



September 13, 2021
 Stallings Government Center
 321 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

Town Council Agenda

	Time	Item	Presenter	Action Requested/Next Step
	7:00 p.m.	Invocation Pledge of Allegiance Call the Meeting to Order	Wyatt Dunn, Mayor	NA
	7:05 p.m.	Presentation <i>Presentation of the North Carolina League of Municipalities Law Enforcement Risk Review to the Stallings Police Department</i>	Matthew Selves, Public Safety Risk Management Consultant with NCLM	
	7:10 p.m.	Public Comment	Wyatt Dunn, Mayor	NA
1.	7:15 p.m.	Consent Agenda A. Minutes from the following meetings: (1) 06-28-2021 (2) 07-12-2021 (3) 07-12-2021 – closed (4) 08-02-2021 – special (5) 08-02-2021 – closed (6) 08-09-2021 B. Accept \$5,000 donation from Terwilliger Pappas to be used for future Police community/charitable efforts as determined by the Police Chief C. Proclamation in Honor of Domestic Violence Awareness Month D. Proclamation in Honor of Constitution Week 2021	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.	7:45 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.	7:50 p.m.	Potter/Pleasant Plains – Next Steps Discussion (Ayers)	Steven Ayers, Council Member	Discussion and possible action.
5.	8:10 p.m.	Union West Business Park (Ayers)	Steven Ayers, Council Member	Discussion and possible action.
6.	8:20 p.m.	Blair Mill Park Enhancements (Grooms) A. Current BMP plan – Staff B. Direct staff to develop cost estimate for desired enhancements	Heather Grooms, Council Member Ashley Platts, Parks and Recreation Director	Discussion and possible action.
7.	8:40 p.m.	Closed session pursuant to NCGS 143-318.11(a)(5)	Wyatt Dunn, Mayor	Recess into closed session
8.	9:00 p.m.	Adjournment		Motion to adjourn



MEMO



To: Mayor and Council
Via: Alex Sewell, Town Manager
From: Dennis Franks, Chief of Police
Date: September 8, 2021
RE: NCLM Law Enforcement Risk Review

One of the goals for the Stallings Police Department in 2021, was successful completion of the North Carolina League of Municipalities Law Enforcement Risk Review. This process had five steps that culminated in an onsite visit, that included officer ride-along, site review, and a policy practice validation.

The NCLM defines the Risk Review in the following statement:

The purpose for this law enforcement risk review is to assess an agency's adherence to best practices, court decisions, and policies and procedures related to high liability activities in law enforcement. The goal is to mitigate liability exposures, enhance officer safety, and validate that training and operating procedures are meeting industry standards. The risk management review was designed and peer-reviewed by a panel of police chiefs representing a cross section of N.C. law enforcement agencies and is available to those agencies who participate in the League's property and liability insurance pool.

On July 20, 2021, Tom Anderson and Matthew Selves, from NCLM completed our onsite review. The review resulted in no deficiencies and only one recommended change. This change was to utilize a driving evaluation form for officers going through the field training program. This change has been implemented and will hopefully reduce potential of vehicle collisions.

All members of the department play a vital role in reducing our liability. This starts with all officers understanding and adhering to departmental policy and performing their duties within the parameters of best police practices and with department leaders providing the forum for open discussion and understanding the needs of those on the operations line. Without everyone participating in this process, the department would not have been successful.

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

The Town Council of the Town of Stallings met for a meeting on June 28, 2021, at 7:00 p.m. via Zoom, a virtual electronic platform, due to the North Carolina declared state of emergency because of COVID-19. Public could access the meeting via phone (1-646-558-8656), web link (<https://zoom.us/j/91631126520?pwd=Y1VOMVJ3aFpWNG0vT1JkZTNiNFh5UT09>) or the Zoom app (Meeting ID: 916 3112 6520; Password: 130960)

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

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Melanie Cox, Town Attorney; Mac McCarley, Planning and Zoning Attorney; Lynne Hair, Town Planner; Matthew West, Planning Technician; Marsha Gross, Finance Officer; Ashley Platts, Parks and Recreation Director; Brian Price, Public Works Director; Kolleen Dickinson, Code Enforcement Officer; and Dennis Franks, Police Chief.

Invocation, Pledge of Allegiance and meeting called to order

Mayor Wyatt Dunn welcomed everyone to the meeting. Council Member Ayers gave the invocation. Mayor Dunn then led the Pledge of Allegiance and called the meeting to order.

Public Comments

There was no one joining the meeting who wished to give public comments.

1. Agenda Approval

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

2. TX21.04.02

Request to amend Article 12.3-9 of the Stallings Development Ordinance amending language defining commercial Vehicles as having two or more axles; and the addition of a definition of Commercial Vehicle to Article 3.

Mayor Dunn opened the public hearing. Town Planner Hair presented the Council information explaining TX21.04.02. Staff's report regarding this item is attached to these minutes and therefore incorporated herein. Planning Board recommended approval of the request.

Council held consensus to continue discussion the public hearing of this item at its next meeting. Mayor Dunn then recessed the public hearing until July 12, 2021.

3. TX21.06.06

Proposed text amendment to Article 17, Table 17.1 of the Stallings Development Ordinance to provide standards for residential pole signs.

Mayor Dunn opened the public hearing. Planning Technician West explained this text amendment was to address the gap in the sign ordinance to allow for residential pole signs. Mr. West's memo with the recommended changes is attached to these minutes and therefore incorporated herein.

No one was present who wanted to give public comment on this item. Mayor Dunn then closed the public hearing. The Council would vote on this item at its July 12, 2021, Council Meeting.

4. TX21.06.01 - General Statute 160D

Proposed Text Amendment to amend Land Development Code in accordance with General Statute 160D. Chapter 160D consolidates existing city and county planning and development regulation statutes into a single, unified chapter and does not make major policy changes or shifts in the scope of authority granted to local governments.

Town Planner Hair reminded Council this was a text amendment required by NCGS160D which dealt with zoning issues throughout the state. The majority of the changes are legislative and the public hearing on the item was held on June 14, 2021.

Council Member Richardson made the motion to approve TX21.06.01 - General Statute 160D. Council Member Scholl seconded the motion to which Council passed unanimously. The Ordinance Approving TX21.06.01 - General Statute 160D is attached to these minutes and therefore incorporated herein.

The motion was made by Council Member Scholl to approve the Statement of Consistency and Reasonableness for TX21.06.01 - General Statute 160D. The motion received Council's unanimous support after a second from Council Member Martin. The Statement of Consistency and Reasonableness for TX21.06.01 - General Statute 160D is attached to these minutes and therefore incorporated herein.

5. Finance Items

A. Fund Balance Policy Change

Finance Officer Gross review the Fund Balance Policy change which lowered the threshold of reserves in the Fund Balance from 30% to 20%. Ms. Gross' memo regarding this change in attached to these minutes and therefore incorporated herein.

Council Member Scholl to lower the threshold of reserves in the Fund Balance from 30% to 20%. Council Member Martin seconded the motion. The motion passed by a 5 to 1 vote with Council Member Paxton opposing.

B. Capital Project Budget Ordinance Amendment

Finance Officer Gross explained there was a need to make an amendment to the Capital Project Budget Ordinance for Potter/Pleasant Plains Intersection Project. Due to the fact that this project was spanning several fiscal years and the fact that more Town funds had been spent on the project due to utilities and engineering/architecture costs.

Council Member Richardson made the motion to approve the Capital Project Budget Ordinance for Potter/Pleasant Plains Intersection Project to which Council Member Scholl seconded. The motion passed by a Council's unanimous vote. The Capital Project Budget Ordinance for Potter/Pleasant Plains Intersection Project is attached to these minutes and therefore incorporated herein.

C. FY2021-22 Budget Ordinance Adoption

Council Member Richardson made the motion to adopt the FY2021-22 Budget Ordinance. Council Member Martin seconded the motion. The motion passed by a 5 to 1 vote with Council Member Scholl opposing. The FY2021-22 Budget Ordinance is attached to these minutes and therefore incorporated herein.

D. Fee Schedule Adoption

Finance Officer Gross noted that the highlighted changes were due to Development Agreements as well as towing costs. Council Member Paxton made the motion to adopt the 2021-2022 Fee Schedule. The motion received Council's unanimous support after a second from Council Member Scholl. The 2021-2022 Fee Schedule is attached to these minutes and therefore incorporated herein.

E. CMIIP Adoption

A motion was made by Council Member Richardson to adopt the 2021-2026 Capital Maintenance and Infrastructure Improvement Plan (CMIIP) to which Council Member Ayers seconded. Council unanimously supported the motion. The updated 2021-2026 CMIIP is attached to these minutes and therefore incorporated herein.

6. Stallings Fest

Parks and Recreation Director Platts reminded the Council that she had requested some changes to Stallings Fest and therefore staff proposed dropping fireworks and the heavier amusement rides from the 2021 Stallings Fest. Ms. Platts' memo regarding these changes is attached to these minutes and therefore incorporated herein.

Council Member Scholl made the motion to drop the fireworks and the heavier amusement rides from the 2021 Stallings Fest. The motion received the Council's unanimous support after a second from Council Member Ayers.

7. Bypass Landscaping

Jeff Lackey with NCDOT presented the Council with a landscaping plan for Hwy. 74 and Stallings Road and the bypass intersection. Council held consensus to vote on irrigation and plantings for the bypass intersection at its July 12, 2021, Council Meeting.

8. Potter and Pleasant Plains Intersection – NCDOT Supplemental Agreement & How To Move Forward.

Town Manager Sewell reviewed his memo outlining the Potter and Pleasant Plains Intersection history, timeline and needs moving forward. This memo is attached to these minutes and therefore incorporated herein.

It was noted that the project additional estimated out-of-pocket cost for the Town was \$2,081,758. Council held consensus to table a decision on this item until the Town's next meeting in July and continue to talk with NCDOT and State Representatives regarding this matter.

9. Police Department Retirement Sidearms Consideration

Police Chief Franks explained it was customary and allowed by state statute for retiring officers to purchase their sidearms for \$1 from the Town upon retirement. The motion was made by Council Member Scholl to sell Sgt. Doug Hearne and Asst. Chief John Flynn their sidearms for \$1 upon

retirement on September 1 and August 1 respectfully. Council supported the motion unanimously after a second from Council Member Ayers.

10. Ordinance Adopting Supplement 11 of the Code of Ordinances

Assistant Town Manager Nichols explained this was the latest version of the Code of Ordinances that had been recently codified with the most recent ordinances adopted by the Council.

Council Member Martin made the motion to adopt Ordinance Adopting Supplement 11 of the Code of Ordinances which was seconded by Council Member Scholl. The Council passed the motion unanimously. The Ordinance Adopting Supplement 11 of the Code of Ordinances is attached to these minutes and therefore incorporated herein.

Mayor Dunn noted that the Town Council Meeting would be in person on July 12, 2021, at the Stallings Government Center. There would also be a ribbon cutting for the Stallings Government Center on July 12, 2021.

11. Adjournment

Council Member Paxton moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at approximately 10:04 p.m.

Approved on _____, 2021.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

**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 July 12, 2021, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

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

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Lynne Hair, Town Planner; Brian Price, Public Works Director; and Melanie Cox, Town Attorney.

Clerk's Note: This meeting was the first Town Council Meeting in the Stallings Government Center.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

Justin Karkow, 1215 Vickery Drive, new president of Vickery HOA, hand delivered a plea to the Council with a wide range of issues regarding stormwater issues. This letter is attached to these minutes and therefore incorporated herein.

Special Recognitions

A. Police Department

(1) Retirement Recognitions:

- (a) Asst. Chief John Flynn, 33 years of service with 17 years at the Stallings Police Department
- (b) Sgt. Doug Hearne, employed with Stallings for 17 years, since the beginning of the Stallings Police Department.

(2) Lifesavings Awards Presentations

- (a) Steven Weeks, April 17, 2021, saved a 14-year-old female from a suicide attempt.
- (b) Jonathon Binnum, May 9, 2021, saved a male from cardiac arrest.

Chief Franks recognized each of these individuals separately.

B. Parks and Recreation Department Recognition of New Statue in Stallings Park: Truncated Icosahedron

Parks and Recreation Director Platts presented Mr. Robert Sebrosky a certification of appreciation for his donation of this art piece to Stallings Park.

1. Approval of Consent Agenda Items

A. Minutes of the following meetings:

- (1) 04-26-2021 – special
- (2) 04-26-2021
- (3) 05-03-2021 – special
- (4) 05-10-2021 – special

B. Remote Meetings Policy Amendment

Council Member Richardson made the motion to approve Agenda Item 1.A. The motion was approved unanimously by Council after a second by Council Member Richardson.

Council Member Paxton requested adding language to the Remote Meetings Policy Amendment to allow Council Member to participate only when necessary and not as a preferred method. Council held consensus to have staff add such language and bring to Council.

2. Reports

A. Report from the Mayor

Mayor Dunn reported that he, Town Manager Sewell, Council Member Paxton had met with NCDOT to speak with NCDOT about Potters and Pleasant Plains.

B. Reports from Council Members/Town Committees

Council Member Martin reported that he and staff had been working to bring attention to Country Woods East and privately owned sewage plant – AQUA Plant and get DENR to require changes. Her encourage residents to continue putting pressure on DENR and AQUA. Council Member Martin also requested that an item be placed on his agenda for his resignation.

Council Members Scholl, Grooms, Ayers, Paxton and Richardson had no reports.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- Bypass Landscaping – NCDOT was willing to put enhanced landscaping in that area. A small group of Council and staff would be meeting to discuss those options with NCDOT.
- Interlocal sewer agreement draft with Union County – Town Manager Sewell present the Council with the highlights of the agreement. This presentation is attached to these minutes and therefore incorporated herein. Town Manager Sewell did not recommend entering into the agreement as it was. Council held consensus to have Town Manager Sewell send Council draft responses for consideration.

3. Agenda Approval

Per Council Member Martin's request, Council Member Paxton made the motion to approval the Agenda with the addition of Agenda Item 3.A., *Resignation of Council Member John Martin*. The motion was passed unanimously after a second from Council Member Richardson.

3.A. Resignation of Council Member John Martin

Council Member Martin offered his resignation to Council as Council Member of District One effective immediately due to his family's move to Kansas the following day. Council Member Martin made the motion to accept the resignation of Council Member Martin. Council Member Paxton seconded. The motion was passed unanimously by Council.

Clerk's note: John Martin left the Council Meeting at approximately 7:40 p.m.

4. TX21.04.02

Request to amend Article 12.3-9 of the Stallings Development Ordinance amending language defining commercial Vehicles as having two or more axles; and the addition of a definition of Commercial Vehicle to Article 3.

Mayor Dunn re-opened the public hearing. Town Manager Sewell stated that staff was requesting this item be recessed. Council Member Scholl made the motion to recess the public hearing until the regularly scheduled Council meeting on Monday, August 9, 2021. The motion received Council's unanimous support after a second from Council Member Ayers.

5. TX21.06.06

Proposed text amendment to Article 17, Table 17.1 of the Stallings Development Ordinance to provide standards for residential pole signs. Public Hearing was held on 06-28-2021.

Mayor Dunn opened the public hearing. Town Planner Hair reminded everyone this item was a request to amend Article 17, Table 17.1 of the Stallings Development Ordinance to provide standards for residential pole signs. Council Member Scholl made the motion to approve TX21.06.06. The motion was passed unanimously after a second from Council Member Richardson. The Ordinance Amending the Stallings Development Ordinance - TX21.06.06 is attached to these minutes and therefore incorporated herein.

Mayor Dunn read the Statement of Reasonableness and Consistency - TX21.06.06 into the record. Council Member Paxton made the motion to approve the Statement of Reasonableness and Consistency - TX21.06.06. Council Member Ayers seconded the motion which was passed unanimously. The Statement of Reasonableness and Consistency - TX21.06.06 is attached to these minutes and therefore incorporated herein.

6. Potter and Pleasant Plans Intersection – NCDOT Supplemental Agreement & How To Move Forward

This item was recessed from 06-28-2021.

Council Member Paxton reminded Council that NCDOT was requesting the Town pay over \$2M for the Potter and Pleasant Plans Intersection. The Town's original commitment to the improvement project was \$400,000. Brett Knipe, Division 10 Engineer, and Tony Lathrom, NCDOT representative, met with Council Member Paxton and Town Manager Paxton earlier that day.

The options that came out of the meeting were:

- Do nothing;
- Move ahead with the Town paying an additional \$549,000 (CRTPO match); or
- Roll Potter and Pleasant Plans Intersection improvements into the Old Monroe Road widening project.

After Council discussion, Council Member Richardson made the motion to authorize the Town Manager to negotiate an interlocal agreement with NCDOT to install an interim solution of left turn signal phases in two directions at a cost not to exceed \$25,000 to the Town. Council Member Scholl seconded the motion. The motion passed with Council's unanimous support.

7. Board/Committee (Re)Appointments

Council Member Richardson made a motion to reappoint Marie Garris to Historical Committee, term ending 03-31-2023. The motion received Council's unanimous support after a second from Council Member Grooms.

Council Member Grooms made the motion to appoint Benjamin Diaz to the Parks and Recreation Committee, term ending 03-31-2023. Council Member Ayers seconded the motion which Council passed unanimously.

A motion was made by Council Member Ayers to reappoint Susan Connolly to the Public Safety Advisory Committee, term ending 03-31-2023. Council Member Paxton seconded the motion which Council passed unanimously.

Council Member Richardson made the motion to appoint Terry Davis to the Transportation Advisory Committee, term ending 03-31-2023. The motion received Council's unanimous support after a second from Council Member Ayers.

8. Closed session pursuant to NCGS143-318.11(a)(3)

Council Member Scholl made the motion to go into closed session pursuant to NCGS143-318.11(a)(3) to which Council Member Paxton seconded. The motion received Council's unanimous support.

Council went into closed session at 8:07 p.m. and reconvened in open session at 8:13 p.m.

Council Member Paxton explained that the Town was now the owner of the property at 325 Stallings Road. The previous owner was having difficulty securing another property and requested leasing the property back from the Town.

Council Member Paxton made the motion to enter into a lease agreement with 325 Stallings Road for \$900/month, month to month lease, with the tenant responsible for all maintenance and insurance. The motion received Council's unanimous support after a second from Council Member Richardson.

Council also held consensus to have all Town rental properties increased to \$900/month verses the previous price of \$850/month beginning September 1, 2021

9. Adjournment

Council Member Grooms moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at 8:23 p.m.

Approved on _____, 2020.

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 2, 2021, at 6:00 p.m. at 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Pro Tempore Lynda Paxton; Council Members Steven Ayers, Heather Grooms, Brad Richardson, and David Scholl.

Those absent: Mayor Wyatt Dunn.

Staff present were: Alex Sewell, Town Manager; Melanie Cox, Town Attorney; Mac McCarley, Town Planning Attorney.

1. Call the meeting to order

Mayor Pro Tempore Paxton called the meeting to order.

2. Closed Session pursuant to NCGS 143-318.11(a)(3)

Council Member Scholl made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3). The motion was seconded by Council Member Richardson and passed unanimously by Council.

3. Adjournment

Council Member Grooms moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at approximately 7:58 p.m.

Approved on _____, 2021.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

**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 9, 2021, at 7:00 p.m. at the Stallings Government, 321 Stallings Road, Stallings, North Carolina.

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

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Matthew West, Planning Technician; Marsha Gross, Finance Officer; Brian Price, Public Works Director; Kolleen Dickinson, Code Enforcement Officer; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

Joyce Rubert, 3026 Fresia Place, thanked the Council for its efforts with bringing some homes into coding compliance. Thanked the Interim Town Engineer Bo Connerly for coming out to help. She also would like something done about the tall grass along the sidewalks near her home. Ms. Rubert said it was the worst in front of Mr. Moser's property. She wanted to know if the was Stallings or the State that was responsible for cutting the grass.

1. Approval of Consent Agenda Items

- A. Minutes of the following meetings:
 - (1) 05-10-2021
 - (2) 05-24-2021 – special
 - (3) 05-24-2021
 - (4) 05-24-2021 – closed
 - (5) 06-08-2021 – special
 - (6) 06-14-2021

Council Member Paxton made the motion to approve Agenda Item 1.A. The motion was approved unanimously by the Council after a second from Council Member Richardson.

B. NCDOT Substandard Sidewalk Curb Ramps Replacement

A motion was made by Council Member Richardson to approve Agenda Item 2.B. Council Member Scholl seconded the motion which the Council passed unanimously.

C. Name Town Manager Development Administrator until a permanent replacement is found

D. Solis Chestnut Farm Road Infrastructure Acceptance Resolution

Council Member Ayers made the motion to approve Agenda Items 1.C. and 1.D. to which Council Member Richardson seconded. The motion received Council's unanimous support. The Solis Chestnut Farm Road Infrastructure Acceptance Resolution is attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from the Mayor

The Mayor reported that Stallings hosted the QUAD, alliance with Mint Hill, Matthews, and Indian trail. All the Town Managers were there and spoke about coordinating solid waste service.

B. Reports from Council Members/Town Committees

Council Members Scholl and Grooms had no reports.

Council Member Ayers reported that the WUMA meeting would be hosted in Stallings in August. Town were also having problems with short-term rentals (Air BnB, etc.) and WUMA was trying to bring together state resources and law regarding these short-term rentals.

Council Member Paxton reported that she, Council Member Grooms, and Council Member Richardson met with NCDOT regarding the landscaping near Bypass and possibly using purple items and decorative stone. She also encouraged NCDOT to install irrigation and coordinate plantings with Atrium. The plants would be installed in the spring.

Council Member Richardson had no report.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported on the following:

- NCLM Risk Review Assessment program passed Stallings and will be presenting the department with the Risk Review Award at the next Council Meeting.

- Filtration system was upgraded at Stallings Park and the fountain hours were extended.
- Downtown Action Plan Updates: Success in promoting the downtown area with the Farmer's Market and activities; Staff would be identifying and suggesting purchase key properties.
- Staff spoke with NCDOT regarding landscaping around Town which NCDOT could improve upon including cutting grass along main thoroughfares.
- CATS, Silver Line – Community meetings would begin soon regarding the Silver Line section as well as a joint meeting with Town Councils of Indian Trail and Stallings possibly in January.
- ARP funds - \$2.57 million should be received soon for the Town's first allotment. Staff would be exploring project for these funds however many transportation projects were not allowed for these funds.
- Potters/Pleasant Road Intersection – NCDOT would be implementing left turn phases by the end of September. NCDOT was also trying to get more state funding for this project.
- Roundabout at Lawyers Road – The Town has requested if NCDOT could use those funds for another project.

3. Agenda Approval

Council Member Ayers suggest moving Agenda Item 8, *Planning Board Reappointments*, to Agenda Item 3.A. The motion was made by Council Member Richardson to approve the Agenda with the above suggestion. Council Member Ayers seconded the motion to which Council approved unanimously.

3.A. Planning Board Reappointments

The Council voted via open ballot for the expiring terms on the Planning Board. Council Member Ayers made the motion to appoint Bob Koehler and Robert Ragon as full members on the Planning Board with terms expiring 03-31-2024. The motion received a second by Council Member Richardson and Council full unanimous support.

4. RZ21.06.01: Deese Rezoning from MU-2 to SFR-1

Mayor Dunn opened the public hearing. Planning Technician Matthew West explained to Council this was a rezoning request for 5908 Stevens Mill Road, 5.15 acres, to rezone from MU-2 to SFR-1 noting that the request was consistent with the long-range Land Use Plan. The Staff presentation for RZ21.06.01 is attached to these minutes and therefore incorporated herein. The Planning Board recommended approval of the request.

Mayor Dunn then closed the public hearing. Council Member Scholl made the motion to approve RZ21.06.01. The motion received Council Member Grooms second and Council's unanimous support.

Mayor Dunn then read the Statement of the Reasonableness and Consistency for RZ21.06.01 into the record. Council Member Scholl made the motion to approve Statement of the Reasonableness and Consistency for RZ21.06.01 to which Council Member Paxton seconded. The motion was passed unanimously by the Council. The Statement of the Reasonableness and Consistency for RZ21.06.01 is attached to these minutes and therefore incorporated herein.

5. MSP21.06.01: Atrium Master Sign Plan

Mayor Dunn opened the public hearing. Planning Technician Matthew West explained to Council this was a request from Atrium Health for the Union West Hospital signage. James Nealy, RP Signs, signs contractor for Atrium Health. Mr. Nealy presented the Council with the sign proposal from Atrium. This presentation is attached to these minutes and therefore incorporated herein. The Planning Board recommended approval of the request.

Mayor closed the public hearing. Council Member Paxton made the motion to approve MSP21.06.01: Atrium Master Sign Plan as presented. The motion received Council's unanimous support after a second from Council Member Scholl.

6. CZ21.04.01: CZ-Ag

Mayor Dunn opened the public hearing. Planning Technician Matthew West explained to Council this was a request from the property owner at 4416 Stevens Mill Road to allow landscaping business on the property. It was noted that the community meeting was held on this item on 05-25-2021. The Staff presentation for CZ21.04.01 is attached to these minutes and therefore incorporated herein. Staff felt the request was inconsistent with the Comprehensive Land Use plan and the Planning Board had recommended denial of the request.

If the Council choose to approve, staff recommend the following conditions:

1. Any necessary permits must be acquired from the State, County, and Town as applicable.
2. Additional Agricultural uses, separate from the landscaping business, should be re-applied for through the conditional zoning process with a site plan provided.
3. Limit commercial impacts from the mulch processing.
 - a) Provide a site plan designating a specific area for mulch storage and processing to be located.
 - b) Hours of operation be limited to 8am – 8pm, Monday through Friday
4. Provide a Type A planted buffer along all sides of the property as appropriate.
5. Provide a Berm with plantings along the Steven's Mill Road frontage and the east side of the property where adjacent to the Fairhaven neighborhood. The berm would be inclusive of the 40' buffer, not in addition too.

Chris Duggan, Attorney representing the applicants and property owners, presented the applicants case for approving the application and allowing the request based on the fact that the Stallings Land Use Plan calls for preserving open which the applicant and landowner felt the business in question did.

Erik Wilson, applicant, stated he grew up in Stallings and only wanted to own a piece of property. He stated that his father saved and bought the property and cleared it waiting to farm it. Mr. Wilson did not want the neighborhoods around him but kept the sidewalks and property looking nice anyway. Mr. Wilson was willing to have a condition of fewer trucks because he just wanted to work on the property. He wanted to build a house on top of the hill and planting trees and crops. Mr. Wilson stated that he was moving the pile of mulch as quickly as possible. He was having trouble with the neighbors throwing landscaping trash on his property, but he was handling those situations himself. He almost had the property paid for and did not want to leave.

Council Member Ayers made the motion to excuse himself due to work to which Council Member Scholl seconded. The motion passed by a 4 to 1 vote with Council Member Richardson opposing.

Council Member Ayers left the Council Meeting at 8:29 p.m.

Lauren Wilson, wife of Erik Wilson, stated mulch came out of necessity of helping a local landscaping supplier. They worked with Duke Power in taking their woodchips and supply the community with mulch. The company was not interested in doing retail.

Bob Porter, 1835 Yellow Daisy Drive, Fairhaven, moved there a few years ago and put a lot of money into his house. He built a screened porch in the back and heard trucks and sees piles of raw mulch. Mr. Porter met with neighbors and all they could see was a mountain of mulch and hear a lot of trucks. He learned it was a landscaping company. Mr. Porter concerned about his home and the value and stated the properties that back up to the property were valued over \$2 million.

Chris Daniels, 2549 Oak Spring Road, thought his property has the most to lose because he was right behind the property in question but he didn't see it as a problem at all. He walked the road every day and there was zero noise from the equipment running. Mr. Daniels heard zero from his house and from walking on the sidewalk and did not understand why it was being discussed and not being able to be allowed. Mr. Daniels wanted someone like Mr. Wilson on the property and did not want to see this acreage turn into houses. He struggled as to why this was not adopted by the Planning Board and urged the Council to approve the request.

Bradley Tobias, 2455 Oak Springs Road, was a few 100 yards from where Mr. Wilson did the mulch. He comes from work at 2 p.m. to sleep and never hears any noise. Mr. Tobias' bedroom was about 200 yards from where the mulch was done, and he never hears anything about the business. He felt Mr. Wilson should be able to continue to do what he does.

Mayor Dunn closed the public hearing.

Council held discussion on the item. Mayor Dunn then reopened the public hearing. Council Member Richardson made the motion to recess the public hearing and item until the Council's second regular meeting in September. The motion passed unanimously by the Council after a second from Council Member Paxton.

7. Destination by Design – Atrium Roundabout Sign Presentation

Assistant Town Manager Nichols reminded the Council that it has approved a contract in November 2020 with Destination by Design for the engineering and design of a Town monument sign at the roundabout on Stallings Road at Atrium Union West.

The floor was then turned over to Eric Woolridge with Destination by Design who presented the monument sign specifics to the Council. This presentation is attached to these minutes and therefore incorporated herein.

Council Member Paxton made the motion to have Destination by Design draw up the bid documents and go out to bid for the Town Monument Sign at the roundabout on Stallings Road at Atrium Union West. The motion received Council's unanimous support after a second from Council Member Richardson.

8. Planning Board Reappointments

This item was moved to Agenda Item 3.A.

9. National Day of Prayer (Dunn)

Mayor Dunn stated that he would be renting the band shell at Stallings Municipal Park on May 5 to hold a National Day of Prayer event.

10. Closed Session pursuant to NCGS 143-318.11(a)(6)

Council Member Scholl made the motion to go into closed session pursuant to NCGS 143-318.11(a)(6). The motion received Council's unanimous support after a second from Council Member Grooms.

Council went into closed session at 9:23 p.m. and reconvened in open session at 10:16 p.m.

11. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Paxton, and the motion received unanimous support. The meeting was adjourned at 10:17 p.m.

Approved on _____, 2021.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

DRAFT



PROCLAMATION DOMESTIC VIOLENCE AWARENESS MONTH

WHEREAS, domestic violence affects all Union County residents, and far too many people suffer abuse at the hands of a spouse, partner, parent, child, or sibling; these victims can be of any age, race, religion, or economic status and the resulting damage is inflicted not only on the victims, but their children, families, and communities; and

WHEREAS, domestic violence includes not only physical but also mental abuse, emotional abuse, financial abuse, sexual abuse, and isolation; and

WHEREAS, domestic violence is widespread, including one in four families is impacted by domestic violence with an annual cost to Union County of \$11,688,756; and

WHEREAS, according to the North Carolina Coalition Against Domestic Violence, there have been 1,421 women, men, and children murdered as a result of domestic violence since January 1, 2002 in North Carolina; and

WHEREAS, according to the North Carolina Council for Women, domestic violence programs across the state responded to over 48,310 crisis calls and provided services to over 34,245 victims last year; and

WHEREAS, the key to prevention is education, community awareness, having zero tolerance for domestic violence, and requiring accountability by the abuser; and

WHEREAS, Union County recognizes the importance of having collaborations by multiple partners to promote social norms, policies and laws that support gender equity and foster intimate partnerships based on mutual respect, equality, and trust; and

NOW, THEREFORE, be it resolved that I, Wyatt Dunn, Mayor of the Town of Stallings, do hereby proclaim October 2021 as Domestic Violence Awareness Month in Union County and urge all citizens to support this observance. I further urge our citizens to increase their awareness and education of this destructive force which deeply affects a large number of families in our State each year and to become part of the efforts to stop violence in families.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the Seal of the Town of Stallings to be affixed this the 13th day of September, 2021.

Wyatt Dunn, Mayor

Attest:

Erinn E. Nichols, Town Clerk

Proclamation of the Town of Stallings

declaring

Constitution Week 2021

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, 2021, marks the two hundred thirty-third 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 13th day of September of the year of our Lord two thousand and twenty-one.

Wyatt Dunn, Mayor

Attest:

Erinn E. Nichols, Town Clerk





MEMO

To: Town Council

From: Alex Sewell, Town Manager

Date: 9/8/21

RE: U-5112 – Potter-Pleasant Plains Intersection – Background

Purpose: This memorandum’s purpose is to provide background information regarding a Council Member requested agenda item on U-5112.

Background:

- The Town has been working in partnership with NCDOT and Union County to expedite needed improvements to the intersection of Potter Road and Pleasant Plains Road using a mix of local and State/Federal funds.
- In January 2014, the Town entered into two separate agreements, one with NCDOT and the other with Union County.
 - o The 2014 Union County agreement called for the County to be responsible for certain sewer improvements.
 - o The 2014 NCDOT agreement is enclosed below. This was agreed to be a locally administered project with NCDOT providing oversight. Here is the agreement’s funding table:

Funding Source	Federal Funds Amount	Notes
HSIP (Federal)	\$825,000	Reimbursable
STP-DA (Federal)	\$1,600,000	Reimbursable
STP-DA (Local)	\$400,000	Non-Reimbursable
Total NCDOT Agreement	\$2,825,000	
Total Reimbursed	\$2,425,000	

- This agreement specifies that activities eligible for reimbursement include:
 - ROW acquisition;
 - Utility relocation; and
 - Construction.
- Please note that the above list does not include design costs, which is to be covered 100% by the Town (except for some

utility work agreed to by the County) and is in addition to the \$400,000 Town commitment.

- Also note that the Town agreed to assume all maintenance responsibilities for the safety improvements to Potters Road (SR 1357).
 - The agreement contemplated the project being completed by 12/31/2016. DOT had advised a supplemental agreement will be needed here to move forward.
- The Town has completed engineering/design¹ and ROW acquisition.
 - Private utilities have been largely relocated.
 - In 2020, NCDOT indicated it was suspending the construction phase for the project due to declining revenues because of the pandemic.
 - In March 2021, the Town received an updated cost estimate showing a significant gap between the cost of the project and the original reimbursement allowance to the Town from NCDOT and Union County.
 - NCDOT had indicated that the Town is responsible for any budget funding shortfalls above the amounts set in the 2014 agreement unless the Town can secure funds through the Charlotte Regional Transportation Planning Organization (CRTPO) or by other means.
 - Over the course of several Council meetings in April and May 2021, the Town identified a threefold approach to address the identified budget gap for this project:
 - First, to pursue budget shortfall funding through the Charlotte Regional Transportation Planning Organization (CRTPO).
 - Second, to coordinate with state elected officials in an effort to secure additional project funds from the State; and
 - Third, to request NCDOT conduct repairs at the intersection to address the immediate need for maintenance until construction begins.
 - On 4/30/21, the Town submitted a formal application to CRTPO for additional budget shortfall funding.
 - On 6/17/21, the Town was informed that CRTPO had approved budget shortfall funding in the amount of \$2,197,600 which requires an additional 20% local (Town) match of \$549,400.
 - Mayor Dunn has engaged with our local state elected officials.
 - After the Town requested the NCDOT conduct intersection repairs to address the immediate maintenance needs until construction potentially begins, NCDOT further investigated and determined that the entire intersection needs extensive resurfacing (estimated at \$300,000).

¹ Landscape design has not been initiated yet. Adding landscaping was not part of the original budget (just sodding the area) but this is included in the construction budget (design + actual landscaping costs).

- NCDOT does not want to spend \$300,000 in public monies if it will be ripped out in the next year as part of anticipated construction. As a result, NCDOT has indicated that it will provide those resurfacing funds to help with project funding but plans to patch the intersection in the meantime. These funds will only be available if non-betterment costs exceed cost allowances including both through grant and local match funds.
- Please see an estimated breakdown of expenditures to date, estimated future expenses, and funding in the table below. **Unless otherwise noted, please note that these numbers are preliminary estimates. They can and likely will change for a variety of reasons as we move closer to and into actual construction.**

POTTER ROAD/ PLEASANT PLAINS SUMMARY		6/23/2021		
<u>ORIGINAL PROJECT FUNDING</u>				
FUND SOURCE	FEDERAL FUNDS AMOUNT	REIMBURSEMENT RATE	NON-FEDERAL MATCH \$ FROM TOWN	NON-FEDERAL RATE
HSIP	\$825,000	100%		R
STP - DA	\$1,600,000	80%	\$400,000	20%
Total	\$2,425,000			

COSTS TO DATE - TOWN OF STALLINGS COSTS			
ITEM	DESCRIPTION	COST (Paid Unless Noted Otherwise)	TOTAL TO DATE
1	RIGHT OF WAY ACQUISITION	\$1,183,091.59	
2	LEGAL	\$11,459.38	
3	KIMLEY HORN - DESIGN SERVICES	\$436,612.81	
4	THC - ROW ACQUISITION WORK	\$131,549.22	
5	SURVEY	\$760.00	
6	SEPTIC SERVICES	\$4,800.00	
7	DUKE ENERGY UTILITY RELOCATION (INCURRED)**	\$491,436.67	
8	DOT OVERSIGHT (INCURRED)	\$68,589.46	
	TOTAL COSTS PAID & INCURRED (-) DESIGN		\$1,891,686.32
	TOTAL COSTS PAID (-) DESIGN		\$1,559,666.93
TOTAL	TOTAL COSTS PAID & INCURRED TO DATE		\$2,328,299.13

**Paid \$228,006.74 of this amount already.

CONSTRUCTION COSTS - MOVING FORWARD			
ITEM	DESCRIPTION	COST	TOTAL ESTIMATED COSTS TO COMPLETE

1	CONSTRUCTION ESTIMATE	\$3,856,439.25	
2	CONTINGENCY + ESCALATION (25%)	\$964,109.81	
3	CEI and NCDOT OVERSITE (20%)	\$771,287.85	
4	STATE SAP COMPUTER COSTS (2.6%)	\$158,165.11	
5	ENGINEER OF RECORD COORD., PLAN UPDATE, BID SUPPORT, ETC.	\$50,000.00	
6	DUKE ENERGY UTILITY RELOCATION (INCURRED)**	\$491,436.67	
7	LANDSCAPING	\$50,000.00	
8	LANDSCAPING DESIGN	\$5,000.00	
	TOTAL ESTIMATED CONSTRUCTION COSTS TO COMPLETE		\$6,346,438.70

**Paid \$228,006.74 of this amount already.

Estimated Construction Betterments			
ITEM	DESCRIPTION	COST	
1	Water & Sewer Upgrades	\$1,360,155.00	
2	Landscaping + Design	\$55,000.00	
3	Mast Arms Upgrade	\$100,000.00	
	TOTAL ESTIMATED BETTERMENTS	\$1,515,155.00	
	TOTAL ESTIMATED CONSTRUCTION COST MINUS BETTERMENTS	\$4,831,283.70	

ESTIMATED FUNDING AND POTENTIAL OUT OF POCKET COSTS

	DESCRIPTION	FUNDING	REMAINING FUNDING BALANCE
ORIGINAL FUNDING	TOTAL FEDERAL FUNDS	\$2,425,000.00	
	LESS REIMBURSEMENT FROM NCDOT	(\$1,215,505.05)	
	LESS NCDOT OVERSIGHT COSTS INCURRED	(\$68,589.46)	
	REMAINING ORIGINAL FEDERAL FUNDS AVAILABLE		\$1,140,905.49
ADDITIONAL COSTS	Administration, Grant Funding Support, Legal, Misc.	(\$10,000.00)	
	ESTIMATED COSTS INCURRED/TO COMPLETE	(\$6,346,438.70)	
UNION CO FUNDING	COUNTY SEWER REIMBURSEMENT (COSTS INCLUDED ABOVE)		\$936,175.00
	POTENTIAL OUT OF POCKET COSTS BEFORE ADDITIONAL FUNDS*		(\$4,279,358.21)
NEW FUNDING	CRTPO Budget Shortfall Funds Awarded		\$2,197,600
Total	Potential Estimated Out of Pocket*		(\$2,081,758.21)
	Additional NCDOT Funds to Be Spent Last on Non-Betterment Costs Above Estimates		\$300,000.00

*Based on estimates. Actual costs could be higher or lower.

- Per the above chart, the Town’s estimated additional out of pocket cost for this project is **\$2,081,758.21** including a combined 25% contingency and escalation factor.² In contrast, the original 2014 agreement with NCDOT appears to contemplate a local commitment of \$400,000 (not including design).
- Any actual costs above estimated/funded amounts would be the Town’s responsibility except for the \$300,000 provided by NCDOT for costs beyond what is estimated/funded for non-betterment work.
- Notably, the Town Council could choose not to fund enhanced landscaping and just have grass around the intersection. This deletion is estimated to save about \$55,000.
- Please note that staff have worked diligently with representatives from CRTPO and NCDOT and done everything in our power to verify what parts of the project are eligible for reimbursement. Unfortunately, not all items are eligible for reimbursement.
- As discussed at the 6/14/21 Council meeting, the American Rescue Plan (ARP) expenditure rules are not out yet finalized and there are a lot of unknowns. However, the N.C. League of Municipalities has advised that the current interim guidance specifically excludes transportation infrastructure projects from eligibility.
- On 7/12/21, Town officials met with NCDOT staff and board officials to request further assistance on this project given this is a state intersection.
- On 7/12/21, the Town Council decided to:
 - Use Town funds to allow NCDOT to add several left turn signal phases to help with traffic congestion at the intersection until permanent improvements are constructed. Per NDOT, the additional left turn phases would be on Potter Road heading north and turning left onto Pleasant Plains Road, and also on Pleasant Plains Road heading east to turn left onto Potter Road. After the local NCDOT office receives approval from Raleigh for a satisfactory agreement (estimated to take “several weeks” per NCDOT), the estimated time frame provided for implementation at that time was 9 to 16 weeks.
 - To continue to press our State elected officials for additional funds. Our state elected officials reported that it will likely take several months before the Town knows if it will receive additional funds due to the state budget process.
 - To continue to press NCDOT for further assistance.

² A larger contingency and escalation factor is recommended due to current construction market conditions and potential timeline.

Updates:

- On 8/5/21, NCDOT indicated that it would do everything in its power to have the left turn phases installed by the end of September. This is an increased implementation timeline from the initial 9 to 16 week estimate.
- On 8/12/21, state elected officials shared with the Town that the draft state budget approved by the NC House of Representatives includes \$1.6 million for the Potter/Pleasant Plains intersection. It was reported to the Town the funds will need to remain in the budget as it goes through the conference process with the NC Senate. If the intersection funding remains after discussions with the Senate, then both chambers will need to approve the budget and then the Governor will need to sign the budget to make it official. It was reported to the Town that “[i]t will be a while until it is finalized.” The details of this funding, such as what restrictions might come with it, are not yet clear.
- On 8/18/21, Rep. Arp’s office confirmed that the \$1.6 million in the NC House’s approved budget could be used towards the Town’s local match for the Potter/Pleasant Plains intersection project (if the funding remains after discussions with the Senate, both chambers approved the budget, and then the Governor signs the budget into law).



MEMO

To: Stallings Town Council
Via: Alex Sewell, Town Manager
From: Ashley Platts, Parks & Recreation Director
Date: September 13, 2021
RE: **Blair Mill Park Enhancements**

Background/History:

The Town completed a statistically valid survey with 95% confidence rating in 2011 across multiple departments. As part of this survey, citizens were polled about the quality of the Town's parks and recreation amenities and offered an opportunity to identify needs within the community.

2011 – Identified top community needs:

- 90.4% - Walking trails and greenways
- 72.2% - Picnic shelters
- 66.3% - Playground equipment
- 49.7% - Dog Park

OTHER top requests: Indoor facility for community use, disc golf course, public swimming pool, skate park, tennis courts.

In 2016 the Town engaged Wirth and Associates to conduct a feasibility plan and site Master Plan for a 3 phased approach to build out Blair Mill Park to include a nature classroom, rental shelters, universal playground, and multi-use sport courts.

In 2017 Boomerang presented the Town with multiple building options including a community center barn concept for Blair Mill Park.

The Town did not decide to proceed with either of the previously proposed site plans, and in 2018 staff, committee members, and consultants began working on the Connect Stallings Greenway and Recreation Master plan which was adopted in February of 2019. Another community survey and recreation inventory were completed with this process, as well as a new site concept for Blair Mill Park.

2018 – top community needs:

- Open Space/Park Land
- Trails/Greenways
- Picnic Shelters
- Playground Equipment
- Dog Park

OTHER top requests: indoor facility for community use, maintain disc golf course, more tennis courts, more water features

Current Site Plan Review:

The concept proposed for Blair Mill Park in the department Master Plan maintains and capitalizes on the natural feel of the park. Community feedback has determined a desire to maintain the disc golf course at its current location as the park is built out.

Blair Mill Nature Park

- Small Dog Park with shelter
- Large Dog Park with training course and shelter
- Boardwalk System with educational platforms – connected to Greenway system
- Small Natural Playground
- Open-air Classroom/Meeting Space
- Water Lab/Splash Pad
- Picnic Shelters (5)
- Open Space with Shaded Seating
- **Maintain/Relocate Disc Golf Course*****

Requested Actions:

- 1) Feedback on desired enhancements and timeline for Blair Mill Park.
- 2) Direct Parks and Recreation Committee to explore phased Blair Mill implementation plan.
- 3) Direct staff to develop cost estimate for desired enhancements.



LEGEND

TRAIL TYPES	FLOOD TYPES
spine	100 yr floodplain
riparian	floodway
	wetland
	*2' contour interval

0 60 120 240 360 FT

blair mill nature park

1. SIGNAGE
2. STORMWATER BMP
3. BATHROOM FACILITIES
4. SCULPTURE/ FOCAL POINT
5. SMALL DOG PARK
 - ENTRY CORRAL W/ CONTROLLED ACCESS
 - SMALL SHELTER
 - HUMAN AND DOG FOUNTAIN
6. LARGE DOG PARK
 - ENTRY CORRAL W/ CONTROLLED ACCESS
 - LARGE SHELTER
 - HUMAN AND DOG FOUNTAIN
 - SMALL TRAINING COURSE
 - WALKING PATH
7. ENVIRONMENTAL EDUCATION PLATFORMS (4X)
8. SMALL NATURAL PLAYGROUND
9. OPEN-AIR CLASSROOM/ MEETING SPACE (APPROX. 1,400 SF)
10. WATER LAB (SPLASH PAD)
11. PICNIC SHELTERS (5X)
12. OPEN SPACE VIEWING PLAZA W/ SHADED SEATING
13. BOARDWALKS OVER WETLAND SECTIONS

CONNECT Stallings
Recreation & Greenway Master Plan

DESTINATION by DESIGN
planning | design | promotion

