



STALLINGS TOWN COUNCIL
A G E N D A
September 14, 2015 7:00 p.m.

Invocation, Pledge of Allegiance and meeting called to order

Public Comments

Council will consider and take possible action on the following

Suggested
starting time

- 7:15 1. Approval of Consent Agenda items
- A. Minutes of the following meetings:
 - (1) 08-10-15
 - (2) 08-17-15 – special
 - B. 2015 Constitution Week Proclamation
 - C. Mecklenburg County Tax Settlement Report
- (All items on the Consent Agenda are considered routine, to be enacted by one motion. If a member of the governing body requests discussion of an item, the item will be removed from the Consent Agenda and considered separately.)
- Action Requested:** Motion to approve Consent Agenda
- 7:17 2. Reports
- A. Report from the Mayor
 - B. Reports from Council Members/Town Committees
 - C. Report from Town Manager/Town Departments
 - (1) Police Department - Introduction of new officer
- 7:45 3. Agenda Approval
- Action Requested:** Approve the Agenda
- 7:47 4. Arnett Muldrow Marketing Firm
Aaron Arnett
- 8:00 5. Annexation 46 – Hawthorne
- Action Requested:** Recess the public hearing
- A. Open public hearing
 - B. Recess the public hearing
- 8:05 6. Annexation 47 – Stevens Mill and Lawrence Daniel Drive
- Action Requested:** Approve/Deny Annexation Ordinance
- A. Open public hearing
 - B. Information from staff
 - C. Comments from the public
 - D. Close public hearing
 - E. Council vote

- 8:10 7. RZ15.06.01 – Ryland Homes
A traditional rezoning request to amend the Stallings UDO map for 13.613 acres located off of Stevens Mill Road from R-20 (Union County/Town of Stallings) to R-15. The subject property is located in tax parcels 07075007, 07075007B, 07075005C, 07078099, 07078100, 07078101, 07078007, 07075009 & 07075009A.
Action Requested: Approve/Deny rezoning request.
- 8:25 8. Engineering
A. Stormwater – Update
B. Potter/Pleasant Plains Intersection – Duke Energy Right-of-Way Plan
C. Street Maintenance
(1) Resurfacing Update
(2) Road Remnants
D. Mario’s Pizza/John’s Place Bar – Drainage Issues
- 9:25 9. District Three Council Member Appointment
Action Requested: Appoint new council member to District Three’s remaining term.
- 9:45 10. Adjournment

STALLINGS TOWN COUNCIL
Motion Page Addendum
September 14, 2015

Agenda Item	Motion Options
1	I make the motion to: (1) Approve the Consent Agenda as presented; or (2) Approve the Consent Agenda with the following changes: _____.
3	I make the motion to: (1) Approve the Agenda as presented; or (2) Approve the Agenda with the following changes: _____.
5	I make the motion to recess the public hearing for Annexation 46 – Hawthorne until Monday, September 28, 2015.
6	I make the motion adopt the Ordinance to Extend the Corporate Limits of Stallings, Annexation 47 – Stevens Mill and Lawrence Daniel Drive.
7	I make the motion to approve RZ15.06.01 – Ryland Homes.
9	I make the motion to appoint _____ to the vacant District Three Council Seat with term ending December 2017.
10	I make the 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 August 10, 2015, 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 Walt Kline; Council Members Rocky Crenshaw, Regis Griffin, Deborah Romanow, and Shawna Steele.

Those absent were: Council Member Tony Linhares.

Staff present were: Kevin Woods, Town Manager; Melanie Cox, Town Attorney; Minor Plyler, Police Chief; Erinn Nichols, Deputy Town Manager/Town Clerk; Dena Sabinske, Director of Parks and Recreation; Abby Fowler, Program Coordinator; Richard Tanner, Town Services; and Lynne Hair, Town Planner.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Dunn welcomed everyone to the meeting and thanked them for their interest in local government. Council Member Steele delivered the invocation. Mayor Dunn led the Pledge of Allegiance and called the meeting to order.

Public Comments

There was no one present to give public comment.

Special Presentation

Mayor Dunn presented Chief Minor Plyler with a 10 year service certificate and writing pen.

Mayor Dunn also recognized Boy Scout Troops 144 and 151 from Lake Park whose members were citizens of Stallings and present to work toward their merit badges.

1. Approval of Consent Agenda Items

A. Minutes of the following meetings:

(1) 07-13-15

Council Member Griffin made the motion to approve the Consent Agenda as presented. The motion was seconded by Council Member Kline which passed unanimously.

2. Reports

A. Report from the Mayor

Mayor Dunn reported on the following items:

- Chris Plate' and Union County Economic Development developed a magazine highlighting all the economic development in the county.
- Mayor Dunn had received a letter from concerned unions about the Aqua water service provider which serviced a few of Stallings neighborhoods. He would pass the information along to the Town Manager for an update at the next Council Meeting.
- Hwy. 74 Bypass: Boggs Paving was no longer involved in the Bypass; improvements to Hwy. 74 would still move forward.
- August 11, 2015: Meeting in the Town of Matthews regarding types of transit service for the area.
- CRPTO Hot/Toll Lanes: vote would be conducted on August 19. Mayor Dunn would be voting for the transportation improvement plan.

B. Reports from Council Members/Town Committees

Council Member Crenshaw reminded all that Stallings Fest would be Saturday, September 19 and the Blues, Brews, and BBQ on Saturday, October 17. Both events would be located in the Stallings Municipal Park.

Council Member Griffin reported on the following items:

- Thanked Ms. Nichols and Mr. Tanner for addressing a graffiti item identified.
- Thanked Ms. Wagenhauser and Mr. Woods for their research on local broadband providers.
- The Public Safety Advisory Committee (PSAC) met on July 27 where it continued to work on the Emergency Response Plan. Its next meeting would be August 24 at 6 p.m.
- The Finance and Administration Committee (FAC) meeting for August 5 was cancelled but would have its next meeting on August 21 at 7:30 a.m.
- Fairfield Plantation Sidewalks: Council Member Griffin had received several concerns about the sidewalk in Fairfield Plantation and had walked the sidewalk in this neighborhood with Town Engineer Easterly. The condition of the sidewalk was rated F, would cost approximately \$93,000 to repair, and would not bump any other sidewalk project off track to be completed in the current fiscal year. Council Member Griffin requested the sidewalk repairs be added to this year's projects and moved to the top of the sidewalk priority list. Consensus was held to hold a special meeting to discuss the topic.

Council Member Romanow congratulated the Police Department and their work with the SBI on the homicide case in Stallings. She then thanked the Town Manager, Clerk and Planner for their help with the Mario's Pizza noise issue. Council Member Romanow then thanked Mrs. Nichols and Mr. Easterly for helping with construction traffic in her neighborhood.

Council Member Kline had no report.

Council Member Steele thanked the Police Department for their hard work on the homicide case. She also reminded all that school would be starting soon to be aware of the children at the bus stops. Stallings Police Department shared bus stop rules on its Facebook page.

C. Report from Town Manager/Town Departments

Town Manager Woods reported on the following items:

- Town Hall Phase II preliminary meetings with the architect had begun with the goal to break ground next spring.
- In September, staff would request a change to the financial software provider to Southern Software. The new software's annual cost was less than the current provider.
- The first four articles of the Personnel Policy would be given to the FAC soon.
- A citizen in Emerald Lake incurred car damage due to the repaving company not clearly marking an exposed manhole cover. The contractor paid the cost of the damage to the vehicle.
- Council received the staff update on the previous Friday. The engineer's portion was missing due to the engineer's vacation but all the projects were on track for completion in the fiscal year.
- Stormwater projects on White Oak and Spring Hill would be completed by mid-August.

3. Agenda Approval

Mayor Dunn announced that Council Member Kline would be resigning effective the end of August due to the fact that Council Member Kline accepted a job in Ft. Worth, TX, and would be leaving Stallings and the Council. The Council gave him a certificate of appreciation prior to the meeting in honor of his service.

Council Member Kline made the motion to approve the Agenda as presented. The motion was seconded by Council Member Romanow and passed unanimously.

4. big Marketing Firm

Seth Werner

Council heard a marketing presentation from big Marketing Firm a marketing and advertising company owned by Seth Werner. Mr. Werner was a resident in Stallings and owned big in Matthews for four years. He showed the Council various examples of his work including campaigns for the City of Dallas, TX, and his original concept, the California Raisins. Council requested Mr. Werner send his fee schedule for services to Mr. Woods for review.

5. Order of Collections and Settlement and Insolvent Reports

In accordance with NCGS 105-321(b), "the municipal governing body shall adopt and enter into its minutes an order directing the tax collector to collect the taxes charged in the tax records and receipts."

A. Order of Collection for Deborah Wagenhauser, Stallings Tax Collector

B. Order of Collection for John C. Petoskey, Tax Administrator Union County

Council Member Griffin made the motion to charge Union County Tax Collector John Petoskey and Stallings Tax Collector Deborah Wagenhauser with collection authority and give them the ability to use enforced collection. Council Member Romanow seconded the motion to which Council passed unanimously. The Order of Collection for Deborah Wagenhauser, Stallings Tax Collector, and Order of Collection for John C. Petoskey, Tax Administrator Union County, is attached to these minutes and therefore incorporated herein.

C. Stallings Tax Settlement Report and Report of Insolvents

Council Member Romanow made the motion to accept the Stallings Tax Settlement Report and Report of Insolvents which was seconded by Council Member Griffin. The motion was passed unanimously by Council. The Stallings Tax Settlement Report and Report of Insolvents is attached to these minutes and therefore incorporated herein.

6. Committee Applications

A. Parks and Recreation Committee Application

The motion was made by Council Member Griffin appoint to Jim Korth to the Stallings Parks and Recreation Committee with term ending 03-31-17. The motion passed unanimously after a second from Council Member Romanow.

B. Stormwater Committee Application

Council Member Steele made the motion to appoint Preston Hines to the Stormwater Committee with term ending 03-31-17. Council Member Romanow seconded the motion which received Council's unanimous support.

7. Vickery Subdivision/ Bonterra Property Dedicated Park Land

Town Planner Hair explained staff was currently reviewing a set of preliminary plans for Bonterra Builders for a 55 lot single family subdivision located on Stevens Mill Road, Vickery Subdivision. The Unified Development Ordinance (UDO) required parkland be donated or a fee in lieu of parkland when subdividing a parcel for single family homes. Any parkland donated had to be a piece of property the entire Town could utilize.

In the Vickery Subdivision, there was a segment of Crooked Creek (1840 linear ft.) that ran across the property which the Pedestrian Plan had identified for greenway development as the T-4 segment. This segment connected Blair Mill Park to the Idlewild Market Shopping Area and was a part of the Carolina Thread Trail. Staff had requested the developer donate the land to the Town so that the trail could be built in the future. A copy of the deed would be provided and place in the Town's name if the land was accepted.

Staff, as well as the Parks and Recreation Committee, recommended the Council accept the donation. Council Member Griffin made the motion to accept the 2.87 acres of land donation in the Vickery Subdivision from Bonterra Builders to be used for the future construction of T-4 Crooked Creek Trail as identified in the Stallings Pedestrian Plan. The motion passed unanimously by Council after a second from Council Member Romanow.

8. Mario's Pizza Noise Issue

Council Member Romanow explained that she had received complaint calls about noise/music coming from Mario's Pizza/John's Place Bar. One of the neighbors called the police who went to the restaurant. It was reported that the restaurant provided a copy of a permit allowing amplified music. The officer informed the homeowner that the restaurant had the proper permits. However, after inspection by the Town's code enforcement officer, it was verified there was no permit for amplified music.

Mr. Woods verified that Town staff was continuing to monitor the situation. The noise complaint regarding the garbage pick-up prior to 7 a.m. had been addressed. Mario's management had agreed to move the music back into the restaurant away from the open air areas.

Bill Cox, 3013 Strawberry Road, lived directly behind Mario's Pizza and John's Place Bar. He stated that he had sent an email to Mr. Woods and Council Member Romanow with no response. When the police showed up, he wanted to make sure the process was followed. Mr. Cox requested common sense with these issues.

Joe McLaughlin, 3205 Strawberry Road, stated he was the resident who called Council Member Romanow. He wanted to make it clear that this wasn't just two people complaining but representatives of many. He stated that the owner of Mario's Pizza said he would be a good neighbor and he had not. Mr. McLaughlin accepted most of the noise but pointed out that all the issues were discussed prior to allowing Mario's to build there. The noise being experienced was excessive.

9. DB7 Trucking (Romanow and Steele)

Council Member Steele explained that the DB7 Trucking building was not complete at the present and the three property owners were concerned about buffering between their homes and the business. The buffer would be 15' of planting as well as a wooden fence between DB7 Trucking and the residents. Council Member Steele wanted to bring the issue to Council noting that it may be an issue where more buffering would have to be added by the Town.

Council discussed the possibility of adding larger buffer requirements in the Town's ordinances when separating business and residential areas. Deputy Town Manager Nichols showed the Council pictures of the site and a rendering of the type of fence required.

Mayor Dunn acknowledged the arrival of Town Manager Woods' daughters, Emily and Elis Woods, to the meeting. Both were heading off to college in a few weeks.

10. Stallings Fall BBQ

A. Event overview

Abby Fowler, Parks and Recreation Program Coordinator, explained that the department would be hosting the Brews, Blues and BBQ event, BBQ cook-off, on October 17, 2015, from 3:00 – 9:00 p.m. in the Stallings Municipal Park. Ten BBQ cooks would be cooking their recipes in the park and five judges would determine the top cook. There would also be other food vendors and three bands. Ms. Fowler showed a map of the event highlighting that the event would be contained to one side of the park where beer could

be bought and consumed. Old Mecklenburg Brewery, state licensed, permitted and insured, would be selling the beer and carding purchasers.

Chief Plyler explained that in order to purchase and drink the beer, wrist bands must be obtained where Old Mecklenburg Brewery staff would verify identification. Beer would only be sold in a confined area.

Parks and Recreation Director Dena Sabinske explained there would be other vendors available selling non-alcoholic drinks and food. She would also be exploring the option of receiving a percentage of sales from Old Mecklenburg Brewery.

B. Amendment to Stallings Code of Ordinance Title 13, Chapter 30, Section 130.02(E)

Council Member Crenshaw made the motion to adopt the Ordinance Amending Title XIII, Chapter 30, Section 130.02(E) of the Stallings Code of Ordinances. The motion passed unanimously after a second from Council Member Griffin. The Ordinance Amending Title XIII, Chapter 30, Section 130.02(E) of the Stallings Code of Ordinances is attached to these minutes and therefore incorporated herein.

Council Member Kline then made the motion to allow the Stallings Fall BBQ Blues, Brews, and BBQ event to be considered a special event when alcoholic beverages in the form of beer to be sold. Council Member Crenshaw seconded the motion which received Council's unanimous support.

11. Resolution to Adopt Former NCDOT Roads into the Town's Maintenance System

Council Member Romanow read the Resolution to Adopt Former NCDOT Roads into the Town's Maintenance System into the record. Council Member Griffin seconded the adoption of the resolution. The motion was passed unanimously by the Council. The Resolution to Adopt Former NCDOT Roads into the Town's Maintenance System is attached to these minutes and therefore incorporated herein.

12. Annexation 47 – Stevens Mill

A. Presentation of Certificate of Sufficiency

No action required.

B. Resolution Fixing the Public Hearing Date

Council Member Griffin made the motion to adopt the adopt the Resolution Fixing the Public Hearing Date for Annexation 47 – Stevens Mill Road. The motion was passed unanimously after a second

from Council Member Romanow. The Resolution Fixing the Public Hearing Date for Annexation 47 – Stevens Mill Road is attached to these minutes and therefore incorporated herein.

13. Council Organization

Council Member Kline thanked the staff and Council for the dinner prior to the meeting in his honor. He announced that he would be moving to Texas to accept a job and therefore he was requesting the Council accept his resignation effective August 31, 2015, and appoint new representation for District 3.

Council Member Griffin stated, that in accordance of the Town of Stallings Rules of Procedure, he moved to accept Mayor Pro Tem Kline's resignation as a member of the Stallings Town Council effective August 31, 2015. Council Member Romanow seconded the motion. The Town Clerk was then requested to conduct a roll call for the vote which passed 4 to 1:

Council Member Crenshaw – Aye
Council Member Griffin – Aye
Council Member Romanow – Aye
Council Member Kline – Aye
Council Member Steele - Nay

Council Member Romanow then made the motion to appoint Council Member Griffin as Mayor Pro Tem. The motion was seconded by Council Member Steele. The Town Clerk was then requested to conduct a roll call for the vote which passed unanimously:

Council Member Crenshaw – Aye
Council Member Griffin – Aye
Council Member Romanow – Aye
Council Member Kline – Aye
Council Member Steele - Aye

Council Member Kline made the motion to appoint Council Member Steele as the Council liaison for the Transportation Advisory Committee. The motion was passed unanimously by Council after a second from Council Member Griffin.

14. Adjournment

Council Member Romanow moved to adjourn the meeting, seconded by Council Member Crenshaw, and the motion received unanimous support. The meeting was adjourned at 8:52 p.m.

Approved on _____, 2015.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

DRAFT

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

The Town Council of the Town of Stallings met for a special meeting on August 17, 2015, 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 Regis Griffin; Council Members Tony Linhares and Deborah Romanow.

Those absent were: Council Members Rocky Crenshaw, Walt Kline, and Shawna Steele.

Staff present were: Erinn Nichols, Deputy Town Manager/Town Clerk; Chris Easterly, Town Engineer, and Kirk Medlin, Finance Officer.

1. Call the meeting to order

Mayor Dunn called the meeting to order.

2. Fairfield Plantation Sidewalks

Deputy Town Manager Nichols explained that this meeting was being held to discuss the Fairfield Plantation sidewalks. The sidewalks had been rated "F" by the Town Engineer and would cost approximately \$93,000 to repair.

Finance Officer Medlin explained that the sidewalk repair cost could be absorbed in the current budget due to: 1) savings in milling and resurfacing contracts (\$40,000); 2) additional Powell Bill funding from roads recently taken into the Town's Maintenance System (\$13,000); and 3) an increase in revenue from a change in the Franchise and Utility Tax collection process (\$40,000).

Town Engineer Easterly reviewed pictures of sidewalk in its current condition with the Council. Most of the sidewalk locations were asphalt but some of the locations were concrete. The complete length of the sidewalk was about 3/10 of a mile. The Town owned a 60 ft. right-of-way along the sidewalk corridor therefore, a 5' sidewalk, as dictated by the Town's sidewalk standards, would not require the acquisition of any private property. It was clarified that the request for sidewalk repairs was coming from two consecutive HOA boards of Fairfield Plantation.

Council Member Griffin made the motion to authorize the Town Engineer to lead a contract to build a sidewalk in Fairfield the length of 3/10 of a mile. Council Member Romanow made a second to the motion which was passed by the Council unanimously. Town Engineer Easterly explained that he

would request three informal bids for the project and would target for these repairs to be made in the fall.

Council Member Griffin then requested that Town Engineer Easterly discuss the Stevens Mill/Lawyers Road traffic problems with NCDOT.

3. Adjournment

Council Member Romanow moved to adjourn the meeting, seconded by Council Member Griffin, and the motion received unanimous support. The meeting was adjourned at 6:16 p.m.

Approved on _____, 2015.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

Proclamation of the Town of Stallings

declaring

Constitution Week 2014

WHEREAS, the Constitution of the United States of America, the guardian of our liberties, embodies the principles of limited government in a Republic dedicated to rule by law; and

WHEREAS, September 17, 2015 marks the two hundred twenty-eighth anniversary of the framing of the Constitution of the United States of America by the Constitutional Convention; and

WHEREAS, it is fitting and proper to accord official recognition to this magnificent document and its memorable anniversary, and to the patriotic celebrations which will commemorate it; and

WHEREAS, Public Law 915 guarantees the issuing of a proclamation each year by the President of the United States of America designating September 17 through 23 as Constitution Week

NOW, THEREFORE, I, Wyatt Dunn, by virtue of the authority vested in me as Mayor of the Town of Stallings in the State of North Carolina, do hereby proclaim the week of September 17 through 23 as

Constitution Week

AND ask our citizens to reaffirm the ideals the Framers of the Constitution had in 1787 by vigilantly protecting the freedoms guaranteed to us through the guardian of our liberties.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town to be affixed this 14th day of September of the year of our Lord two thousand and fifteen.

Wyatt Dunn, Mayor

(Town Seal)

Attest:

Erinn E. Nichols, Town Clerk



Elizabeth R. Gibson

John Foster Chapter

North Carolina Society Daughters of the American Revolution

1300 West Franklin Street, Monroe, NC 28112-4506

(704) 283-4791 elizabeth_gibson@msn.com

August 3, 2015

Town of Stallings
Mayor Wyatt Dunn
315 Stallings Road
Stallings, NC 28104

Dear Mayor Dunn,

The John Foster Chapter Daughters of the American Revolution, Monroe, North Carolina works to promote patriotism in our community. The week of September 17-23 is designated as Constitution Week by Public Law 915 which was signed by President Dwight D. Eisenhower on August 2, 1956. Therefore every year we want to bring to the attention of our citizens this anniversary of the signing of the Constitution of the United States of America. I am sending everything by e-mail again this year and have included a sample proclamation that I hope you will complete, sign, and impress with the Seal of the Town of Stallings. After the proclamation has been signed, we encourage you to add it to your website on your Home Page or add a statement "Celebrate Constitution Week Sept. 17-23" to your website. You have a lovely town hall, and that is a perfect place to display the proclamation for the public to see.

The John Foster Chapter appreciates your cooperation as we work to remind the public of the importance of this document.

Sincerely,

Elizabeth R. Gibson
John Foster Chapter
Monroe, NC
NCS DAR

HISTORY OF CONSTITUTION WEEK

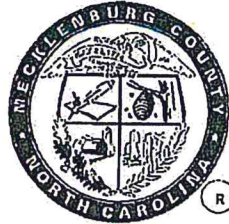
Miss Gertrude S. Carraway, while President General of the National Society Daughters of the American Revolution, was responsible for the annual designation of September 17-23 as Constitution Week. The DAR made its own resolution for Constitution Week which was adopted April 21, 1955.

Members of the United States Congress received the DAR resolution and on June 7, 1955, the resolution was discussed in the Senate. The first resolution to observe Constitution Week was made June 14, 1955, by Senator William F. Knowland of California. Following passage of the resolution by both Houses of Congress, President Eisenhower issued his proclamation on August 19, 1955.

The first observance of Constitution Week was so successful that on January 5, 1956, Senator Knowland introduced a Senate Joint Resolution to have the President designate September 17-23 annually as Constitution Week. The resolution was adopted on July 23 and signed into Public law 915 on August 2, 1956.

For his patriotic aid and interest, Senator Knowland received an Award of Commendation from the NSDAR Continental Congress in April of 1956.

North Carolina has a special interest in the story of how Constitution Week came to be signed into law because Miss Gertrude S. Carraway is the only North Carolinian ever to be elected to the position of President General of the National Society Daughters of the American Revolution. She served from 1953-1956. She was a lifelong resident of New Bern, North Carolina.



MECKLENBURG COUNTY
Office of the Tax Collector

To: Kevin Woods, Stallings Town Manager
From: Neal L. Dixon, Tax Collector
Date: August 12, 2015
Subject: Tax Collector's Settlement for Fiscal Year 2014

Pursuant to the provisions of N.C.G.S. 105-373, this memorandum is the Tax Collector's report of settlement to the Stallings Town Commission for fiscal year 2015 (tax year 2014).

Total FY 2015 Tax charged to the Tax Collector for Collection: \$0.00

Reference is hereby made to reports in the Office of the Tax Collector that list the persons owning personal property whose taxes for the preceding fiscal year remain unpaid and the principal amount owed by each person. These reports are available for inspection and review upon request. The Tax Collector has made diligent efforts to collect the taxes due from the persons listed by utilizing the remedies available to him for collection.

Prior Year Collections

Registered Motor Vehicle Tax:

<u>Tax Year</u>	<u>Net Levy</u>	<u>Collected in FY2015</u>	<u>Uncollected</u>	<u>Pct. Collected</u>
2011	\$6,191.33	\$ 0.00	\$149.87	97.58%
2012	\$6,588.01	\$65.82	\$ 32.38	99.51%
2013	\$3,729.03	\$19.74	\$ 65.07	98.26%

Please contact me at Neal.Dixon@MecklenburgCountyNC.gov or 980-314-4488 if you have any questions or comments regarding this settlement report.

North Carolina General Statute 105-373(3) requires that this settlement be submitted to the governing board. The settlement shall be entered into the minutes of the governing body. Please ensure that this settlement is entered into the minutes of the governing body as required by statute.

Tax Collector's Settlement for Fiscal Year 2015

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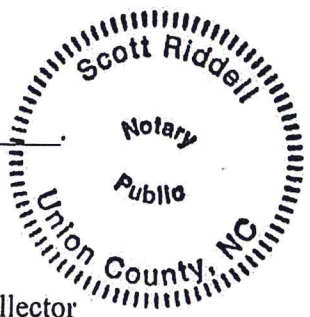
[Signature]
Tax Collector

August 14, 2015
Date

Sworn to and subscribed before me this 14th day of August, 2015

[Signature]
Notary Public

My Commission expires on 2-5-18
Date



- CC: Debbie Wagenhauser, Deputy Clerk and Tax Collector
Kirk Medlin, Finance Director
Julie Berger, Deputy Director, Office of the Tax Collector
Kimberly Deal, Deputy Director, Office of the Tax Collector

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

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

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

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Town Hall of the Town of Stallings at 7:00 p.m. on September 14, 2015, after due notice by the Enquirer-Journal on August 14, 2015; and

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

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

Section 1. By virtue of the authority granted by N.C.G.S. 160A-31, the area proposed for voluntary annexation encompasses parcel numbers 07078007, 070075009, and 07075009A on Stevens Mill Drive and Lawrence Daniel Drive respectively is hereby annexed and made part of the Town of Stallings effective immediately:

THE FOLLOWING PROPERTY IS LOCATED IN GOOSE CREEK TOWNSHIP, UNION COUNTY, NORTH CAROLINA AND ALL REFERENCES TO RECORDED DEEDS OR OTHER INSTRUMENTS ARE TO SUCH RECORDED IN THE UNION COUNTY PUBLIC REGISTRY.

COMMENCING AT NCGS MONUMENT "UNION HM79", HAVING NORTH CAROLINA STATE PLANE GRID COORDINATES OF NORTHING 499646.17 FEET, EASTING 1504384.83 FEET BASED ON NAD 83/2011; THENCE N 49-17-51 E 2432.90 FEET (GROUND), (2432.53 FEET GRID, COMBINED FACTOR OF 0.999847374), TO A FOUND 1 1/2" X 3/4" SOLID IRON ROD, SAID IRON ROD BEING A COMMON CORNER WITH PARCEL #07078111, LOT 25 INDEPENDENCE VILLAGE SUBDIVISION (PLAT CABINET 6 PAGE 407) NOW OR FORMERLY RICHARD J. & LINDA B. ROBERTS (DEED BOOK 5202 PAGE 83), PARCEL #07078006, NOW OR FORMERLY JACK LEDWELL WILLIAMS (DEED BOOK 3040 PAGE 524), SAID IRON ROD BEING THE **POINT OF BEGINNING**; THENCE WITH THE COMMON LINE OF SAID PARCEL #07078006 N 57-50-06 W 631.23 FEET TO A FOUND 1/4" PIPE; THENCE WITH THE COMMON LINE OF LOTS 25-22, INDEPENDENCE VILLAGE (PLAT BOOK 6 PAGE 98) N 33-19-09 E 727.07' TO A FOUND IRON HOOK; SAID HOOK BEING FOUND ON THE SOUTHERLY RIGHT OF WAY OF STALLINGSWOOD DRIVE (60' PUBLIC RIGHT OF WAY PER PLAT BOOK 6 PAGE 98); THENCE N 31-56-41 E 110.07 FEET TO A FOUND 2" IRON HOOK ON THE NORTHERLY RIGHT OF WAY OF SAID STALLINGSWOOD DRIVE AND THE SOUTHEASTERLY CORNER OF PARCEL #7078024, NOW OR FORMERLY TNW PROPERTIES, INC (DEED BOOK 3752 PAGE 057); THENCE CONTINUING WITH THE COMMON LINE OF SAID TNW PROPERTY THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) N 33-24-36 E 239.67 FEET TO A FOUND 1/4" PIPE, 2) N 34-14-34 E 139.79 FEET TO A FOUND 2.5" PIPE, 3) S 67-53-01 316.02 FEET TO A FOUND 2" PIPE, 4) S 05-32-07 W 97.86 FEET TO A COMPUTED POINT; 5) S 66-09-00 W 9.46 FEET TO A COMPUTED POINT; SAID POINT ALSO BEING A COMMON CORNER OF PARCEL #07078023 LOT 9 INDEPENDENCE VILLAGE (PLAT BOOK 6 PAGE 98), NOW OR FORMERLY KENNETH B. ANSELL (DEED BOOK 5265 PAGE 717); THENCE WITH THE COMMON LINE OF LOTS 9-7, INDEPENDENCE

VILLAGE (PLAT BOOK 6 PAGE 89) THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) S 66-09-00 W 154.76 FEET TO A FOUND ¼" PIPE, 2) S 66-18-51 W 266.34 FEET TO A FOUND 1" PIPE; SAID PIPE BEING A COMMON CORNER OF PARCEL #07099244 LOT 23 WOODBRIDGE SUBDIVISION MAP 2 (CABINET I FILE 24); THENCE WITH THE COMMON LINE OF LOTS 23-16 WOODBRIDGE SUBDIVISION MAP 2 (CABINET I FILE 24) THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) N 04-47-02 E 523.31 FEET TO A FOUND #4 REBAR, 2) N 04-43-16 E 122.79 FEET TO A FOUND #5 REBAR, SAID REBAR BEING ON THE SOUTHERLY RIGHT OF WAY LINE OF LAWRENCE DANIEL DRIVE (50 'PUBLIC RIGHT OF WAY PER PLAT CABINET I PAGE 508); THENCE WITH SAID SOUTHERLY RIGHT OF WAY THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 175.00 FEET, A LENGTH OF 41.40 FEET, A CHORD BEARING OF N 61-34-39 E AND CHORD LENGTH OF 41.31 FEET TO A COMPUTED POINT, 2) N 54-48-00 E 83.32 FEET TO A COMPUTED POINT; 3) ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 175.00 FEET, A LENGTH OF 64.29 FEET, A CHORD BEARING OF N 44-16-34 E AND CHORD LENGTH OF 63.93 FEET TO A COMPUTED POINT; SAID POINT BEING A COMMON CORNER OF PARCEL #07075289 LOT 88 OF WOODBRIDGE SUBDIVISION MAP 3 (CABINET 1 PAGE 508) NOW OR FORMERLY THOMAS C. & CAROL A. MILLER (DEED BOOK 3898 PAGE 526); THENCE WITH THE COMMON LINE OF LOTS 88, 85, AND 84 OF WOODBRIDGE SUBDIVISION MAP 3 (CABINET 1 PAGE 508) THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) N 59-27-49 E 171.30 FEET TO A FOUND #5 REBAR, 2) N 59-26-53 E 106.32 FEET TO A FOUND #4 REBAR, 3) N 59-27-29 E 24.20 FEET TO A FOUND #5 REBAR, 4) N 60-30-13 E 28.10 FEET TO A FOUND #5 REBAR; SAID REBAR BEING A COMMON CORNER OF PARCEL #07075010, NOW OR FORMERLY JASON MATTHEW FORD (DEED BOOK W14E PAGE 406); THENCE WITH THE COMMON LINE OF SAID PARCEL #07075010 THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) N 83-48-54 348.74 FEET TO A FOUND 2.5" PIPE, 2) S 50-20-27 E 180.88 FEET TO A FOUND 2.5" PIPE; SAID PIPE BEING A COMMON CORNER OF PARCEL #07075008A, NOW OR FORMERLY JERRY L. PLOWMAN (DEED BOOK 6106 PAGE 352); THENCE WITH THE COMMON LINE OF SAID PARCEL #07075008A THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) S 29-15-53 W 336.07 FEET TO A FOUND 1" ANGLE IRON, 2) S 56-26-52 E 808.01 FEET TO A FOUND 2" ELBOW PIPE; SAID PIPE BEING A COMMON CORNER OF PARCEL #07075005C, NOW OR FORMERLY SINACORI BUILDERS, LLC (DEED BOOK 6319 PAGE 666), PARCEL #07078099 LOT 13 MILL STONE ESTATES (CABINET E FILE 16) NOW OR FORMERLY JERRY D. & STEPHANIE D. KEMPER (DEED BOOK 3628 PAGE 858), AND PARCEL #07078100 LOT 16 MILL STONE ESTATES (CABINET E FILE 16) NOW OR FORMERLY LOVE CONSTRUCTION COMPANY, INC. (DEED BOOK 1148 PAGE 368); THENCE WITH THE COMMON LINE OF LOTS 16-23 MILL STONE ESTATES (CABINET E FILE 16) AND LOTS 24-25 MILL STONE ESTATES (CABINET E FILE 407) THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) S 40-42-46 W 314.13 FEET TO A FOUND #4 REBAR, 2) S 40-40-55 W 950.29 FEET TO A FOUND #4 REBAR, 3) S 40-42-31 W 146.45 FEET TO THE POINT AND PLACE OF BEGINNING AND CONTAINING 35.059 ACRES MORE OR LESS.

Said Property contains 35.059 acres, more or less

Section 2. Immediately, the above described territory and its citizens and property shall be subject to all debts, laws, and ordinances and regulations in force in the Town of Stallings and shall be entitled to the same privileges and benefits as other parts of the Town of Stallings. Said territory shall be subject to municipal taxes according to N.C.G.S. 160A-58.10.

Section 3. The Mayor of the Town of Stallings shall cause to be recorded in the office of the Register of Deeds Union County, and in the office of the Secretary of State at Raleigh, North Carolina, as accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this

ordinance. Such a map shall also be delivered to the Union County Board of Elections, as required by N.C.G.S 163-288.1.

Adopted this the 14th day of September, 2015.

Wyatt Dunn, Mayor

Attest:

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



Town of Stallings

ZONING STAFF REPORT

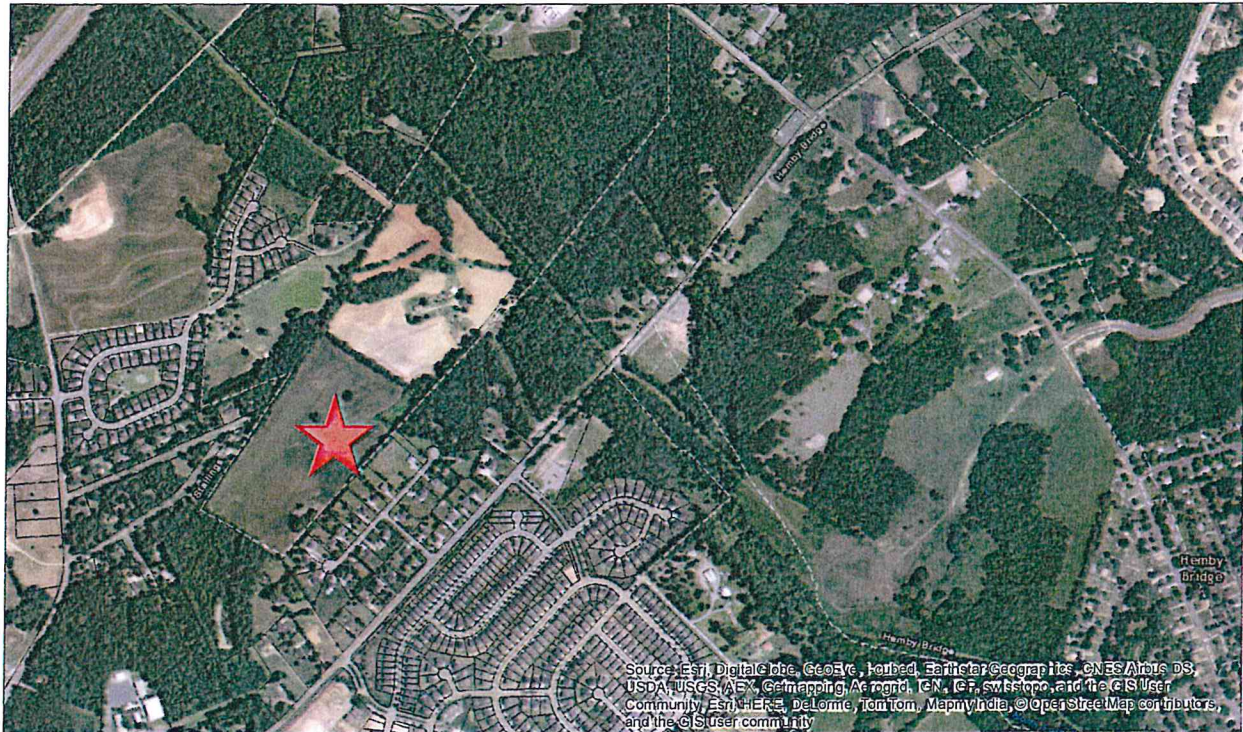
Case: RZ15.06.01			
Reference Name	Ryland Homes		
Request	Proposed Zoning	R-15 – Single family residential with a minimum lot size of 15,000 square feet.	
	Proposed Use	69 lot single family subdivision	
Existing Site Characteristics	Existing Zoning	R-20 (Union County/Town of Stallings)	Single Family Residential – 2 units per acre
	Existing Use	Vacant Land	Single Family Residential
	Site Acreage	48.13	
Applicant	The Ryland Group		
Property Owner(s)	The Ryland Group		
Submittal Date	June 1, 2015		
Location	West side of Stevens Mill Road, north of the Stallings Road intersection		
Tax ID #	07075007, 07075005B, 07075005C, 07078099, 07078100, 07078101, 07078007, 07075009 & 07075009A		
Plan Consistency	Land Use Plan	Designation	Traditional Residential
		Consistent with request	YES
Recommendation	Planning Staff	Approve	
	Planning Board	Deny	

REQUEST

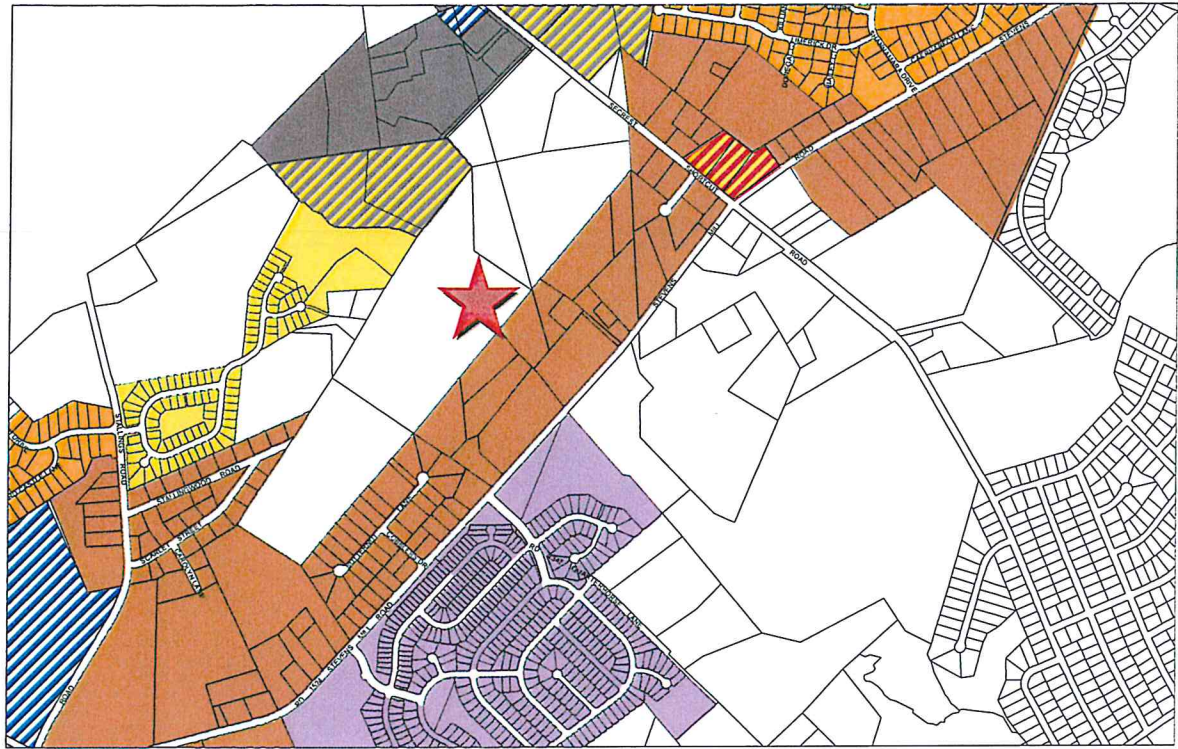
The applicant is requesting approval of a traditional rezoning of his property from R-20 to R-15 that will allow for the development of the 48.13 acre subject property as a 69 lot single family subdivision. A portion of the subject property is being annexed into the Town limits as a part of this request.

PROPERTY LOCATION/EXISTING CONDITIONS

The subject property is located on the west side of Stevens Mill Road, north of the Stallings Road intersection. All of the property is zoned R-20 in the County and the Town.



Zoning and Use of Adjacent Property:				
North	R-20/Residential Low Density	Town of Stallings	Vickery Subdivision Bonterra Builders/Single Family Residential	A 26 acre parcel to be developed as the Vickery subdivision; a low density single family neighborhood; 20,000 sq. ft. lots/single family homes on lot 1+ acre lots not within a subdivision.
South	R-20/Residential Low Density	Town of Stallings	Private Property/Single Family Residential Independence Village Mobile Home development	Single family homes on lot 1+ acre lots not within a subdivision/mobile homes on 10,000+ sq. ft. lots.
East	R-20/Residential Low Density	Town of Stallings	Millstone Estates/Fairhaven	A single subdivision with 20,000 sq. ft. lots/A single family subdivision with a minimum lot size 5,600 sq. ft.
West	R-10/Residential Low Density	Union County/Town of Stallings ETJ	Private Property/Woodbridge Subdivision	A single home/ a single family subdivision with a minimum lot size of 10,000 sq. ft.

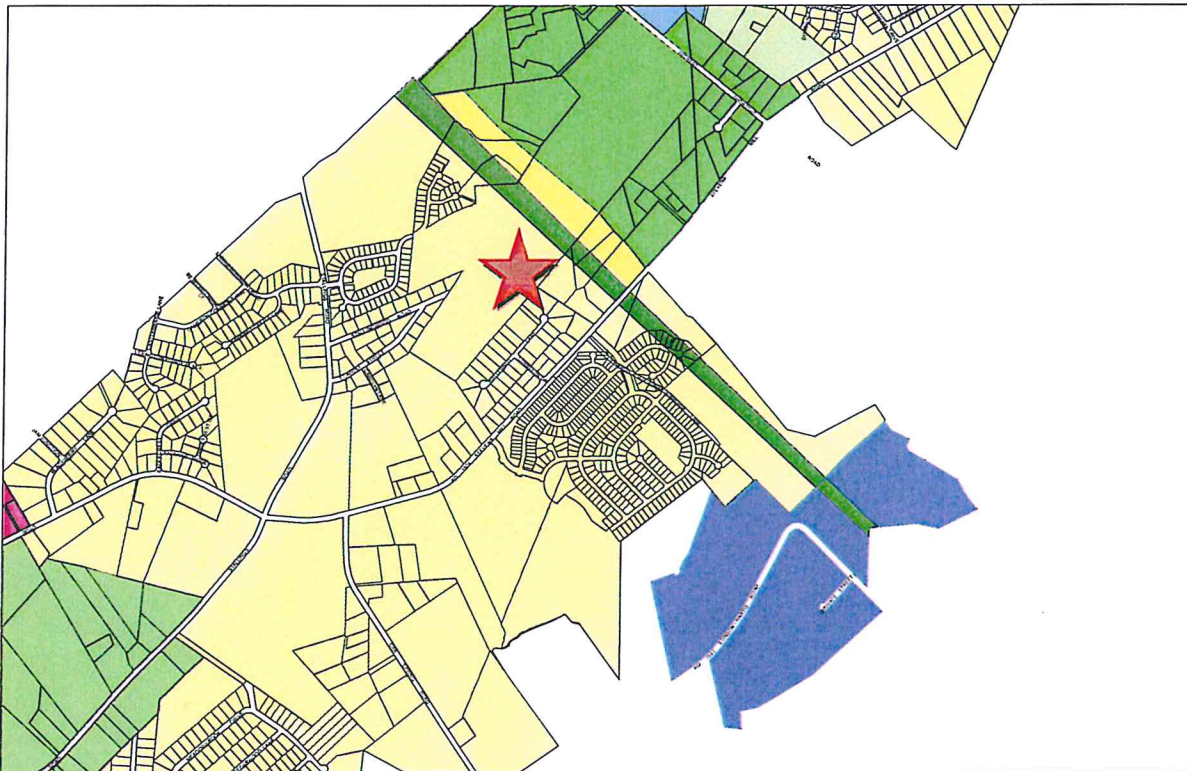


FUTURE LAND USE DESIGNATION

The Stallings Land Use Plan designates parcels 07075007, 07075005B, 07075005C, 07078099, 07078100, 07078101, 07078007, 07075009 & 07075009A as “Traditional Residential” defined as follows:

Traditional Residential: “Single family residential areas that vary in density, depending on location and availability of utilities, that are well planned and which provide for both internal and external connectivity. Density levels within such areas may run as high as three dwelling units per acre.”

The applicant’s request is for the property to be rezoned R-15 and used for single family residential purposes; this is compatible with the designated land use category.



ZONING REQUIREMENTS

Permitted Uses

If approved any use that is listed as a permitted use within the R15 district would be permitted on the site.

Development Standards

The development standards for R-15 are as follows:

ZONING CATEGORY:	R-15
Minimum Lot Width	90'
Minimum Lot Area	15,000 sq. ft.
Front Yard Setback	30'
Rear Yard Setback	30'
Side Yard Setback	10'
Corner Side Yard Setback	20'
Open Space	12%
Project Boundary Buffer	10' where adjacent to R20
Tree Save	5% - 10%

RECOMMENDATION

Staff is of the opinion that based on the adopted Land Use Plan the findings can be made to support a rezoning to R15 and recommend APPROVAL of the request to rezone the property to R15.

PLANNING BOARD RECOMMENDATION

The Planning Board heard this item at their August 18th meeting at which time no one was present to speak concerning the request. Based on a lack of information, the Board voted to recommend denial of the request to rezone from R-20 to R-15.

TOWN OF STALLINGS
Application for Zoning Map Amendment (Rezoning)

Date Filed:	Application Number:
Hearing Date(s): Planning Board:	Town Council:

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)	<i>R-20</i> <i>R-15</i> <i>R-10</i> <i>MFR</i> <i>TC</i> <i>NRD</i> <i>GR</i> <i>OLR</i> <i>BC</i> <i>MR</i> <i>LI</i> <i>HI</i>
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Proposed Zoning (Circle One)	<i>R-20</i> <i>R-15</i> <i>R-10</i> <i>MFR</i> <i>TC</i> <i>NRD</i> <i>GR</i> <i>OLR</i> <i>BC</i>
Conditional District? (CD) <input type="checkbox"/>	<i>MR</i> <i>LI</i> <i>HI</i> <i>MUC-1</i> <i>MUC-2</i> <i>OC</i> <i>RSF</i>

Physical Property Address: <i>Stevens Mill Rd</i>		
Physical Description of Location: <i>undeveloped site off of Stevens Mill Rd</i>		
Tax Parcel Number (PID Number): <i>07075007, 07075008, 07075009</i>	Total Acreage: <i>13.613</i>	
Property Owner: <i>The Ryland Group, Inc.</i>		
Owner's Address: <i>3600 Area Corporate Drive, Suite 200</i>		
City: <i>Charlotte</i>	State: <i>NC</i>	Zip: <i>28273</i>
Phone Number: <i>(704) 531-9135</i>	Email Address: <i>ASTOLPENE@RYLAND.COM</i>	
Applicant Name if different than owner:	Applicant's Address:	
Applicant Email Address:	Applicant's Phone Number:	

TOWN OF STALLINGS
Application for Zoning Map Amendment (Rezoning)

Date Filed:	Application Number:
Hearing Date(s): Planning Board:	Town Council:

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

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Conditional District? (CD) <input type="checkbox"/>	<i>MR</i> <i>LI</i> <i>HI</i> <i>MUC-1</i> <i>MUC-2</i> <i>OC</i> <i>RSF</i>

Physical Property Address: <i>4312 Lawernee Daniel Dr Mathews, NC 28104</i>		
Physical Description of Location: <i>11.747 AC undeveloped site located on the south side of Lawernee Daniel Dr.</i>		
Tax Parcel Number (PID Number): <i>07075009, 07075009A</i>	Total Acreage: <i>11.747</i>	
Property Owner: <i>The Ryland Group, Inc.</i>		
Owner's Address: <i>3600 Arco Corporate Drive, Suite 200</i>		
City: <i>Charlotte</i>	State: <i>NC</i>	Zip: <i>28273</i>
Phone Number: <i>(704) 531-9135</i>	Email Address: <i>HSTOLPEN@RYLAND.COM</i>	
Applicant Name if different than owner:	Applicant's Address:	
Applicant Email Address:	Applicant's Phone Number:	

TOWN OF STALLINGS
Application for Zoning Map Amendment (Rezoning)

Date Filed:	Application Number:
Hearing Date(s): Planning Board:	Town Council:

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:

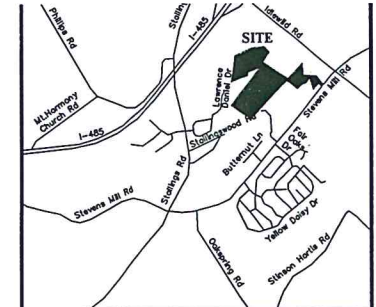
In support of this application, the following facts are shown:

Current Zoning (Circle One)	<i>R-20</i> <i>R-15</i> <i>R-10</i> <i>MFR</i> <i>TC</i> <i>NRD</i> <i>GR</i> <i>OLR</i> <i>BC</i> <i>MR</i> <i>LI</i> <i>HI</i>
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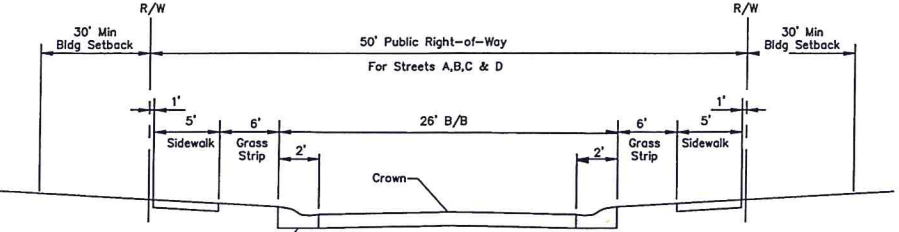
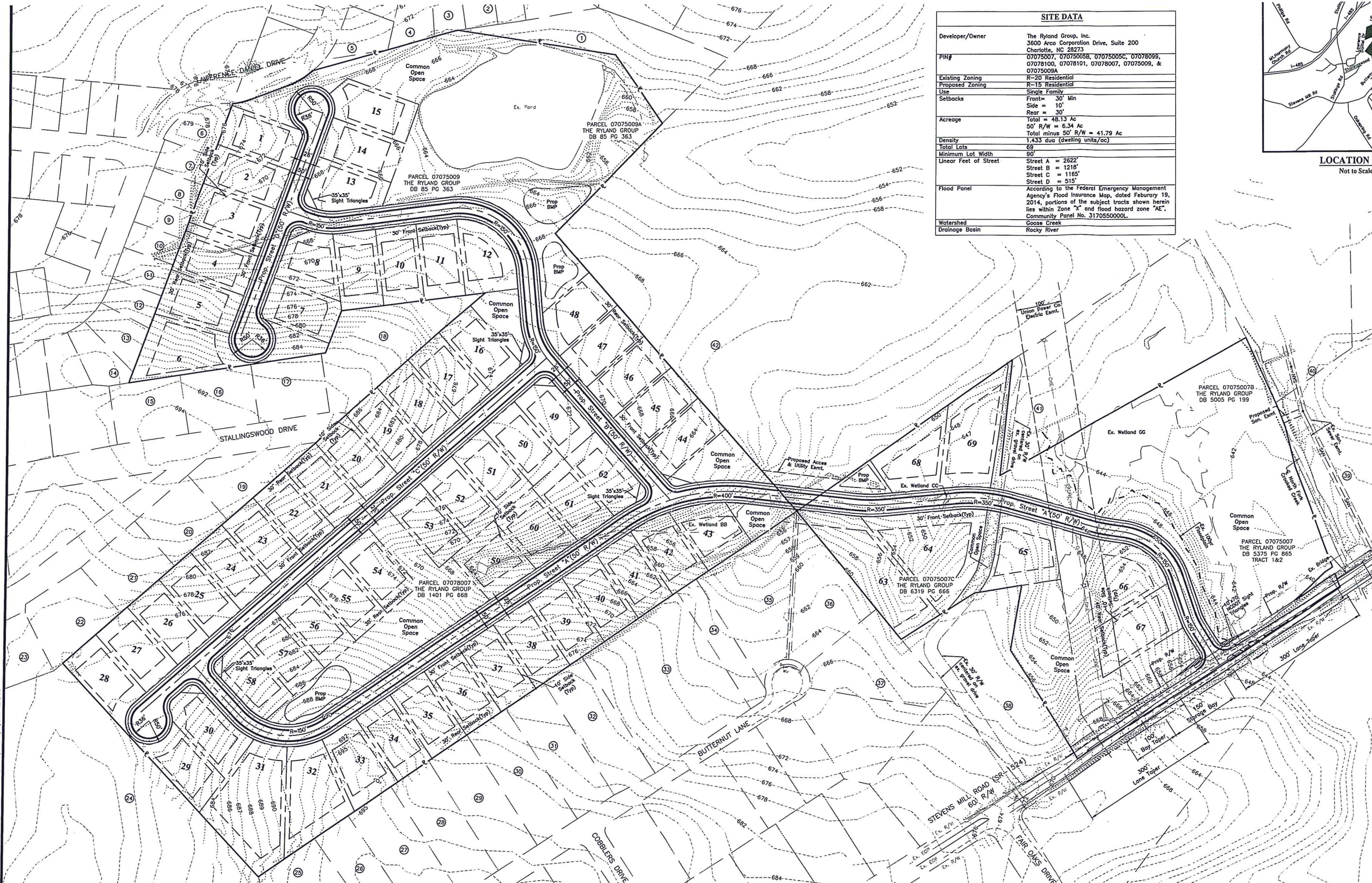
Proposed Zoning (Circle One)	<i>R-20</i> <i>R-15</i> <i>R-10</i> <i>MFR</i> <i>TC</i> <i>NRD</i> <i>GR</i> <i>OLR</i> <i>BC</i>
Conditional District? (CD) <input type="checkbox"/>	<i>MR</i> <i>LI</i> <i>HI</i> <i>MUC-1</i> <i>MUC-2</i> <i>OC</i> <i>RSF</i>

Physical Property Address: 2916 Stevens Mill Rd Mathews, NC 28104		
Physical Description of Location: 23.312 AC undeveloped site located NW of Bottomout Lane and east of Stallings wood drive		
Tax Parcel Number (PID Number): 07078007	Total Acreage: 23.312	
Property Owner: The Ryland Group, Inc.		
Owner's Address: 3600 Arco Corporate Drive, Suite 200		
City: Charlotte	State: NC	Zip: 28273
Phone Number: (704) 531-9135	Email Address:	
Applicant Name if different than owner:	Applicant's Address:	
Applicant Email Address:	Applicant's Phone Number:	

SITE DATA	
Developer/Owner	The Ryland Group, Inc. 3600 Arco Corporation Drive, Suite 200 Charlotte, NC 28273
PIN#	07075007, 07075005B, 07075005C, 07078099, 07078100, 07078101, 07078007, 07075009, & 07075009A
Existing Zoning	R-20 Residential
Proposed Zoning	R-15 Residential
Use	Single Family
Setbacks	Front = 30' Min Side = 10' Rear = 30'
Acreage	Total = 48.13 Ac 50' R/W = 6.34 Ac Total minus 50' R/W = 41.79 Ac
Density	1.433 du/a (dwelling units/ac)
Total Lots	69
Minimum Lot Width	90'
Linear Feet of Street	Street A = 2622' Street B = 1218' Street C = 1165' Street D = 515'
Flood Panel	According to the Federal Emergency Management Agency's Flood Insurance Map, dated February 19, 2014, portions of the subject tracts shown herein lies within Zone "X" and flood hazard zone "AE", Community Panel No. 3170550000L.
Watershed	Goose Creek
Drainage Basin	Rocky River



LOCATION MAP
Not to Scale



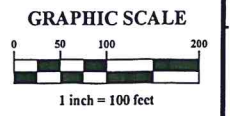
DRAINAGE PATTERNS

Existing Conditions:
The existing site drainage generally flows overland from the South-west corner of the site to the existing wetland located at the eastern property line.

Proposed Conditions:
The proposed development from Lawyers Road will include a stormwater drainage system that will collect and convey the stormwater runoff from the rooftops, sidewalks, lawns and roadways to four (4) proposed BMP's located along the north side of the proposed street "A" frontage and at the southwest corner of the proposed development. The BMP's will discharge the development stormwater to the existing stream, all conforming with the Town of Stallings Stormwater Management requirements.

The Proposed Development shall provide stormwater detention to control the peak runoff from the two, ten, twenty five, fifty, and one hundred-year storm events from Pre-development to Post Development Rates, or better, in order to prevent flooding and damage to properties, also the Proposed Development

- NOTES**
- All architectural plans shall be submitted prior to permitting.
 - All signage shall meet the Town of Stallings Code of Ordinances.
 - Street trees shall meet the requirements of the Town of Stallings Code of Ordinances.
 - All dimensions are from back of curb.
 - Provided information shown shall not be considered final and shall be subject to change based upon final engineering documents with the Town Planners consideration.
 - All streets are to be Public.



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