



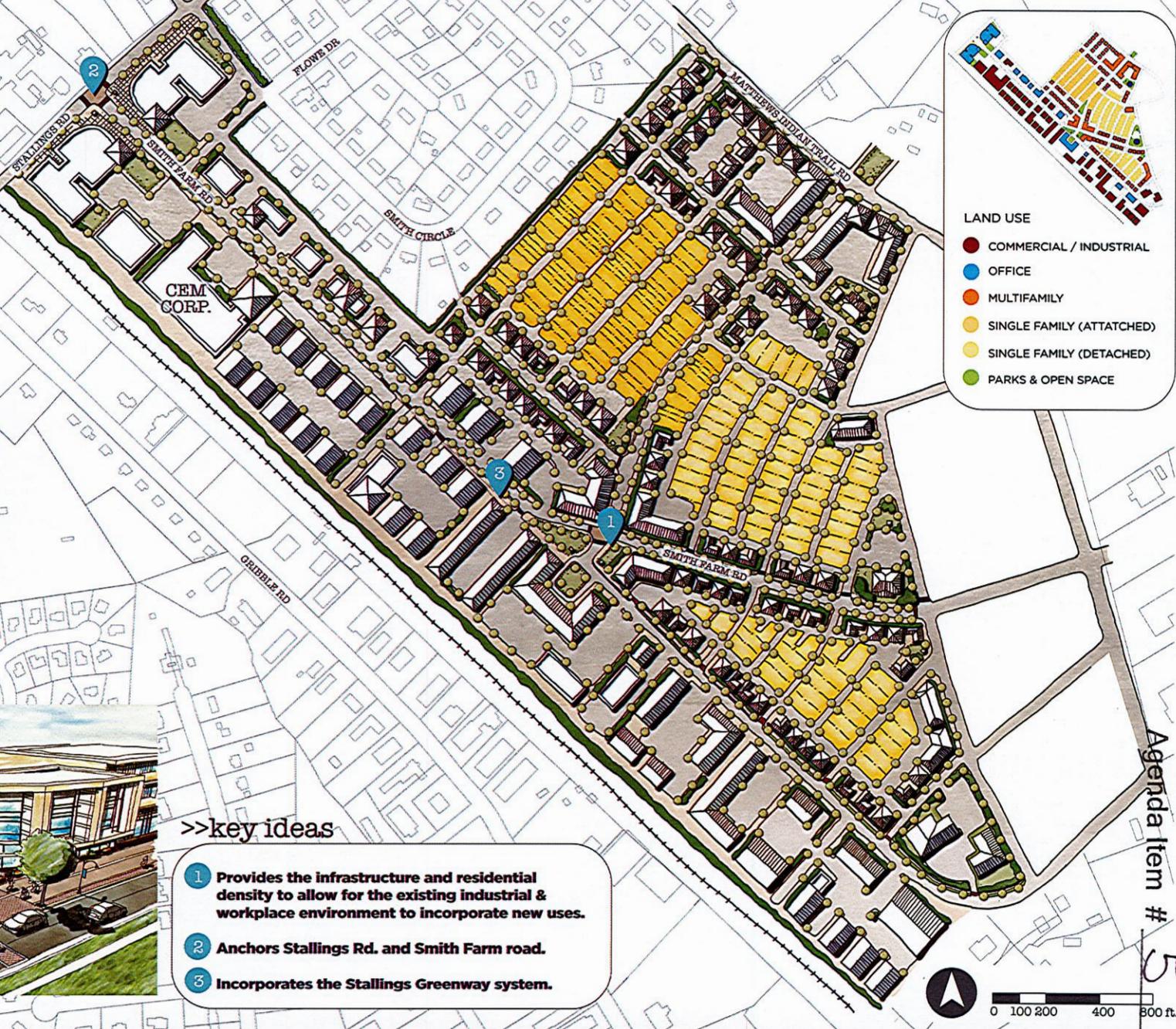
March 25, 2019
 Stallings Town Hall
 315 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

	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.	7:20 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: _____
2.	7:35 p.m.	Annexation 51 – Funderburk A. Re-open public hearing B. Information from staff C. Comments from the public D. Close public hearing	Erinn Nichols, Deputy Town Manager	Hold Public Hearing
3.	7:40 p.m.	Closed Session Pursuant to NCGS143-318.11(a)(3) and (5)	Wyatt Dunn, Mayor	Go into closed session
4.	8:10 p.m.	District 5 Seat	Wyatt Dunn, Mayor	Council Member Appointment
5.	8:20 p.m.	CEM Small Area Plan Presentation	Demetri Baches, Metrocology	Discussion and Possible Adoption
6.	8:35 p.m.	2019 Committee (Re)Appointments	Wyatt Dunn, Mayor	(Re)Appoint committee members
7.	8:45 p.m.	Concert Series Beer and Wine Sales	Ashley Platts, Parks & Rec. Director	Discussion and Possible Action
8.	8:55 p.m.	Text Change for Building Height <i>(Martin, Paxton, Romanow)</i>	Alex Sewell, Town Manager	Discussion and Possible Action
9.	9:05 p.m.	Closed Session Pursuant to NCGS143-318.11(a)(6)	Wyatt Dunn, Mayor	Go into closed session
10.	9:20 p.m.	Adjournment	NA	Motion: I make the motion to adjourn.

>> vicinity map



>> illustrative site plan



>> proposed land use

LAND USE

- COMMERCIAL / INDUSTRIAL
- OFFICE
- MULTIFAMILY
- SINGLE FAMILY (ATTACHED)
- SINGLE FAMILY (DETACHED)
- PARKS & OPEN SPACE

>> existing aerial



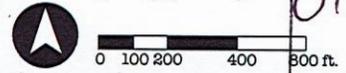
>> bird's-eye rendering

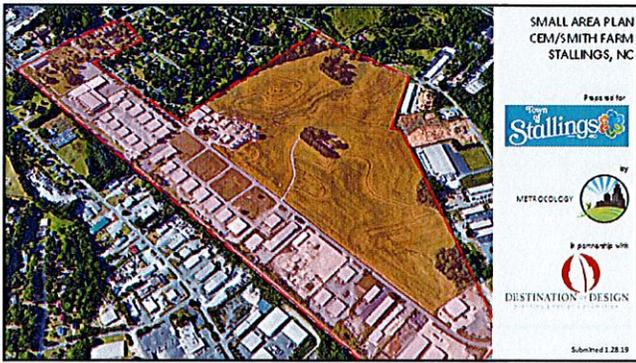


>> key ideas

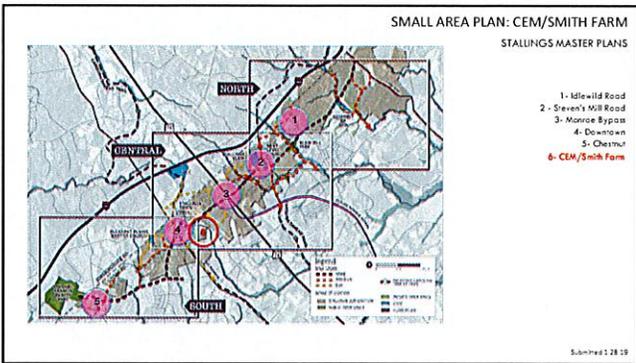
- 1 Provides the infrastructure and residential density to allow for the existing industrial & workplace environment to incorporate new uses.
- 2 Anchors Stallings Rd. and Smith Farm road.
- 3 Incorporates the Stallings Greenway system.

Agenda Item # 5





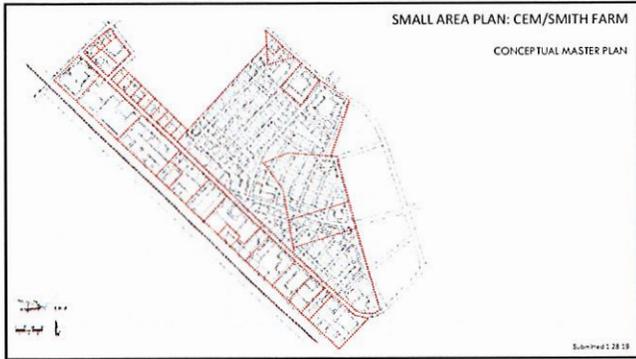
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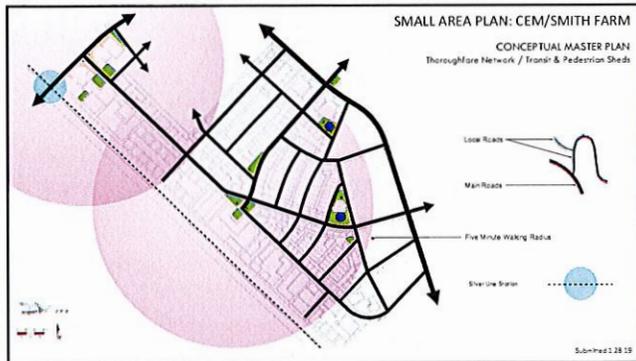
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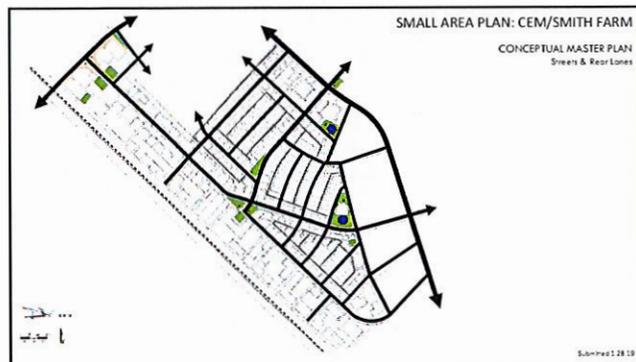
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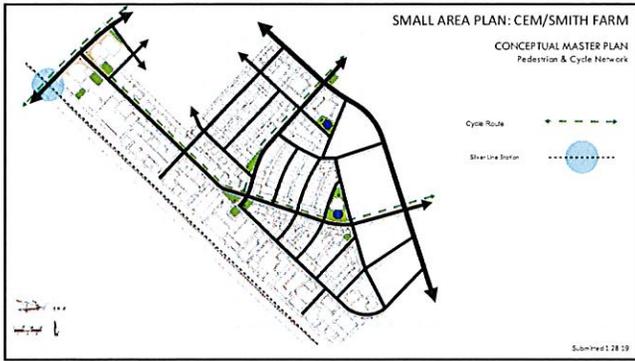
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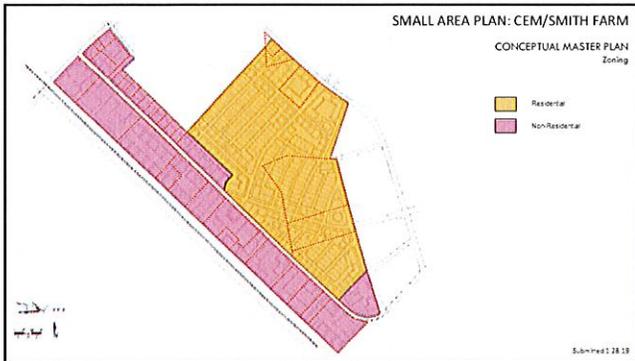
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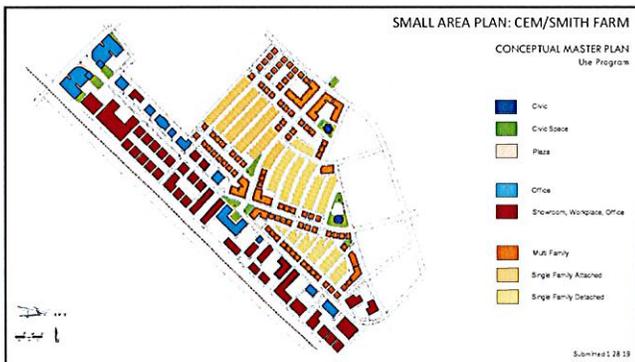
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10

Reappointment Applicants	New Term Expiration	New Appointment Applicants	Term Expiration	Remaining Vacancies (After all appointments made)
Historical Committee Sandra Adcock Marie Garris Heath Guion	3/31/2021	/		Historical TBD
Parks and Recreation Deborah Caine George Heyse JoAnn Morgan Tatianna Romanow	3/31/2021	Parks and Recreation Melissa Pruitt	3/31/2021	Parks and Recreation Youth Member (1)
Planning Board/BOA David Barnes Misty Craver Andrew Whiteman Robert Wiley Jacqueline Wilson	3/31/2022	/		Planning Board/BOA Zero (0)
Stormwater* Richard Naegele Nanci Osvai	3/31/2021	/		Stormwater Zero (0)
Transportation Helena Connors	3/31/2021	/		Transportation Zero (0)

*Please note: There are four(4) current citizen members on this committee. Per the ordinance, only three (3) are allowed.



MEMO

Agenda Item # 7

To: Stallings Town Council
From: Ashley Platts, Parks & Recreation Director
Via: Alex Sewell, Town Manager
Date: March 15, 2019
RE: **Special Event Request: Exception to allow alcohol sales at events**

Background/Issue:

The Parks & Recreation Department would like to contract with craft-beer and wine providers to sell alcohol at our Annual Summer Concert Series: (May 3, June 7, August 2, and September 9, 2019).

Town Ordinance 130.02 prohibits the consumption and possession of alcoholic beverages at Town sponsored special events but allows for exceptions to be made by the Town Council on a case-by-case basis. Specifically, the ordinance states "Exceptions to the provisions of this section can only be made by the Town Council on a case-by-case basis. Such exemptions shall apply to the annual barbeque event."

Proposal/Solution:

We are requesting an exception be made to Town Ordinance 130.02 by the Town Council for the Annual Summer Concert Series.

The Department will consult with the Town's liability insurance provider to ensure proper coverage is attained, contract with reputable providers to manage sales, and provide controls (barricades, wrist bands, ID check-points) to ensure a safe environment is maintained.

We recognize the Town Council's time is valuable and multiple requests through the year for exceptions could provide an extra time burden to the Town. For this reason, we propose a change in the language of the ordinance.

Special Event allocations are part of the budget process, and approving alcohol sales for specific events as part of the budget process would provide an efficient solution to the request for alcohol sales.

Requested Actions:

- 1) Approve the exception to Town Ordinance 130.02 to allow alcohol sales at the 2019 Annual Summer Concert Series.
- 2) Change ordinance to read: "Exceptions to the provisions of this section can only be made by the Town Council. Such exemptions shall apply to the annual summer concert series. Other exceptions shall be considered as part of the annual budget process, unless decided by Town Council otherwise."



**Ordinance Amending Code of Ordinances, Title XIII
General Offenses, Chapter 130 General Offenses, Section
130.02 Restrictions on Consumption and Possession of
Alcoholic Beverages**

WHEREAS, pursuant to North Carolina General Statute 18B-300, the Town may regulate or prohibit the sale or consumption of malt beverages and unfortified wine on Town owned property; and

WHEREAS, more precise clarification of this section was prudent; and

WHEREAS, the Stallings Town Council wanted to allow alcohol consumption and sales at the annual summer concert series and possibly at other future park events;

NOW, THEREFORE, BE IT ORDAINED that the Town Council of the Town of Stallings, North Carolina amend the Code of Ordinances, Title XXI, Chapter 130, Section 130.02 to state the following:

130.02 RESTRICTIONS ON CONSUMPTION AND POSSESSION OF ALCOHOLIC BEVERAGES

- (A) For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

ALCOHOLIC BEVERAGE. Any beverage containing at least one-half of one percent (0.5%) alcohol by volume, including malt beverages, unfortified wine, fortified wine, spirituous liquor, and mixed beverages.

OPEN CONTAINER. A container whose seal has been broken, or a container other than the manufacturer's unopened original container.

PUBLIC STREET. Any highway, road, street, avenue, boulevard, alley, bridge or other way within and/or under the control of the town and open to public use, including sidewalks of any **PUBLIC STREET**.

- (B) It shall be unlawful for any person to consume or possess any open container of an alcoholic beverage while a pedestrian on the public streets within the corporate limits. Furthermore, it shall be unlawful for any person to consume or possess any open container of an alcoholic beverage on any property, whether located inside or outside the corporate limits, owned, occupied, or controlled by the town, including, but not limited to, public buildings and the grounds appurtenant thereto, municipal parking lots, public parks, playgrounds, recreational areas, tennis courts and other athletic fields.

(C) It shall be unlawful for any person to consume or possess any open container of an alcoholic beverage while a pedestrian on public streets, alleys, or parking lots, within the corporate limits, which are temporarily closed to regular traffic for special events.

(D) Exceptions to the provisions of this section can only be made by the Town Council. Such exemptions shall apply to the annual summer concert series. Other exceptions shall be considered as part of the annual budget process, unless decided by Town Council otherwise.

(Ord. passed 12-4-95; Am. Ord. passed 8-10-2015; Am. Ord. passed 11-14-2016; Am. Ord. passed 03-25-19) Penalty, see 10.99

Adopted this the 25th day of March, 2019.

Wyatt Dunn, Mayor

Attest:

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



MEMO

To: Town Council
From: Alex Sewell, Town Manager
Date: 3/20/19
RE: Chestnut/Matthews-Weddington Roundabout Project

Purpose: This memorandum's purpose is to provide background on a requested agenda item.

Background: On 3/11/19, the Town Council approved a text change related to maximum height for certain buildings. Enclosed is the staff background memo from 3/11/19 for reference.

During a Development Agreement sub-committee meeting, the subject came up again. The three Council members on the sub-committee recommend putting building heights on the agenda for further discussion.

Memo:

TO: Planning Board Members
 FROM: Lynne Hair, Planning and Zoning Administrator
 SUBJECT: TX19.02.01 – Text amendment to Article 9.4.3 *Multi-Family Building Type* Section (A)(4) to allow a building height of 41'.
 DATE: February 15, 2019

On February 26, 2018, the Town Council adopted the new Stallings Development Ordinance.

To accommodate the approved densities within the MU-1 and MU-2 districts, an increase in building height is needed to provide for the architectural elements desired. Also, the placement of elevators in buildings will provide for a higher price point product, this cannot be accomplished with a two-story building.

Terwilliger Pappas has plans to develop a high-end apartment complex at Chestnut Road and Matthews-Weddington Road that will have a three-story product. They are requesting a height increase from 36' to 41' to accommodate the number of floors and the pitch of their roof. The requested increase is 5'.

Staff is in full support of this request as follows:

Article 9.4.3 Multi-Family Building Type as follows:

(A) Permitted Height and Encroachments.

(4) Buildings shall have no less than 2 stories with a ~~maximum~~ **vertical height limit** of 36' **41'**. Additionally, property that is located within the Mixed-Use 2 (MU-2) district and has frontage on or is within a mixed-use project that has frontage on Highway 74 may have a vertical height limit of 50 feet.

Height for other building types within the MU-2 district are as follows:

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

Allowing the needed height of 41' will be in keeping with the building form desired for the Mixed-Use districts.

The Planning Board reviewed this request at their February 19, 2019 meeting and unanimously recommended approval.