 10.1-14). Council would also like the notices to be given at least 10 days prior to the application being considered.

These potential changes to the Development Agreement process would be taken to the Planning Board on September 17, 2019, coming back to Council on September 23, 2019.

Council took a brief recess at 8:54 p.m. and reconvened in open session at 9:03 p.m.

9. Resolution Opposing High Density Housing by Union County on Municipal Borders (Dunn)

Council discussed the resolution as presented by Wesley Chapel. Council took no action on this item at that time.

10. Annexation 53 – Chestnut Lane

A. Certificate of Sufficiency

Town Clerk Nichols presented the Council with the Certificate of Sufficiency for Annexation 53 – Chestnut Lane. The Certificate of Sufficiency for Annexation 53 – Chestnut Lane is attached to the minutes and therefore incorporated herein.

B. Resolution Setting the Public Hearing Date

Council Member Scholl made the motion to approve the Resolution Setting the Public Hearing Date for Annexation 53 – Chestnut Lane. The motion was passed unanimously after a second from Council Member Martin. The Resolution Setting the Public Hearing Date for Annexation 53 – Chestnut Lane is attached to these minutes and therefore incorporated herein.

11. Town Christmas Lights – Addition Lighting Options

Parks and Recreation Director Ashley Platts thanked the Council for their support with the Summer Concert Series. She then presented a Christmas lighting plan for Stallings Municipal Park and the possibility of expanding the Christmas in the Park event.

Council Member Scholl made the motion to approve the Christmas lighting contract for \$22,703.80 plus tax as presented. The motion was passed unanimously by Council after a second from Council Member Birt.

The Council held consensus to have Ms. Platts bring back any additional decorations for the park to the Council during budget discussions.

12. Idlewild One-Way Paired Concept (Paxton)

Council Member Paxton updated the Council on this topic stating the cost for the project would 100% be on NCDOT. NCDOT's Sean Epperson informed Council Member Paxton that NCDOT had an in-depth study of the project, would be reviewing in the next few weeks, and bringing back cost comparisons to the Town for this design and other concepts.

13. Townhome Lot Size and Alleys (Paxton)

This item was removed during Agenda Approval.

14. Waste Connections Contract Amendment

Assistant Town Manager Nichols explained that after several months of negotiations regarding additional recycling costs, agreeable terms to both parties had been met. She asked that Council consider the Waste Connections Contract Amendment which included:

1. Section 13.00 Basis and Method of Payment
13.2 Modification to Rates of the Contract is hereby amended and the Town will pay \$49,480.00 for recycling fees for the 2019-2020 contract and there will be no CPI increase for 2019-2020.
2. The Company will design, provide, and distribute educational materials demonstrating what items are and are not recyclable, including a Town approved sticker to place on existing and new recycling carts noting that glass is not an approved material for recycling in Town carts.
3. The Company will provide monthly reports to include recycling tons and participation rates for Stallings, to the Town beginning on October 1, 2019.
4. The Company agrees that there will be no further recycling fee increases for the remainder of the Contract.
5. Except as hereby modified or amended, the Contract shall continue in full force and effect.

Assistant Town Manager Nichols was commended for the negotiations. Council Member Scholl made the motion to approve the contract amendment with Waste Connections. The motion was seconded by Council Member Steele and unanimously approved.

14.A. Golf Courses/Divide Gold Course Request (Scholl, Birt)

Council discussed the current resident complaints about golf course maintenance noise and the needs/appeals of the golf courses. Council reached consensus to do a text amendment to the noise ordinance to allow golf maintenance and operations equipment during the hours of 5:30 a.m. – 9 p.m.

Council held consensus to suspend any action against the golf courses for noise violations until the noise ordinance could be amended. Staff would bring an ordinance amendment back to Council for adoption at its next meeting.

15. Closed Session Pursuant to NCGS 143-318.11(a)(3), (4), and (6)

Council Member Birt made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3), (4), and (6). The motion was seconded by Council Member Martin and passed unanimously by Council.

Council went into closed session at 9:49 p.m. and reconvened in open session at 10:17 p.m.

Council Member Scholl made the motion to suspend the rules to add an item to the Agenda. The motion passed unanimously by Council after a second from Council Member Steele.

Council Member Scholl made the motion to waive the internal policy that requires the formal bidding process for construction and repairs contracts costing \$100,000 or more, and use the informal bid policy to obtain three bids for the Town Hall second floor renovations, according to NCGS construction and repairs contracts. The motion received Council's unanimous support after a second from Council Member Steele.

16. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Steele, and the motion received unanimous support. The meeting was adjourned at 10:18 p.m.

Approved on _____, 2019.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



**PLANNING
& ZONING**
TOWN of STALLINGS

APPLICATION *CZ19.08.01*

LAND INVESTMENT RESOURCES
PROPOSED 33 LOT 55+ SUBDIVISION

Pre-Public Hearing Staff Analysis + September 2019

Agenda Item

#

6

PROJECT SUMMARY

Location

Chestnut Lane near
intersection of Red Barn Trail

Ownership

Kenneth E. Furr
Stephen L. Furr

Zoning

R-20 (Union County)

Existing Use

Vacant Land

Proposed Setbacks

Front: 15'
Side: 5'
Rear: 10'

Site/Project Size

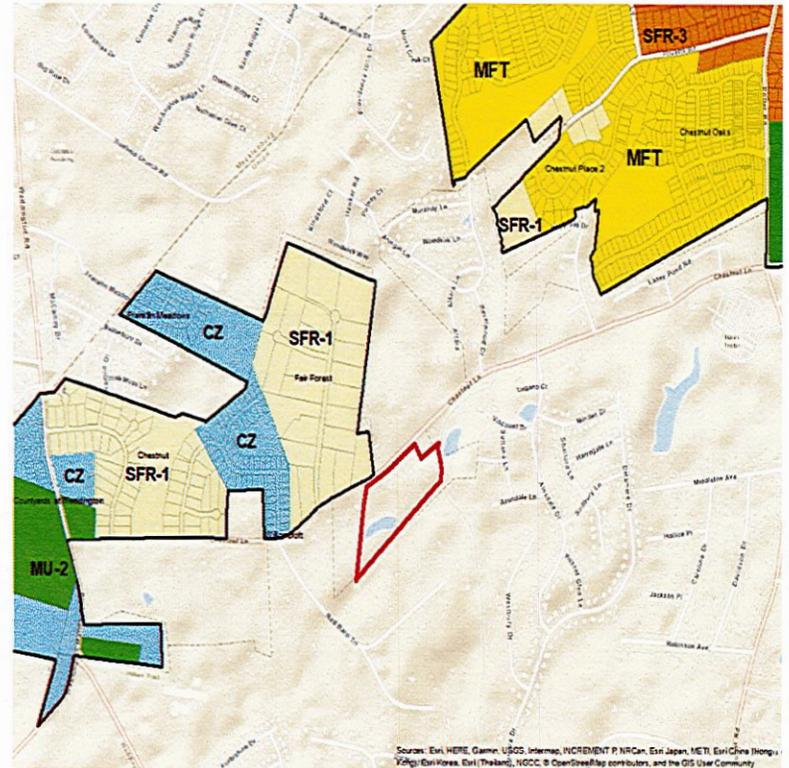
13.8 acres

Traffic Generation

No TIA Required

Community Meeting

8/27/19



PROJECT AREA

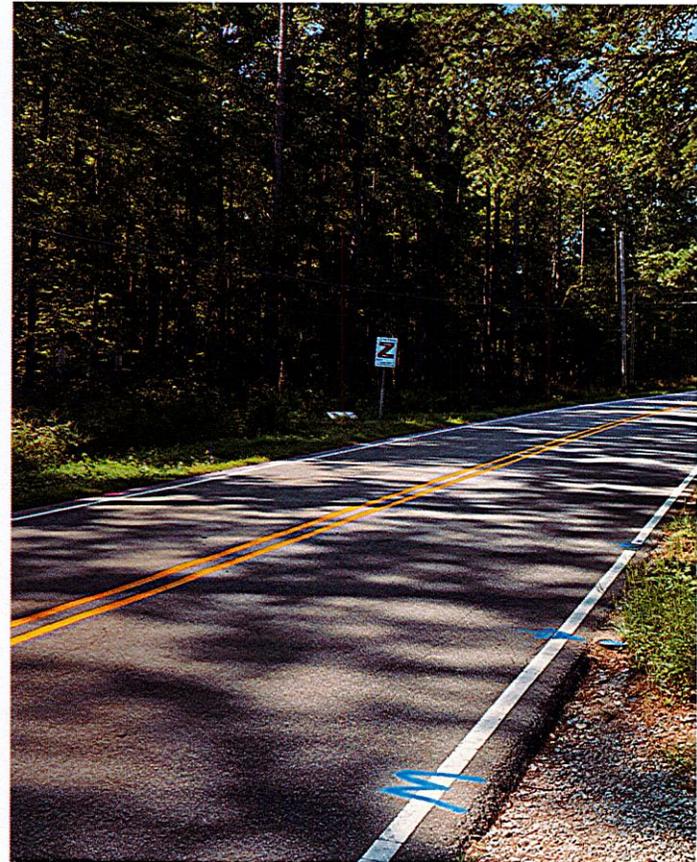
GoMaps



September 6, 2019

1:12,856
0 0.1 0.2 0.4 mi
0 0.175 0.35 0.7 km
Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS

PROJECT AREA



PROPOSED ELEVATIONS



PROPOSED ELEVATIONS



PROPOSED ELEVATIONS



TREES, VEGETATION AND STORMWATER

Tree Save (Article 11.8-2)

6% of lot area = .82 acres

Buffers (Article 11.1)

30' will be required

Street Trees(Article 11.6-3)

One large maturing tree/every 80 linear feet of street frontage for new developments.

Stormwater Management and PCO

Three stormwater facilities are proposed. The PCO plan will be approved by the Town Engineer during permitting process.

LAND USE PLAN AND ADOPTED POLICIES

Land Use Plan

The Land Use Plan shows the property as ***Suburban Single-Family Neighborhood.***

Primary Land Use: Single Family Detached Home

Secondary Land Uses: Community Park, Community Center, Recreational Facilities, Natural Areas.

Small Area Plan

N/A

Consistency

The proposed development is single family detached with a density of apx. 2.46 units/acre and meets the form and parameters established by the CLUP.

Form & Parameters (Land Use Plan)

General Development Pattern:	Separate Uses
Typical Lot Coverage:	50 – 75%
Residential Density:	1.0–6.0 DU/ac
Non-Residential Density:	N/A
Prevailing Building Height:	1 – 2 stories
Average Dwelling Unit Size:	1500-5000 sf
Transportation Choices:	Auto
Typical Block Length:	800 – 1500 lf
Open Space Elements:	Greenway/ Natural Area
Street Pattern:	Curvilinear
Street Connectivity:	Low/Medium
Parking Provisions:	Private Driveway
Typical Street Cross Section:	Rural/Suburban/ Urban

Staff Comments and Outstanding Issues

Planning Department

1. No TIA required.
2. Typical residential cross section requires a 60' ROW. Applicant is proposing 45'
3. Stallings Development Ordinance requires sidewalks on both sides of street.
4. Compliance with DO Article 9.2 (A) needs to be shown, or requirements waived through by Town Council through the CZ process.
 1. Crawl Spaces required;
 2. Max building coverage for principle structure may not exceed 30% of the lot area.
5. Connectivity to adjacent property not shown.

Police

No concerns

Fire

Ensure the streets are built to minimum town standards to ensure width will allow for emergency vehicle access.

Schools (Weddington Cluster)

Report Attached

Parks and Recreation

Stallings Greenway *Spine* to be located on Chestnut Lane at property frontage.

Public Works

TBD

Planning Board

Meeting: 9/17/19

Recommendation: Approval

Concerns Raised by Residents at Meeting:

- Impact to Property Values
- Flooding/Grading/Drainage Concerns
- 30' Buffer – Requested it be Undisturbed
- Do not want Connectivity
- Blind Curve on Chestnut Lane near entrance
- Hours of Construction
- Insurance that development will remain 55+

SUMMARY OF SUGGESTED CONDITIONS

1. Project limited to 33 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.
7. The section of the Stallings Spine as shown in the Stallings Recreation and Greenway Master Plan will be constructed by the developer per specifications as outlined in the plan for the "Suburban Spine Cross Section".
8. The 30' property boundary buffer will remain undisturbed.
9. The road right-of-way will meet the 60' as required by Town standards.



CZ19.08.01

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, approval of the requested conditional zoning to allow the property located on Chestnut Lane in PID#07147135 to be developed for 32 detached residential units is consistent with the 2017 Stallings Land Use Plan; and,

WHEREAS, the change in zoning will promote an intentional approach to development; and,

THEREFORE, THE TOWN COUNCIL OF THE TOWN OF STALLINGS DO
ORDAIN AMENDING THE STALLINGS ZONING MAP to reflect the change of
zoning from R-20 (Union County) to CZ-SFR3.

This ordinance shall be effective immediately upon its adoption.

ADOPTED this the _th day of _____, 2019.

Wyatt Dunn
Mayor

Erinn Nichols
Town Clerk



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: CZ19.08.01

REQUEST:

A request for conditional zoning on property located on Chestnut Lane in parcel #07147135 to allow for the development of a 33-lot age restricted single-family detached subdivision.

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 October 14, 2019 the Stallings Town Council voted to recommend

APPROVAL _____
DENIAL _____

of the proposed conditional zoning and stated that the, Planning Board find and determines that the rezoning is consistent 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



**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: CZ19.08.01

REQUEST:

A request for conditional zoning on property located on Chestnut Lane in parcel #07147135 to allow for the development of a 34-lot age restricted single-family detached subdivision.

STATEMENT OF CONSISTENCY AND REASONABLENESS:

The Stallings Planning Board 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 September 17, 2019 the Stallings Planning Board voted to recommend

APPROVAL
DENIAL

of the proposed conditional zoning and stated that the, Planning Board find and determines that the rezoning is consistent 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 7-0


Jack Hudson, Chairman


Lynne Hair, Planning Director

The proposed 34 sfu (age-targeted) development along Chestnut Lane will be within the following school attendance areas for the current school year:

Antioch Elementary School	Projected to be at 116% of rated capacity
Weddington Middle School	Projected to be at 102% of rated capacity
Weddington High School	Projected to be at 91% of rated capacity

Although this development is designated as “age-targeted”, experience has shown that it will still likely contribute to enrollments at the schools.

By our accounting, this will bring the number of planned and not built housing units in the Antioch ES area to approximately 735 units. This includes:

- Vintage Creek (Tilley Morris Rd): 8 additional units
- Falls at Weddington (Antioch Church Rd): 164 additional units
- Enclave at Weddington (Antioch Church Rd): 30 additional units
- Harlow’s Crossing (Beulah Church Rd): 68 additional units
- Cardinal Crest (Hemby Rd): 14 additional units
- Beulah Acres (Beulah Church Rd): 3 additional units
- Highgate (Providence Rd): 10 additional units
- Tuscan Ridge (Hemby Rd): 7 additional units
- Weddington Glen (Weddington-Matthews Rd): 35 units
- Weddington Acres (Tilley Morris Rd): 25 units
- Weddington Subdivision (corner of Providence and Hemby Rds): 35 units
- Solis at Chestnut Farm (Matthews-Weddington Rd): 302 units

Also in the Weddington attendance area (for a total of 2207) are:

- Ellington Downs (Weddington Rd): 47 additional units
- Anniston Grove (Hudson Church Rd): 29 additional units
- Quintessa (Underwood Rd): 22 additional units
- Creek’s Landing (Weddington Rd): 197 units
- Casalino (Beulah Church Rd): 39 units
- Ridge at Wesley Chapel (Weddington Rd): 72 units (55+)
- Addington Crossing (Potter Rd): 51 units
- Cavensson (Chambwood Rd): 28 units
- Cresswind (Potter Rd): 606 units (55+)
- Highlands at Weddington (Antioch Church Rd): 31 additional units
- Atherton Estates (Weddington Rd): 48 additional units
- Canisteo (Deal Rd): 16 units
- Woodford Chase (Weddington Rd): 9 units
- Meadows at Weddington (Ennis Rd): 24 additional units
- Chatsworth (Providence Rd): 5 additional units
- Weddington Preserve (Lochaven Rd): 26 additional units
- Sugar Magnolia (Weddington Rd): 18 units
- The Woods (Weddington Rd): 204 units

Per Board of Education policy, neither Antioch ES nor Weddington MS are accepting any further transfers due to high enrollment. Additional residential construction contributes to high enrollments, which in turn exacerbate problems such as:

- Additional mobile classrooms
- Inadequate capacity for food service and rest room facilities
- Rationing of access to the Media Center
- Insufficient parking and queuing space for parents to safely deliver or pick up their children
- Inadequate planning/meeting space for additional staff.

Thank you
Don

Don Ogram
Planning & Construction Manager
Facilities Department

201 Venus St
Monroe, NC, 28112

(704) 296-3160 X 6766 (Phone)
(704) 296-3163 (Fax)

<http://www.ucps.k12.nc.us>

COMMUNITY MEETING REPORT FOR CHESTNUT LANE SUBDIVISION

Applicant: Philip M. Hayes, Land Investment Resources
Owner: Kenneth Eugene Furr / Stephen Larry Furr
Builder: Epcon Communities
Land Planning/Civil: Marc Van Dine, Senior Project Manager, McAdams
Property: ± 13.820 acres, located off Chestnut Lane in Vance Township

This Community Meeting Report is being filed with the Town of Stallings Development Services Department and will be available for review.

PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:

The required Community Meeting was held on Tuesday, August 27th, 2019. The Town of Stallings mailed a written notice of the date, time, and location of the Community Meeting to adjoining residents in accordance with Town Ordinances.

TIME AND LOCATION OF MEETING:

The Community Meeting required by the UDO was held on Tuesday, August 27th, 2019 at 6:00 PM, at the Stallings Town Hall, 315 Stallings Road, Stallings, North Carolina.

PERSONS IN ATTENDANCE AT MEETING:

The sign-in sheet from the required Community Meeting is attached as **EXHIBIT A**. The Applicant's representatives at the Community Meeting were Philip M. Hayes, with Land Investment Resources, and Marc Van Dine with McAdams. John Shamp, a representative for the community builder, Epcon Communities, was also in attendance

SUMMARY OF ISSUES DISCUSSED AT MEETING:

I. Overview of Applicant's Presentation.

Introduction and Overview of Rezoning, Development Plan, and Dwelling Types:

Lynne Hair, with the Town of Stallings, opened the meeting and explained the purpose of the Community Meeting. Philip M. Hayes, with Land Investment Resources, provided a presentation of the proposed development. A written copy of that presentation is attached.

II. Summary of Questions/Comments and Responses:

Attendees asked the following questions and the development team provided responses to those questions:

1. Are there any plans for roadway improvements? – *Will be provided based on North Carolina Department of Transportation requirements. On follow up with the officials at the NC Department of Transportation, additional turn lanes into the community will be required.*
2. How about sewer capacity? – *Project is tying into an existing Union County Public Works trunk line.*
3. There is a parcel of land in the Town of Indian Trail's corporate limits, will it be part of the project. – *No, this project will be entirely in the Town of Stallings.*
4. Was previously in Indian Trail for rezoning – why was it pulled? – *Indian Trail's town planner was initially supportive, but left the Town shortly after the submittal. The subsequent town planners did not believe the town's ordinances allowed for the proposed lot configurations. Stallings's conditional zoning ordinances allow for the proposed development.*
5. Traffic is already bad on this road. – *This is an ambient issue that currently exists. The age restricted nature of the proposed use significantly reduces the traffic from this parcel from what would be generated by a By Right land use.*
6. Has traffic circle planned for the intersection of Chestnut Lane and Matthews Weddington Road been delayed? – *Lynne Hair indicated that it is her understanding that it is still funded and scheduled to start Summer 2021 and that the Town Engineer will have the most up to date information.*
7. How many lots will there be? – *The current plan proposes 34 lots. This is an approximate density of 2.4 units per acre. The current Union County zoning allows approximately 2.2 units per acre.*
8. Will there be a buffer between adjacent properties? – *There is a 30' buffer shown on the plan. This will be determined in rezoning.*
9. When will landscaping plans be developed? – *Landscaping will be designed as part of the construction drawing process and will meet Town's planting standards. Epcor will have supplementary plantings that exceed the Town's requirements.*
10. Will the Town Planning Staff make a recommendation? – *The Town Planning staff will issue statement on whether the proposed development is consistent with the Town's Comprehensive plan.*
11. Will the property be annexed? – *Yes, as a separate process that runs concurrently. Annexation will be voted on first. If the annexation vote passes the rezoning will be voted on.*

CHANGES MADE TO PETITION AS A RESULT OF THE MEETING:

Subsequent to the meeting, but not as a result of any comments made, a significant portion of road adjacent to a property line was removed and replaced with a simple cul de sac. This allowed for the creation of additional buffer along that property line.



Town of

Stallings

315 Stallings Road • Stallings, North Carolina 28104

Zoning Map Amendment/Rezoning Application

Application # (Staff): CZ19.08.01
 Date Filed: Aug 1, 2019
 Hearing Date: Oct 14, 2019
 Planning Board Date: Sept 17, 2019
 Town Council/Final Decision Date:

Zoning Map Amendment - Conventional	
Less than 2 acres	\$150.00
2-10 acres	\$300.00
Greater than 10 acres	\$900.00
Zoning Map Amendment - Conditional Zoning	
Less than 2 acres	\$300.00
2-10 acres	\$600.00
Greater than 10 acres	\$1200.00
Conditional Use Permit Request	\$300.00
Zoning Text Amendment - UDO	\$500.00

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

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

Current Zoning (Circle One)	<u>R-20</u>	R-15	R-10	MFR	TC	NRD	GR	OLR	BC
	MR	LI	HI						
Proposed Zoning (Circle One)	R-20	R-15	R-10	MFR	TC	NRD	GR	OLR	BC
Conditional District? (CD)	<input checked="" type="checkbox"/>	MR	LI	HI	MU1	MUG2	OC	<u>RSF</u>	

Physical Property Address:

CHESTNUT LANE (No numeric address) SEE MAP

Physical Description of Location:

Three quarters of a mile from eastern end of Chestnut Ln.

Tax Parcel Number(s) (PID Number):

07147135

Total Acreage:

13.82 Acres

Telephone 704-821-8557 • Fax 704-821-6841 • www.stallingsnc.org

Property Owner(s):

KENNETH E FURR / STEPHEN L FURR

Owner's Address:		
① 1944 Georgia Ave. Winston Salem, NC 27104	② 249 Waddell Rd. Mooresville, NC 28117	
City:	State:	Zip:
Phone Number: 704-614-9531	Email Address: SEE BELOW *	
Applicant Name if different than owner: Land Investment Resources, LLC	Applicant's Address: 3440 Tarington Way, Suite 205 Charlotte, NC 28217	
Applicant Email Address: pnhoyes@landinvestmentresources.com	Applicant's Phone Number: 704-614-9531	

* Kfurr@triad.rr.com
Larry. Furr@att.net

MAP REQUIREMENTS

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

- The subject property plus such property as to show the location of the subject property with reference to the nearest street intersection, railroad, stream or other feature identifiable on the ground.
- All properties which abut the property.
- If the property is in a subdivision of record, a map of such portion of the subdivision that would relate to the subject property to the closest street intersection.
- A written metes and bounds description of the property or properties.
- The present and proposed zoning classification of the lot(s) in question.
- The property identification number(s) of the lot(s) in question as issued by the Union County Tax Department.
- Full schematic design/site plan as described in Article 10.10 of the Stallings Unified Development Ordinance (*only if the application is for a conditional district*).

MAP AMENDMENT REQUIRMENTS

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

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

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





MEMO

To: Town Council
From: Lynne Hair, Planning Director
Date: October 7, 2019
RE: Suggested Text Amendment Addressing Concerns with Development Agreements and Acreage Requirements

Background: At their July 8, 2019 meeting staff presented several options to Council to address concerns raised with the development agreement process and with multifamily housing as a use by right. On August 12, 2019, it was requested that staff prepare draft text amendments for Council's consideration to be presented at their September 9, 2019 meeting. At this meeting support for amending the requirement for Development Agreements to apply to projects that are 25 acres or more. Council also requested language be created that would discourage the subdivision of property to circumvent the acreage requirement.

Suggested Text Amendments:

- 1: **Development Agreement Project Size.** Town Council requested an amendment that would require a Development Agreement for projects that are 25+ acres in size in the MU-1 and MU-2 Districts. To address, staff would recommend the following text amendments:

Article 7.15-1 Development Agreements

(B) In addition to any Development Agreement proposed for an eligible project, a Development Agreement, established pursuant to Sub-section 7.15-3 of this Ordinance, shall be required as part of all applications for the following:

- (1) Traditional Neighborhood Development Overlay (TNDO) District, Town Center (TC) District, and Mixed Use (MU-1 and MU-1) District and apply to all new development within the TNDO, TC, MU-1, and MU-2 Districts **that are 25 acres or more in size or that contain any tax parcel that was previously part of a tax parcel 25 acres or larger in size in the previous three years as measured from the date of the application submission.**
- (2) Major Subdivisions in any district where new street infrastructure will be developed, **and the project is 25 acres or more in size or that contain any tax parcel that was previously part of a tax parcel 25 acres or larger in size in the previous three years as measured from the date of the application submission.**

Article 8.4-6 Mixed Use Districts (MU-1 and MU-2)

(B) A development Agreement, established pursuant to Section 7.15 of this Ordinance, shall be required as part of all Mixed Use (MU-1 and MU-2) District application and shall apply to all projects within the MU-1 and MU-2 Districts **that are 25 acres or more in size or that**

contain any tax parcel that was previously part of a tax parcel 25 acres or larger in size in the previous three years as measured from the date of the application submission.

Recommendation:

Staff is seeking direction on the proposed amendment. Once Council has decided on the options, they would like staff to pursue, the items will be referred to the Planning Board and scheduled for public hearing before Town Council.



Ordinance Amending Code of Ordinances, Title IX *General Regulations, Chapter 93 Public Health and Safety Matters; Public Nuisances, Section 93.04 Sounds Impacting Residential Life, Paragraph (E)*

WHEREAS, the Stallings Town Council of the Town of Stallings wishes to allow golf courses to maintain the health of the landscaping of the course for the financial well-being of the course(s);

NOW, THEREFORE, BE IT ORDAINED that the Town Council of the Town of Stallings, North Carolina does hereby amend the Code of Ordinances, Title IX General Regulations, Chapter 93 Public Health and Safety Matters; Public Nuisances, Section 93.04 Sounds Impacting Residential Life., to the following:

As reads:

93.04 Sounds Impacting Residential Life.

It shall be unlawful to carry on the following activities in any residentially zoned area of the city or within 300 feet of any residentially operated structure in any zone of the city:

...

- (E) The operation of golf course maintenance and operations equipment by golf courses with at least 18 non-miniature golf holes between the hours of 9:00 p.m. and 5:30 a.m.;

Change to read:

93.04 Sounds Impacting Residential Life.

It shall be unlawful to carry on the following activities in any residentially zoned area of the city or within 300 feet of any residentially operated structure in any zone of the city:

...

- (E) The operation of golf course maintenance and operations equipment by golf courses with at least 18 non-miniature golf holes between the hours of 9:00 p.m. and 5:30 a.m.; **with the exception of the operation of turf fans required for the health of the golf course turf which are not limited to any hour constraints; and**

Adopted this the 14th day of October, 2019.

Attest:

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



MEMO

To: **Mayor and Town Council**
Via: Alex Sewell, Town Manager
From: Christopher J. Easterly, P.E., Town Engineer
Date: October 9, 2019
RE: Hwy. 74 / Stallings Road Landscaping / Irrigation
Maintenance Costs

The NCDOT Aesthetic Engineering Unit is currently in design for the landscaping and irrigation infrastructure that will be implemented in the US 74 / Stallings Rd. corridor. NCDOT will install the infrastructure at their cost in accordance with the approved plans. NCDOT will maintain the areas for a period of a year post implementation during the establishment period.

Post the establishment period, the Town shall assume responsibility for the maintenance and replacement of landscape materials per the conditions of an executed maintenance agreement. This includes but is not limited to watering, mulching, pruning, weeding, pest control, irrigation repairs and replacement of plant materials.

NCDOT estimates 10-15% of their establishment costs to maintain. This cost would be in the \$4000-\$6000 range. Similar projects have an average of \$1,500 per month for water usage. This is highly dependent on the season and weather conditions at the time. Irrigation repairs are variable. A recommendation by NCDOT is to have an allowance of \$4000-5000 set aside for repairs as necessary. For budgeting purposes, staff recommends an allocation of \$26,000 for maintenance.

The landscape treatments for the areas behind the frontage road curb & gutter and the elevated Expressway wall have not been finalized at this time.



MEMO

To: **Mayor and Town Council**
From: Christopher J. Easterly, P.E., Town Engineer
Date: October 8, 2019
RE: Contract Execution Concurrence
2019 Resurfacing Contract

In accordance with the Stallings Bid Policy and NCGS §143-129 for road construction/repair, staff advertised the project manual for the 2019 resurfacing contract with formal bidding procedures on September 6, 2019. The submittal deadline was September 27, 2019 at 2:00 p.m. Five sealed bids were received and read at 2:15 p.m. on September 27, 2019.

The bids were reviewed by staff for clarity, completeness, errors, and omissions. The lowest responsible bidder for the contract is Red Clay Industries.

Below are some key items:

- 45-day construction period for the contract
- \$500/day liquid damages
- Performance bond retained through warranty period
- Resource loaded schedule
- Individual mailer, website and social media notification

2019 Resurfacing Contract List of Roads

Road Name	Subdivision	Road Type	From	To	PCI Value
GREGAN	Shannamara	CT	Killian Ct	Cul-de-sac	35
CEDAR POINT	Chestnut Oaks	AVE	Gainsborough Dr	St Johns Ave	35
KILLIAN	Shannamara	CT	Clifden Dr	Drumcliff Ct	36
WATER WHEEL	Hunley Creek	CT	Mill House Ln	Cul-de-sac	36
STONEHEDGE	Fairforest	DR	Fairforest	Cul-de-sac	36
CADDY CT	Emerald Lake	CT	Emerald Lake Dr	Cul-de-sac	36
THREE WOOD DR	Emerald Lake	DR	Four Wood Dr	Cul-de-sac	37
LAWRENCE DANIELS	Woodbridge	DR	Creek Ct.	Lawrence Daniels	37.5
AMMANFORD CT	Shannamara	CT	Shannamara Dr	Cul-de-sac	38
FLOURMILL CT	Hunley Creek	CT	Mill House Ln	Cul-de-sac	38
BALLYMOTE	Shannamara	CT	Cashel Ct	Cul-de-sac	40
CASTLEMAINE	Buckingham	DR	Lawyers Rd.	Colchester Ln.	40

Action Requested:

Requesting motion to authorize the Town Manager to execute the 2019 resurfacing contract with Red Clay Industries for the amount of \$356,767.69.

ENGINEERING DEPARTMENT
 BID TABULATION
 9/30/2019



TOWN OF STALLINGS
 315 STALLINGS ROAD
 STALLINGS, NORTH CAROLINA 28104

PROJECT:		CONTRACTOR		Red Clay Industries		Trull Contracting , LLC		Barton Contracting		Lynches River Contracting, Inc.		OnSite Development, LLC	
BID TYPE:		Quantity	Unit	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount	Unit Price	Bid Amount
2019 Resurfacing													
Formal													
Friday, September 27th, 2019 at 2:00 pm													
ENGINEER'S ESTIMATE \$392,000													
Item	ITEM DESCRIPTION												
Contract (Buckingham, Chestnut Oaks, Emerald Lake, Fairforest, Hunley Creek, Shannamara, Woodbridge)													
1	Mobilization (3% of Bid Item Costs)	1	LS	\$8,659.41	\$8,659.41	\$9,589.98	\$9,589.98	\$11,373.89	\$11,373.89	\$13,256.19	\$13,256.19	\$16,082.70	\$16,082.70
2	3" Mill	14,680	SY	\$3.10	\$45,508.00	\$3.70	\$54,316.00	\$5.40	\$79,272.00	\$8.10	\$118,908.00	\$8.00	\$117,440.00
3	1.5" 119.0B Intermediate Coarse	1,233	TN	\$89.00	\$109,737.00	\$94.00	\$115,902.00	\$104.90	\$129,341.70	\$115.00	\$141,795.00	\$145.00	\$178,785.00
4	1.5" S9.5B Surface Coarse	1,233	TN	\$94.00	\$115,902.00	\$106.00	\$130,698.00	\$120.40	\$148,453.20	\$115.00	\$141,795.00	\$155.00	\$191,115.00
5	Remove & Replace Curb and Gutter	625	LF	\$28.00	\$17,500.00	\$30.00	\$18,750.00	\$35.30	\$22,062.50	\$63.00	\$39,375.00	\$78.00	\$48,750.00
Subtotal					\$297,306.41		\$329,255.98		\$390,503.29		\$455,129.19		\$552,172.70
6	20% Contingency	1	LS	\$59,461.28	\$59,461.28	\$65,851.20	\$65,851.20	\$78,100.66	\$78,100.66	\$91,025.84	\$91,025.84	\$110,434.54	\$110,434.54
Total					\$356,767.69		\$395,107.18		\$468,603.95		\$546,155.03		\$662,607.24
Potential Unknown Quantity Unit Price													
1	ABC Undercut		TN	\$75.00		\$100.00		\$75.00		\$70.00		\$88.00	
2	Asphalt Undercut		TN	\$125.00		\$200.00		\$150.00		\$175.00		\$161.00	
3	Adjust & Repair Catch Basin as Needed		EA	\$750.00		\$2,000.00		\$1,000.00		\$2,400.00		\$1,850.00	
4	Borrow Undercut		CY	\$35.00		\$50.00		\$40.00		\$50.00		\$92.00	
5	Geo-Grid		SY	\$5.00		\$10.00		\$5.00		\$10.00		\$7.50	

This is to certify that the bids herein were publicly opened and read aloud at 2:15 pm on Sept. 27th, 2019 in the Council Chambers of Stallings Town Hall at 315 Stallings Rd. Stallings, NC 28104.

Corrected Amount

Witnessed by: *Justin Russell*

Justin Russell
 Associate Engineer





**Resolution Directing the Clerk to Investigate
a Petition Received under N.C.G.S. 160A-31**

WHEREAS, a petition requesting annexation of an area described in said petition (Parcel No.: 21514103) on Boyd Funderburk Drive was received on October 8, 2019 by the Town of Stallings; and

WHEREAS, G.S. 160A-31 provides that the sufficiency of the petition shall be investigated by the Town Clerk before further annexation proceedings may take place; and

WHEREAS, the Town Council of the Town of Stallings deems it advisable to proceed in response to this request for annexation;

NOW, THEREFORE, BE IT RESOLVED by the Town Council of the Town of Stallings that:

The Town Clerk is hereby directed to investigate the sufficiency of the above described petition and to certify as soon as possible to the Town Council the result of her investigation.

Approved this the 9th day of October, 2019.

Wyatt Dunn, Mayor

Attest:

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC