



August 11, 2025
 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.	Special Presentation <i>Police Lifesaving Award</i>		
	7:10 p.m.	Public Comment	Wyatt Dunn, Mayor	NA
1.	7:15 p.m.	Consent Agenda A. Minutes from the following meetings: (1) 06-23-2025 (2) 06-23-2025 – closed (3) 07-14-2025 – special (4) 07-14-2025 – closed (5) 07-14-2025 (6) 07-28-2025 B. Mayor/Council Salaries – CPI Policy Update C. Parks and Recreation (1) Amended Budget Ordinance 2 - Stallings Municipal Park cameras (2) Stallings Municipal Park Tennis/Pickleball Court Fencing Upgrade (3) Police – Four (4) new cars per budget D. Amended Budget Ordinance 3 - Idlewild Road Condemnation Stinson Farms	Wyatt Dunn, Mayor	Approve Consent Agenda
2.	7:17 p.m.	Reports A. Report from Mayor B. Report from Council Members/Town Committees C. Report from Town Manager/Town Departments (1) Budget Line Items Transfer List (2) Parks and Recreation Parks with a Purpose Pilot Program	Council and Staff	NA

3.	7:45 p.m.	Agenda Approval	Wyatt Dunn, Mayor	Approve agenda as written
4.	7:47 p.m.	CZ25.03.01 A. Hendrick Manufacturing Campus (1) Open Public Hearing (2) Information from Staff (3) Close Public Hearing (4) Council vote B. Statement of Consistency and Reasonableness	Max Hsiang, Planning Director	Approve/deny conditional zoning
5.	8:10 p.m.	CZ25.03.02 A. Stallings Dr. Warehouse & Commercial (1) Open Public Hearing (2) Information from Staff (3) Close Public Hearing (4) Council vote B. Statement of Consistency and Reasonableness	Max Hsiang, Planning Director	Approve/deny conditional zoning
6.	8:25 p.m.	NCDOT – Area Project Update <i>Council Priority</i>	Lee Ainsworth and Stuart Basham, NCDOT	Update
7.	8:40 p.m.	Family Care Homes Update	Max Hsiang, Planning Director	Update
8.	8:50 p.m.	Veterans Day Event	Eunice Donnelly, Parks and Rec. Dir.	Information and possible action
9.	8:55 p.m.	2725 Old Monroe Road Use (<i>Dunn</i>)	Wyatt Dunn, Mayor	Discussion
10.	9:05 p.m.	Adjournment	Wyatt Dunn, Mayor	Motion to adjourn

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

The Town Council of the Town of Stallings met for its regular meeting on June 23, 2025, 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 David Scholl; Council Members Steven Ayers, Graham Hall, and Brad Richardson.

Those absent were: Council Members Taylor-Rae Drake and Laurie Wojtowicz.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Katie King, Sr. Planning Technician; Brig Sheehy, Planning Technician; Kevin Parker, Engineering Director; Eunice Donnelly, Parks and Recreation Director; Jessie Williams, Finance Officer; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Public Comments

Carol Hall, 226 Smith Circle, Stallings Park Subdivision, stated she spoke to the Council on June 9 about the sober living homes in her subdivision. On the previous Sunday, two women came to her door and left a note about a good neighbor policy of the sober living homes. She read the letter and said it was from a business. She stated the author of the letter asked Ms. Hall not to call the homes sober living homes. Ms. Hall wanted to know who tested the residents daily for drug/alcohol use. Ms. Hall stated that Council Meetings were for the public to be heard. She stated there were three sober living homes in her neighborhood and people were selling their homes. Ms. Hall stated that one family was behind all the sober living homes and there was oversaturation. Sober living residents were asking the neighborhood residents for rides. Ms. Hall was disappointed that Council did not have a copy of the letter that she received. She would like ordinances that governed sober living homes. She stated she did not mind people getting second chances but did not like the oversaturation.

Ann Chambers, 225 Smith Circle, lived in her home for over 40 years. She agreed with everything the last speaker said. She was coming to Council to learn the facts and what to know if she should be concerned about her grandkids playing in her backyard.

Planning Staff explained that research was continuing on the issues. The Staff was bound by the law and what was legal to be researched. Family care and group homes were defined. More research was needed to determine if there were violations.

1. Consent Agenda

- A. Stop Sign Ordinance Update
- B. Amended Budget Ordinance 22 – Stinson Farms Condemnation
- C. Amended Budget Ordinance 23 – Subscription Based Information Technology Arrangements and Leases

Council Member Richardson made the motion to approve the Consent Agenda as presented. The motion was passed unanimously by the Council after a second by Council Member Ayers. *Amended Budget Ordinance 22 - Stinson Farms Condemnation and Amended Budget Ordinance 23 – Subscription Based Information Technology Arrangements and Leases* are attached to these minutes and therefore incorporated herein.

2. Agenda Approval

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

3. Charter Change – Ordinance to Amend

Council Member Richardson made the motion to approve the Charter Change – Ordinance to Amend and Council Member Hall seconded the motion. The motion received unanimous support by the Council. The *Charter Change – Ordinance to Amend* is attached to these minutes and therefore incorporated herein.

4. TX25.05.01 Table of Uses Update

- A. Table of Uses Update - Update to Article 8: Table of Uses and Article 3 definitions of the Stallings Development Ordinance

Sr. Planning Technician Katie King explained this was a text amendment to address missing terminology, clarify use categories, and better align with current community needs. Ms. King reviewed the Staff Report highlighting all the proposed changes. This report is attached to these minutes and therefore incorporated herein. The Planning Board recommended approval of the text amendment.

Mayor Dunn opened the public hearing. No one was present to speak to the item. Mayor Dunn closed the public hearing.

Council Member Scholl made the motion to approve TX25.05.01 Table of Uses Update adding “legal” to the following sentence:

VAPE, CBD, AND/OR TOBACCO SALES. An establishment primarily engaged in the legal retail sale of electronic cigarettes (e-cigarettes), vape pens, e-liquids, vaping accessories, cannabidiol (CBD) products, and/or tobacco products and related paraphernalia.

Council Member Ayers seconded the motion, and the Council unanimously approved the motion.

B. Statement of Consistency and Reasonableness

Council Member Ayers made a motion to approve the Statement of Consistency and Reasonableness for TX25.05.01 Table of Uses Update. The Council unanimously approved the motion after a second from Council Member Hall. The *Statement of Consistency and Reasonableness for TX25.05.01 Table of Uses Update* is attached to these minutes and therefore incorporated herein.

5. Monroe Road Widening Pole Betterments and Sidewalk Cost Share

Engineering Director Kevin Parker explained that as part of NCDOT Project U-4714AC (Old Monroe Road Widening), the Town previously coordinated with NCDOT regarding the inclusion of powder-coated metal signal poles at the intersection of Old Monroe Road and Stallings Road—the only intersection within Town limits where metal poles were proposed. Staff's report on this item is attached to these minutes and therefore incorporated herein. Staff requested the Town Council approve the following items related to the U-4714AC Old Monroe Road widening project:

1. Sidewalk Cost Share – \$3,958.00
2. Signal Pole Betterments (Powder Coating) – \$8,460.00

Council Member Scholl made the motion to approve the U-4714AC Old Monroe Road widening project as it related to:

1. Sidewalk Cost Share – \$3,958.00
2. Signal Pole Betterments (Powder Coating) – \$8,460.00

Council Member Ayers seconded the motion to which Council approved unanimously.

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

Council Member Hall made the motion to go into closed session pursuant to NCGS 143-318.11(a)(6). Council unanimously approved the motion after a second from Council Member Richardson.

Council recessed into closed session at 7:40 p.m. and reconvened into open session at 7:55 p.m.

7. Adjournment

Council Member Scholl moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at 7:55 p.m.

Approved on _____, 2025.

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 Monday, July 14, 2025, at 6:15 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Mayor Pro Tempore David Scholl; Council Members Steven Ayers, and Laurie Wojtowicz.

Those absent were: Council Members Taylor-Rae Drake and Graham Hall.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Police Chief Dennis Franks; Max Hsiang, Planning Director; Nick Coffey, Parks and Recreation Senior Maintenance Technician; Kevin Parker, Engineering Director; Jessie Williams, Finance Officer; Mary McCall, Finance Technician; and Karen Reid, Human Resources Director.

1. Call the meeting to order

Mayor Wyatt Dunn called the meeting to order.

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

Council Member Richardson made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3) inviting Planning Director Max Hsiang and Code Enforcement Officer Matt Dillard into the session. Council Member Ayers seconded the motion to which Council approved unanimously.

Council recessed into closed session at 6:17 p.m. and reconvened back into open session at 6:52 p.m.

3. Adjournment

Council Member Wojtowicz moved to adjourn the meeting, seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at 6:52 p.m.

Approved _____, 2025.

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 14, 2025, 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 David Scholl; Council Members Steven Ayers, Graham Hall, Brad Richardson and Laurie Wojtowicz.

Those absent were: Council Member Taylor-Rae Drake.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Police Chief Dennis Franks; Max Hsiang, Planning Director; Katie King, Senior Planning Technician; Brig Sheehy, Planning Technician; Kevin Parker, Engineering Director; Jessie Williams, Finance Officer; and Mac McCarley, Town Planning Attorney.

Invocation, Pledge of Allegiance and meeting called to order

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

Planning Attorney Mac McCarley stated that he was researching Group Homes and Family Care Facilities. As soon as he had information, he would bring it back to Council.

Public Comments

Carol Hall, read a statement to the Council outlining the frustration and outrage at saturation of sober living homes in their neighborhoods. Residents were concerned with traffic increase and the safety of their neighborhood. She requested the following from the Council regarding Sober Living Homes in Stallings:

1. Increased transparency – implement clear and public process for approving and monitoring sober living homes
2. Regulatory oversight – enforce strict guidelines with regular inspections
3. Community engagement – hold public forums to allow residents to voice concerns
4. Cap on number of facilities – establish reasonable limit to prevent oversaturation and maintain neighborhood stability.

Jeff Williams, 5500 Two Iron Drive, stated that while there was repaving in Emerald Lake, the residents would like speed humps on Four Wood and Three Wood. He also requested that Two Iron Drive be added to the repaving effort.

Kim Stevens, 5933 Four Wood Drive, requested speed humps on Four Wood as there was a lot of speeding at back entrance. She did not believe the speed tests that stated speed humps were not need were accurate.

1. Consent Agenda

A. Minutes from the following meetings:

(1) 06-09-2025

(2) 06-09-2025 – closed

B. Stop Sign Ordinance

C. Resolution Authorizing Condemnation to Acquire Certain Property or Interest in Property for Idlewild Road Improvements

Properties:

(1) McClain

(2) Cunningham

D. MS4 Storm Water Infrastructure Survey

E. Smith Grounds Management Updated Contract

Council Member Richardson made the motion to approve the Consent Agenda as presented. The motion was seconded by Council Member Ayers and passed unanimously by Council. The *Stop Sign Ordinance* and the *Resolution(s) Authorizing Condemnation to Acquire Certain Property(ies) or Interest in Property for Idlewild Road Improvements* are attached to these minutes and therefore incorporated herein.

2. Reports

A. Report from Mayor

Mayor Dunn reminded the Council that he has sent the Council a study he had found on the dangers of vaping and felt the Council should keep those shops out of Stallings.

B. Report from Council Members/Town Committees

Council Members Hall, Wojtowicz, Scholl, and Richardson had no reports.

Council Member Ayers reminded all of the heat and the workers who had to work outside.

C. Report from Town Manager/Town Departments

Town Manager Sewell submitted the Council the June 2025 Budget Line Item Transfer List. The *June 2025 Budget Line Item Transfer List* is attached to these minutes and therefore incorporated herein.

3. Agenda Approval

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

4. Annexation 58 – Mill Creek Public Hearing

The Mayor opened the public hearing. Council Member Wojtowicz made the motion to continue public hearing on Tuesday, October 14, 2025. The motion was seconded by Council Member Ayers and passed unanimously by Council.

5. CZ25.02.01 - Mill Creek Public Hearing

Mayor opened the public hearing. Council Member Wojtowicz made the motion to continue public hearing on Tuesday, October 14, 2025. The motion was seconded by Council Member Ayers and passed unanimously by Council.

6. CZ25.02.03

A. 3919 & 3927 Pleasant Plains CZ - TC (1) Conditional Zoning

Mayor Dunn opened the public hearing. Planning Director Hsiang explained this was a conditional rezoning request submitted by MONA-T LLC for parcels located at 3919 and 3927 Pleasant Plains Road. The applicant was requesting conditional rezoning from Town Center (TC) to Conditional Zoning Town Center (CZ-TC) for parcels 07129296B and 07129296C, totaling 2.63 acres, for 12 shopfront units (commercial/retail on the ground floor with residential above) and 23 townhomes located to the rear of the property. Staff's Report on CZ25.02.03 is attached to these minutes and therefore incorporated herein. Staff recommended approval with conditions.

Applicant Steve Singleton, Business Development Manager for Urban Design Partners, presented the Council the proposed vision for the site. Mr. Singleton's presentation is attached to these minutes and therefore incorporated herein.

Matt Austin, 5318 White Oak Lane, Waxhaw, owned property in Stallings and asked about sewer capacity in the area being discussed. He also stated there was limited foot traffic in that area for retail.

Council Member Wojtowicz moved to continue the public hearing on Monday, September 8, 2025, when the applicant comes back with more information. The motion was seconded by Council Member Hall and passed unanimously by the Council.

B. Statement of Consistency and Reasonableness

This item was not discussed.

7. RZ25.03.01

A. Lawrence Daniel General Rezoning MU-2 to MFT

Mayor Dunn opened the public hearing. Senior Planning Tech Kate King explained the item was a general rezoning request for 0 Lawrence Daniel Drive to rezone the 1.216-acre property from Mixed-Use 1 (MU-1) to Multi-Family Transitional (MFT). It was noted that MFT district did not allow for the development of multi-family housing, only single-family detached homes. The proposed rezoning aligned with the Town's future land use and small area plans. The request also preserved the character of the Woodbridge neighborhood by requesting a zoning district that matched that of the neighborhood. Staff and Planning Board recommended approval of the general rezoning request RZ25.03.01. The Staff Report for RZ25.03.01 is attached to these minutes and therefore incorporated herein. The applicant had no additional information to share.

No one was present to speak on the item. Mayor Dunn closed the public hearing. Council Member Richardson made the motion to approve RZ25.03.01 - Lawrence Daniel General Rezoning MU-2 to MFT and approve the Statement of Consistency and Reasonableness for RZ25.03.01 - Lawrence Daniel General Rezoning MU-2 to MFT. The motion passed the motion unanimously after a second from Council Member Ayers. The *Statement of Consistency and Reasonableness for RZ25.03.01 - Lawrence Daniel General Rezoning MU-2 to MFT* is attached to these minutes and therefore incorporated herein.

B. Statement of Consistency and Reasonableness

This item was discussed and voted on during Agenda Item 7.A., *RZ25.03.01 - Lawrence Daniel General Rezoning MU-2 to MFT*.

8. Blair Mill Park Signage Damage

A. Information

Parks and Recreation Director Eunice Donnelly explained the Blair Mill Park entrance sign was recently vandalized with spray paint. Parks and Recreation Staff attempted to remove the damage in-house however the paint proved too extensive to restore the sign without professional support. The original sign manufacturer stated that the sign would require a full remake of the sign, \$7,500.

In addition, the incident highlighted the importance of proactive/preventative security measures for Town property. Staff was in the process of obtaining an updated quote to finalize the camera project at Stallings Municipal Park (SMP) and would like to add Blair Mill Park (BMP) to that quote after this incident. Council held consensus to get a quote for cameras at Blair Mill Park.

B. Amended Budget Ordinance 1

Council Member Wojtowicz made the motion to approve Amended Budget Ordinance 1 - Blair Mill Park Signage. The Council unanimously approved the motion after a second from Council Member Hall. *Amended Budget Ordinance 1 - Blair Mill Park Signage* is attached to these minutes and therefore incorporated herein.

9. Town Center Available Listed Land (Council Priority)

Planning Tech Brig Sheehy brought the Council information about its priority of Town Center available listed land. Ms. Sheehy's presentation is attached to these minutes and therefore incorporated herein.

10. Timeline for NCGA members engagement regarding repairing roads and potential property annexation in Union West Business Park (Council Priority)

Town Manager Sewell explained an option for a timeline for NCGA members engagement regarding repairing roads and potential property annexation in Union West Business Park which was a Council priority. Council Members would coordinate through ED committee - brad contact union west president and coordinate.

11. Stormwater and Infrastructure Committee Application Consideration

Assistant Town Manager Nichols explained that in order to appoint the applicant to the Stormwater and Infrastructure Committee, the Council would need to waive its own policy of requiring the applicant to attend a meeting of the committee for which they were applying. The SIC, that met quarterly, had not be able to meet due to lack of a quorum so that applicant had not be able to attend a SIC meeting.

Council Member Hall made the motion to waive its Committee Appointment Policy to waive the attendance policy prior to appointment and appoint Heidi Sinsley to the SIC with a term ending March 31, 2026. The motion received Council's unanimous support after a second from Council Member Richardson.

12. TIA Policy Update

Engineering Director Kevin Parker explained the Town's current Transportation and Infrastructure Analysis (TIA) Policy required all TIAs to be prepared by a Town-assigned consultant, with

associated costs paid by the applicant. While the process ensured consistency, it had limited flexibility for applicants and could introduce project delays. In practice, many developers already had consultants engaged in early site design and planning who were capable of producing the TIA. This amendment accommodated efficiency while preserving the Town's authority and review standards. Staff's report outlining the proposed changes to the policy is attached to these minutes and therefore incorporated herein.

Council Member Richardson made a motion to approve the TIA Policy Amendment which was seconded by Council Member Hall. The motion was approved unanimously by the Council.

13. Adjournment

Instead of adjournment, Council Member Richardson moved to recess the meeting until Monday, July 28, 2025, at 6:00 p.m. at the same location, Stallings Government Center, 321 Stallings Road, Stallings, NC. The motion was seconded by Council Member Scholl, and the motion received unanimous support. The meeting was adjourned at 8:57 p.m.

Approved on _____, 2025.

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 a continuation of its July 14, 2025 regular meeting on July 28, 2025, at 6:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor Wyatt Dunn; Mayor Pro Tempore David Scholl; Council Members Steven Ayers, Taylor-Rae Drake, Brad Richardson and Laurie Wojtowicz.

Those absent were: Council Member Graham Hall.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Katie King, Sr. Planning Technician; Kevin Parker, Engineering Director; Justin Russell, Associate Engineer; and Jessie Williams, Finance Officer.

1. Reconvene 07-14-2025 Recessed Council Meeting

Mayor Wyatt Dunn welcomed everyone to the meeting and called the 07-14-2025 recessed Council Meeting back into session.

2. Suspend the Rules to Add Additional Agenda Items

Council Member Wojtowicz made the motion to suspend the rules and add the following Agenda Items to the Agenda:

- Agenda Item 3
 - A. TX25.0701
 - B. Statement of Reasonableness and Consistency for TX25.07.01
- Agenda Item 4 – FY2026 Street Resurfacing Contract
- Agenda Item 5 – Veteran’s Day Event (*Dunn*)

Council Member Ayers seconded the motion to which the Council the supported unanimously.

3. TX25.0701

A. Clarify Ordinance

Sr. Planning Technician Katie King explained staff proposed an update to multiple Articles of the Stallings Development Ordinance. The text amendment was intended to improve clarity and consistency of existing provisions. It would also support the broader goal of maintaining a clear and effective

Development Ordinance to remain user-friendly to residents, developers, and staff. The Staff Memo that outlined those changes is attached to these minutes and therefore incorporated herein.

Mayor Dunn opened the public hearing. No public was present to speak on this item. Mayor Dunn then closed the public hearing.

The motion was made Council Member Scholl to approve TX25.0701 – Clarify Ordinance. Council Member Ayers seconded the motion to which the Council approved unanimously.

B. Statement of Reasonableness and Consistency for TX25.07.01

Mayor Dunn read the Statement of Reasonableness and Consistency for TX25.07.01 into the record. Council Member Wojtowicz made the motion to approve the Statement of Reasonableness and Consistency for TX25.07.01 to which Council Member Ayers seconded. The motion received Council's unanimous support. The *Statement of Reasonableness and Consistency for TX25.07.01* is attached to these minutes and therefore incorporated herein.

Planning Director Hsiang explained that the text amendment allowed for regulation on family care homes in Stallings.

4. FY2026 Street Resurfacing

Associate Engineer Justin Russell explained to the Council that in accordance with the Stallings Bid Policy and NCGS §143-129 governing road construction and repair, Staff initiated formal bidding procedures for the FY2026 Resurfacing Contract on June 11, 2025. A total of eight bids were received for the 2.16 miles. Staff thoroughly reviewed all bids for clarity, completeness, and accuracy. Following evaluation, Red Clay Industries was identified as the lowest responsible bidder, with a bid amount of \$911,530.50.

The total available Roadway Maintenance budget was approximately \$1.75 million due to approximately \$500,000 in outstanding contingencies from the FY2025 resurfacing and preventative maintenance contracts, which would be carried over in FY2026. Therefore, Staff requested Council authorization for a total budget of \$1.2 million for the FY2026 Resurfacing Project allowing Staff to work with Red Clay Industries to expand the project scope by 25%, as advertised in the bid package, to include additional roadways as feasible.

Council Member Richardson made the motion to authorize the Town Manager to execute the resurfacing contract with Red Clay Industries in the amount of \$911,530.50 and approve total project

budget of \$1.2 million for the FY2026 Resurfacing Project. The motion was passed unanimously by the Council after a second from Council Member Ayers.

5. Veterans Day Event (Dunn)

Mayor Dunn explained that he would like the Town to host a Veterans Day Breakfast. He was going to reach out to the hospital in Stallings to see if that location would host such an event. Council held consensus to move forward planning such an event and have Staff bring back ideas to Council with more information.

Mayor Dunn asked the Council to be thinking about revisiting the uses for the Town owned property at 2725 Old Monroe Road so that it could be discussed at the next Council Meeting in August.

6. Adjournment

Council Member Richardson moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at 6:20 p.m.

Approved on _____, 2025.

Wyatt Dunn, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



MEMO

To: **Mayor and Town Council**
Via: Alex Sewell, Town Manager
From: Karen Reid, Human Resource Director
Date: August 6, 2025
RE: **Stallings Personnel Policy Amendment**

Background:

As part of the approved 2025–2026 Budget, the Mayor and Council salaries will receive an annual Cost of Living Adjustment (COLA).

Proposal/Solution:

Amend the Stallings Personnel Policy to reflect this change in:

SECTION VIII: THE PAY PLAN

VIII.8 Cost of Living Adjustment (COLA)

A COLA is based on the percentage increase of the Consumer Price Index (CPI) for the previous twelve (12) months. If there is no increase in CPI, or the CPI is negative, there is no COLA. The amount, if any, of a COLA is entirely within the discretion of the Town Council.

The approved COLA percentage will be applied to all employee salaries, including those of the Mayor and Council, effective the first day of the fiscal year.

Request:

Approval of the proposed Personnel Policy amendment.



MEMO

To: Mayor and Council
Via: Alex Sewell, Town Manager
From: Eunice Donnelly, Parks and Recreation Director
Date: 08-04-2025
RE: **Stallings Municipal Park Camera Replacement**

Background/Issue:

The Town received a \$5,000 grant from the North Carolina League of Municipalities during FY25 that helped fund one Verkada security camera in Stallings Municipal Park (SMP). To fulfill Council's ongoing commitment to safety, technological improvements, and proactive park security, a phased-in approach was initially considered to replace the remaining existing security cameras in SMP with upgraded Verkada models. These cameras significantly improve coverage by addressing current blind spots and providing higher-quality footage. Additionally, this upgrade would align with the Police Department's system, creating cohesiveness between both departments' security platforms.

However, during the FY26 budget discussions, it was determined that replacing all remaining cameras at once would be the more fiscally responsible approach. While the phased-in method may spread out expenses year by year, it would ultimately result in a higher total cost due to several factors:

- Each site visit for installation comes with a labor fee, which can vary depending on the scope of work. For this current full replacement project, the labor cost is \$8,000.
- Under a phased approach, the Town would be responsible for paying this labor fee multiple times—once for each phase of the project.
- This does not include the rising cost of materials, labor rate increases, or the potential for increased licensing fees over time.

By completing the full replacement now—soon after the initial camera was installed—we ensure that all Verkada camera licenses are on the same life cycle, reducing administrative complexity and supporting consistent maintenance and budgeting moving forward.

The total cost for this full camera upgrade and expansion is **\$69,387.30**.

Proposal/Solution:

A budget amendment has been prepared to appropriate \$70,000 from the General Fund unrestricted fund balance to ensure that adequate funds are available to proceed with the full replacement and installation of the park's new camera system in a timely manner.

Requested Actions:

- 1) Authorize the Town Manager to enter into contract with Building Automation Services enabling the Town to move forward with the full Stallings Municipal Park camera replacement project at once
- 2) Approve the attached budget amendment to appropriate \$70,000 from the General Fund unrestricted fund balance to cover this replacement project



Building
Automation
Services

We have prepared a quote for you

Stallings Municipal Park Camera Project

Quote # 006904
Version 2

Prepared for:

Town of Stallings

Eunice Donnelly
edonnelly@stallingsnc.org



Building
Automation
Services

Cover

Building Automation Services, LLC is pleased to provide our proposed pricing for the BAS Contract for Town of Stallings.

We look forward to the opportunity to work with you on this project. Should you have any questions or require additional information, please do not hesitate to call BAS' Business Development Manager, Jackie McCormick, at 760-285-1378.

Please sign the electronic copy of this proposal as our notice to proceed or, alternately, send an email confirming the terms of this proposal are acceptable. Thank you again for your consideration in partnership!

Sincerely,



Robert Koonts, CEO
Building Automation Services, LLC.



Matthew Everhart, Electrical Engineer
NC23787-L



Scope

Building Automation Services (BAS) is pleased to provide the following bid and scope of work, as it applies, for **Town of Stallings**. This quote is an outline of suggested equipment, that has been meticulously designed and tailored to the specific needs/requests of **Town of Stallings**.

Scope of Work

BAS will implement Verkada's hybrid cloud technology-based systems including, but not limited to access control, alarms, video surveillance, air quality sensors, workplace management, and intercoms to provide the facility with a robust and scalable comprehensive security solution. BAS will test all equipment to ensure quality, power, and connectivity. BAS will commission the system post-installation, therefore initiating the one-year warranty period.

Clarifications

- Connectivity will be facilitated over Open Supervised Device Protocol (OSDP) and CAT6 ethernet cabling.
- All cabling will be installed to National Electrical Code/NFPA 70 specification and CAT6 will be terminated to ANSI/EIA/TIA568A or B standards.
- BAS will ensure all cabling, mounts, and cameras are adjusted to the optimum field of view.
- **DEVICE/CABLE STANDARDS:** BAS recommends all wire and cable installation practices should conform to the following standards where applicable:
 - NECA/BICSI Standard for Telecommunications Bonding and Grounding Planning and Installation Methods for Commercial Buildings
 - BICSI Data Center Design and Implementation Best Practices
 - ANSI/NECA/BICSI Standard for Installing Commercial Building Telecommunications Cabling
 - Electronic Safety and Security Design Reference Manual (ESSDRM)
 - Telecommunications Distribution Methods Manual (TDMM)
- All equipment installation shall be per BAS installation standards to meet or exceed manufacturer specifications and to be in accordance with The National Electrical Code/NFPA 70.
- BAS will adhere to customer facility standards and best practices.
- The work of this proposal shall be performed during normal working hours (8:00am to 5:00pm, Monday through Friday) unless expressly agreed upon prior to quote. BAS reserves the right to adjust labor rates or issue change order(s) based on any work done outside of normal business hours.

Exclusions & Customer Expectations

- If installation requires cutting or access behind wall surfaces, door frames, doors, and/or ceilings, BAS is not responsible for the repair. Every effort will be made to minimize damage/alteration during cut-in process.
- After initial administrator-user(s) have been added to Verkada Command, BAS is not responsible for adding any additional users or programming additional keys.
- BAS will not be responsible for any malfunction or failure of pre-existing equipment (ie electric strikes, card readers, network switches, REXs, etc) during or after installation.
- BAS is not responsible for communicating or seeking approvals for use of public utility company owned poles or structures. Customer shall obtain permissions for such instances in writing prior to beginning of installation.
- Customer is responsible for providing PoE (Power over Ethernet) network switches, unless otherwise specified in the quote.
- **EXISTING EQUIPMENT REQUIREMENTS:** Where connection to pre-existing equipment is necessary, systems provided by others shall be tested by the owner before installation of equipment begins.

Commissioning & Training

Start-up of system begins in tandem as equipment is installed. Once equipment is installed, system(s) will be commissioned by BAS supervisors. Client-training will be scheduled and system turned over.



Terms and Conditions

Description

Qty

Billing and Payments

- First invoice will be sent to the responsible party within 2 business days of BAS receiving the signed Quote (aka Contract).
- All invoices are due upon receipt unless otherwise agreed upon in writing. Invoices are emailed from billing@basllco.com.
- If a bill has not been paid within 30 days of invoice, BAS reserves the right to add a 2.5% late fee to the invoice total.
- If a final bill has not been paid within 30 days of receipt, BAS reserves the right to terminate access to services rendered (ie Verkada Command platform, etc).
- Payments can be remitted via ACH or paper check. Instructions will be detailed on the invoice. Credit card payments must be requested prior to invoicing and are subject to a 3.5% transaction fee.

Standard Billing Terms

- Projects under \$20,999 are required to pay 100% at the time of initial invoice. Once payment has been received, materials are ordered, permitting is initiated (if applicable) and the project is planned into the BAS schedule.
- All other projects (greater than \$21,000), 50% down payment is due at the time of initial invoice. Once payment has been received, materials are ordered, permitting is initiated (if applicable) and the project is planned into the BAS schedule.
- For projects larger than \$61,000, the remaining 50% is subject to billing on a progress billing* timeline if the project requires more than 60 days to complete. Otherwise, if under 60 days, 50% remaining will be due upon completion of the project.

All balances will be due upon completion of the project, including any change orders.

Quote Total	Billing Schedule
Under \$20,999	100% due up front at time of invoice
\$21,000 to 60,999	50% due up front at time of invoice, 50% due upon completion of project
\$61,000 and above	50% due up front at time of invoice <i>Remaining portion subject to progress billing* AND due at completion</i>



Terms and Conditions

Description

Qty

Progress Billing Policy*

Any project that is planned for extended construction or that become delayed or extended (ie delays due to permitting, inspections, holds by other contractors, etc) beyond 60 days of initial deposit, BAS reserves the right to bill at least once each month, according to a project's progress, until the project is complete and the balance has been paid in full.

<i>Progress Billing Model for \$21,000 and greater projects:</i>			
STAGE:	1 - Proposal Acceptance	2 – Extended project <i>Project extends beyond 60 days AND labor has been performed and/or additional equipment has been purchased</i>	3 – Project Completion
PAYMENT PORTION:	50% Deposit	Remaining balance will be split into monthly invoices based on hours on site and/or purchased equipment	Invoice for all remaining balance(s) due, <i>including completed change orders</i>

Conditions & Definitions

- This quote shall be valid for ten (10) days from the date of proposal.
- BAS reserves the right to revise this quote based on market pricing fluctuations.
- "Project" refers to all labor and equipment installation defined within the quote and may be used throughout this proposal synonymously with the term "quote".
- This quote is considered the "Contract" once it has been digitally signed by the responsible party and will automatically be submitted to BAS via our online quoting platform. If requested, BAS is happy to provide a paper copy of the quote for signature. Which then must be signed by the responsible party and submitted directly to BAS via email or handed to the BAS Account Executive, thus creating the "Contract".
- The Contract is considered mutually agreed upon once a signed copy has been received by a representative of Building Automation Services.
- **All poles must have 120V constant power as well as power in the concession stand.**



Network

Description	Price	Qty	Ext. Price
Sleeves, Conduit, EMT, Swivels, Fittings, Caulk	\$200.00	5	\$1,000.00
Subtotal:			\$1,000.00

Video Surveillance System

Description	Price	Qty	Ext. Price
Verkada 10-Year CH52 Multisensor Camera License	\$4,319.20	5	\$21,596.00
Verkada CH52-E Multisensor Camera 30 Days	\$2,879.20	5	\$14,396.00
Verkada Large Arm Mount for PTZ	\$127.20	5	\$636.00
Verkada New Pole Mount	\$167.20	5	\$836.00
Pendant Cap Mount	\$55.20	5	\$276.00
Subtotal:			\$37,740.00

Gateway

Description	Price	Qty	Ext. Price
Verkada 10-Year Cellular Gateway License, Capacity Increase	\$2,159.20	5	\$10,796.00
Verkada GC31 Cellular Gateway, Outdoor	\$1,039.20	5	\$5,196.00
Verkada 90W PoE++ (802.3bt Type 4) Injector,GigE, Outdoor	\$239.20	5	\$1,196.00
Subtotal:			\$17,188.00



Stallings Municipal Park Camera Project

Prepared by:

Building Automation Services, LLC

Jackie McCormick
760-285-1378
Fax 336-884-5505
jaclyn.mccormick@basllco.com

Prepared for:

Town of Stallings

340 Stallings Road
Stallings, NC 28104
Eunice Donnelly
(704) 821-0322
edonnelly@stallingsnc.org

Quote Information:

Quote #: 006904

Version: 2
Delivery Date: 07/09/2025
Expiration Date: 07/25/2025

Quote Summary

Description	Amount
Network	\$1,000.00
Video Surveillance System	\$37,740.00
Gateway	\$17,188.00
Labor	\$7,883.70
Permit	\$625.00
Subtotal:	\$64,436.70
Shipping:	\$625.00
Estimated Tax:	\$4,325.60
Total:	\$69,387.30

Taxes, shipping, handling and other fees may apply. We reserve the right to cancel orders arising from pricing or other errors.

Building Automation Services, LLC

Town of Stallings

Signature: _____

Signature: _____

Name: Jackie McCormick

Name: Eunice Donnelly

Title: Business Development Manager

Date: _____

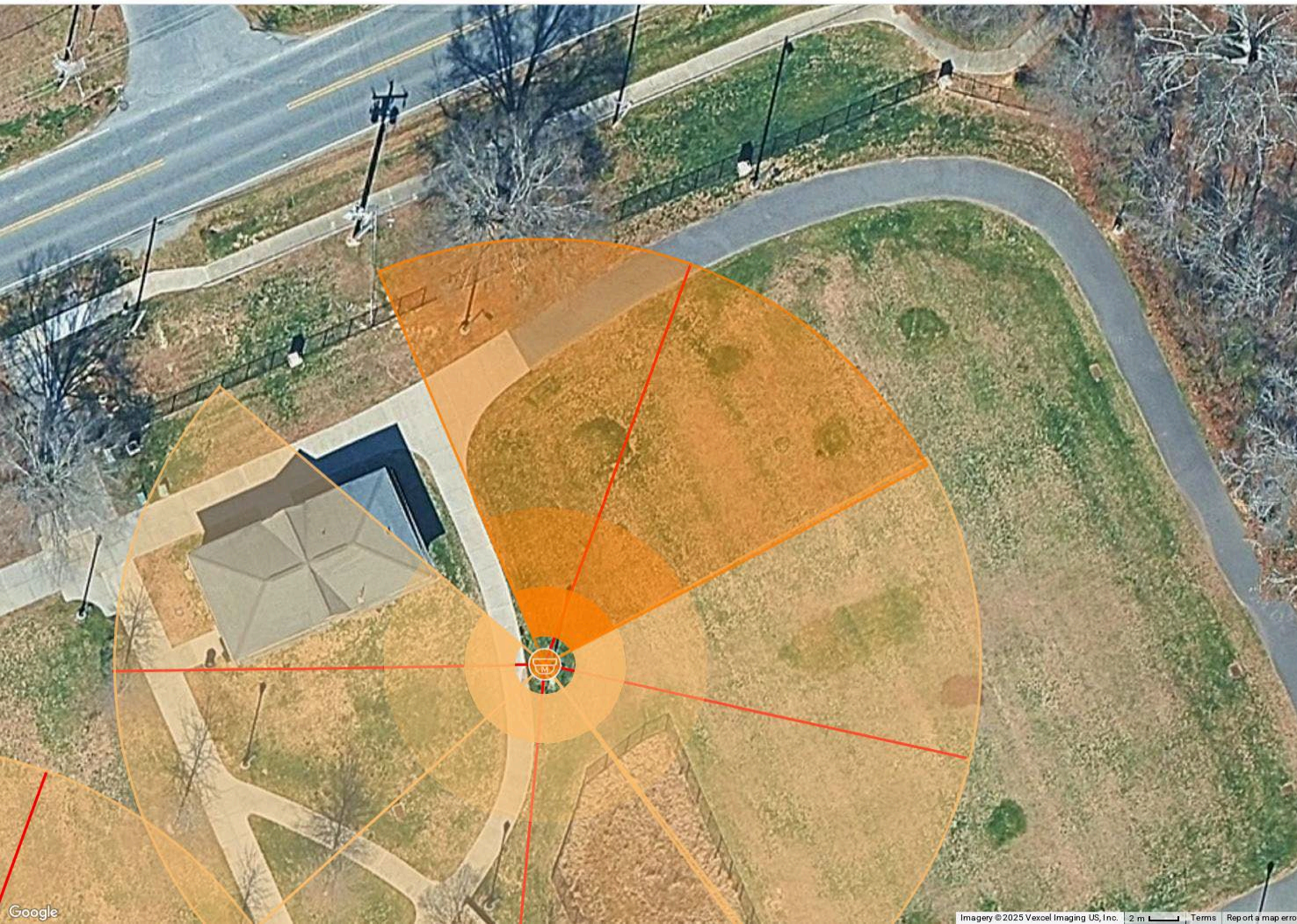
Date: 07/09/2025

Stallings Park Project-updated camera placement



Camera 1: Imager 1

Model: Verkada CH52-E (Single Imager) Resolution: 2688X1944
H AoV: 85° Distance: 99ft Width: 145.8ft PPF: 18.4
Imager: 1/2.8" Focal Length: 3.7 - 7.7mm Camera Height: 13.00ft Tilt: -32.37° Scene Height: 10.00ft



Day - Ideal

Dark No IR

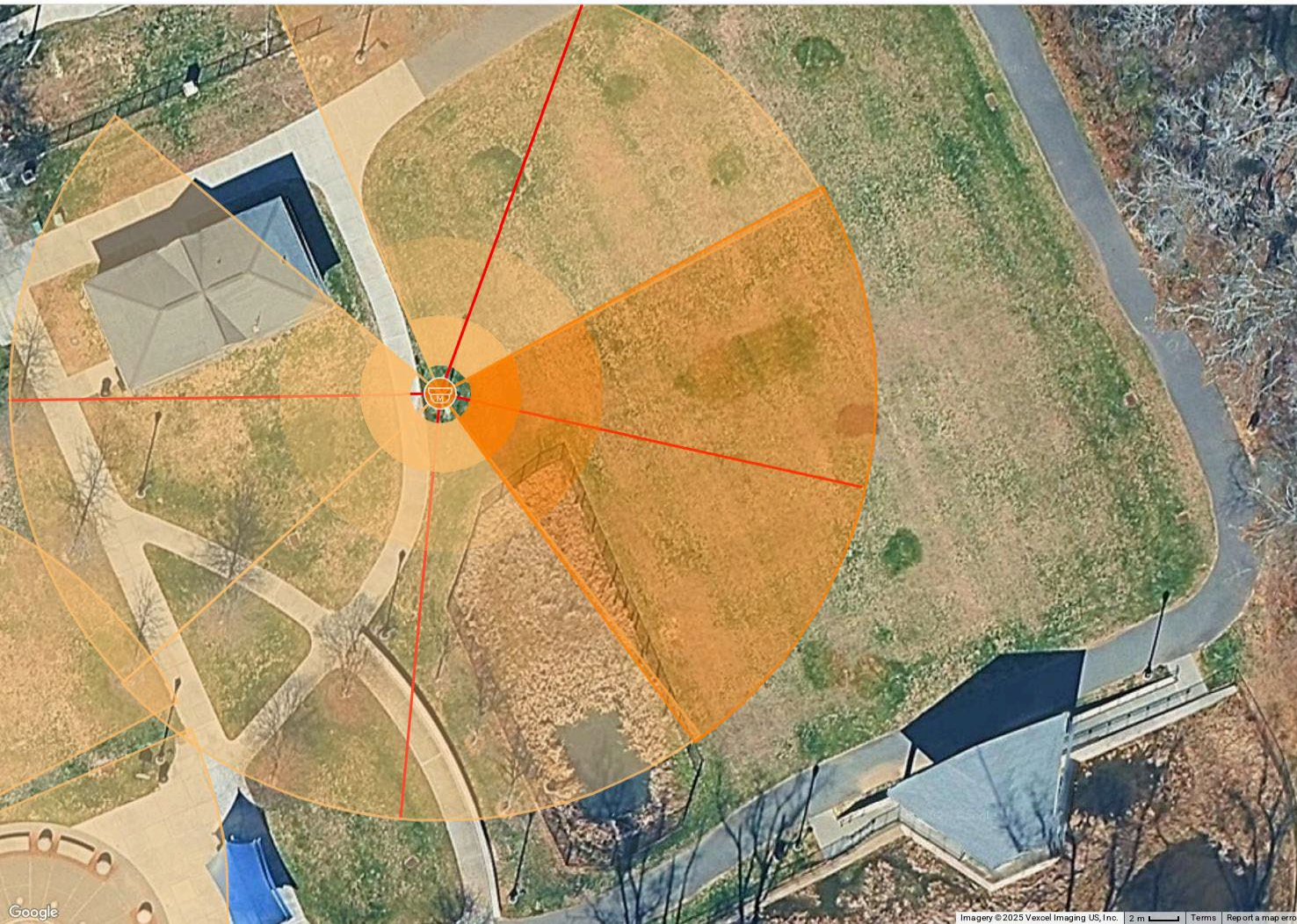


18.4 ppf
99 ft
Away

Warning results may vary
depending on light and camera

Camera 1: Imager 2

Model: Verkada CH52-E (Single Imager) Resolution: 2688X1944
H AoV: 83° Distance: 99ft Width: 144.3ft PPF: 18.6
Imager: 1/2.8" Focal Length: 3.7 - 7.7mm Camera Height: 13.00ft Tilt: -31.78° Scene Height: 10.00ft



Day - Ideal

Dark No IR ▾



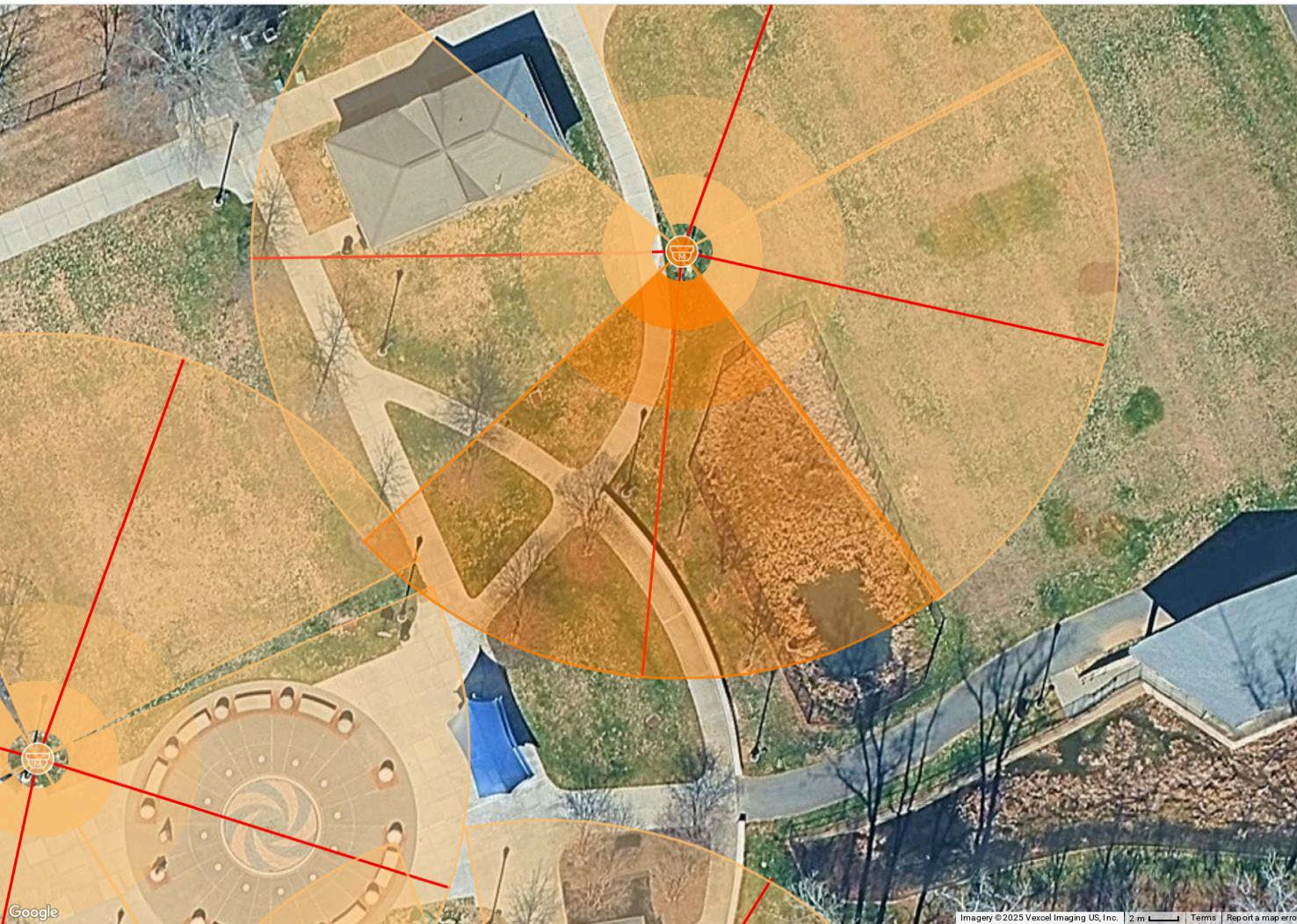
18.6 ppf
99 ft
Away

Warning results may vary
depending on light and camera



Camera 1: Imager 3

Model: Verkada CH52-E (Single Imager) Resolution: 2688X1944
H AoV: 84° Distance: 99ft Width: 145.1ft PPF: 18.5
Imager: 1/2.8" Focal Length: 3.7 - 7.7mm Camera Height: 13.00ft Tilt: -32.15° Scene Height: 10.00ft



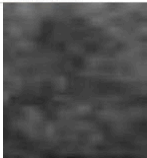
Day - Ideal

Dark No IR ▾



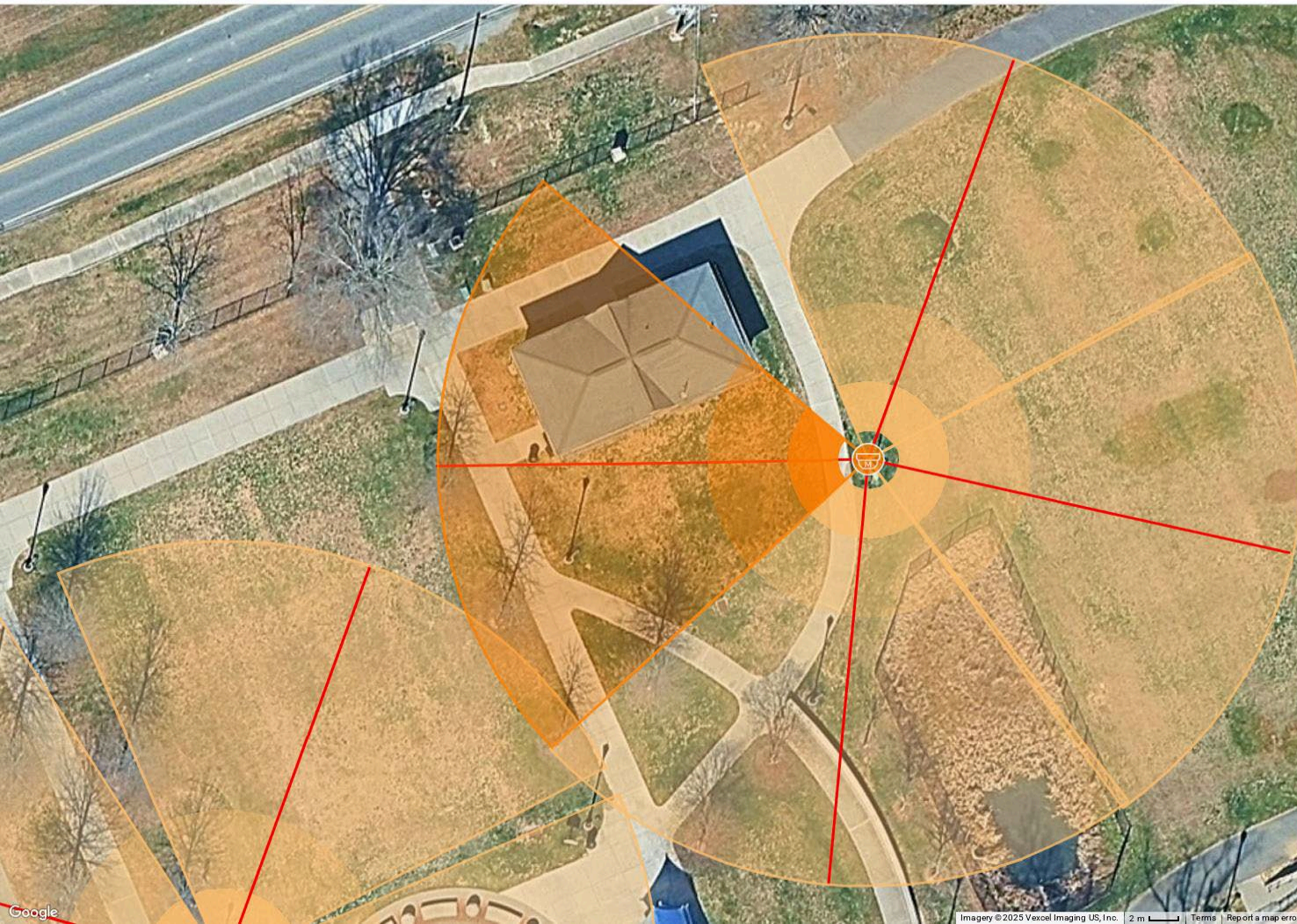
18.5 ppf
99 ft
Away

Warning results may vary depending on light and camera



Camera 1: Imager 4

Model: Verkada CH52-E (Single Imager) Resolution: 2688X1944
HAoV: 84° Distance: 98ft Width: 143.6ft PPF: 18.7
Imager: 1/2.8" Focal Length: 3.7 - 7.7mm Camera Height: 13.00ft Tilt: -32.02° Scene Height: 10.00ft



Day - Ideal

Dark With IR



18.7 ppf
98 ft
Away

Warning results may vary
depending on light and camera



Camera 2: Imager 1

Model: Verkada CH52-E (Single Imager) Resolution: 2688X1944
H AoV: 85° Distance: 99ft Width: 145.8ft PPF: 18.4
Imager: 1/2.8" Focal Length: 3.7 - 7.7mm Camera Height: 13.00ft Tilt: -32.37° Scene Height: 10.00ft



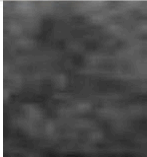
Day - Ideal

Dark No IR ▾



18.4 ppf
99 ft
Away

Warning results may vary depending on light and camera



Camera 2: Imager 2

Model: Verkada CH52-E (Single Imager) Resolution: 2688X1944
H AoV: 83° Distance: 99ft Width: 144.3ft PPF: 18.6
Imager: 1/2.8" Focal Length: 3.7 - 7.7mm Camera Height: 13.00ft Tilt: -31.78° Scene Height: 10.00ft



Day - Ideal

Dark No IR ▾

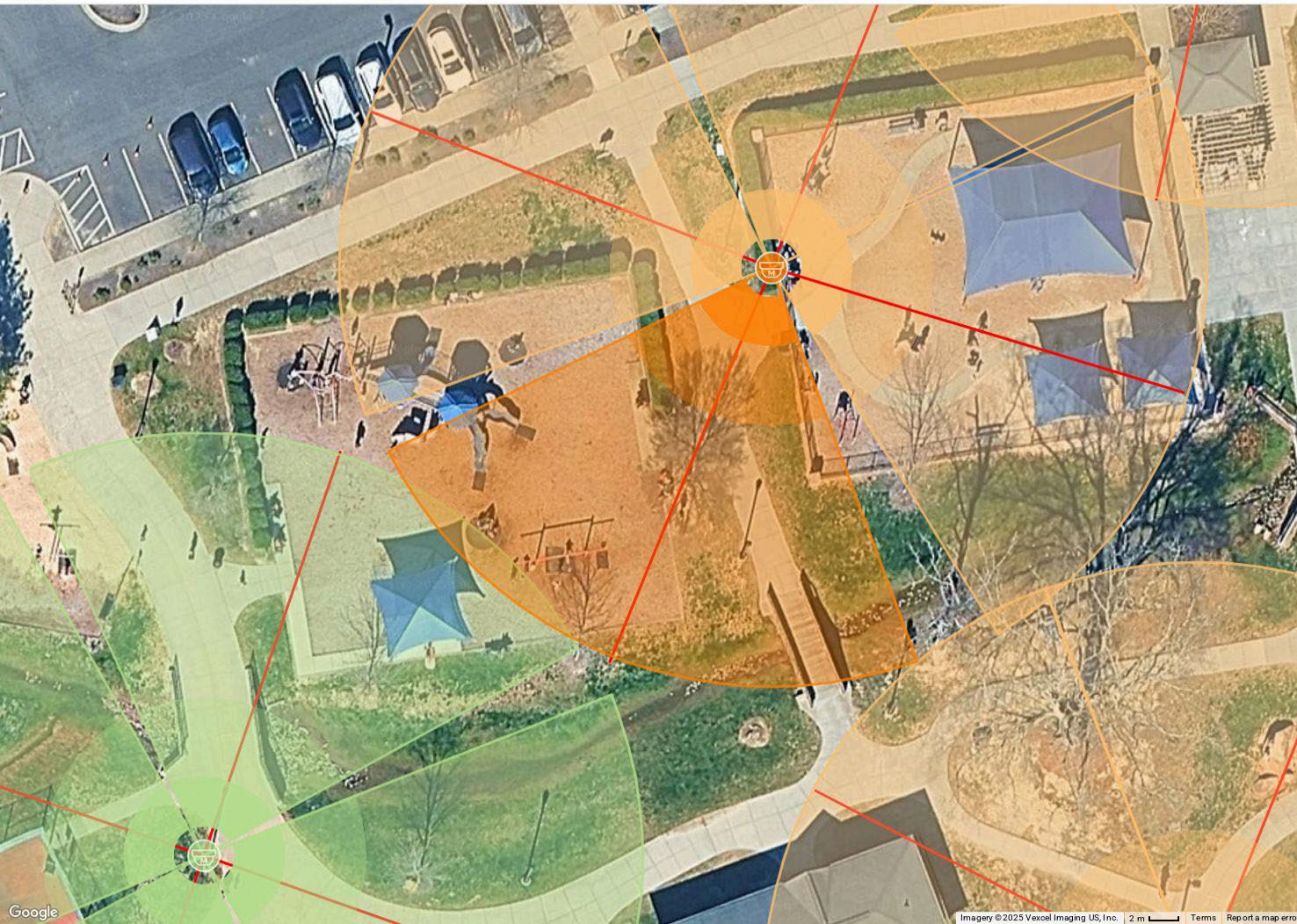


18.6 ppf
99 ft
Away

Warning results may vary depending on light and camera

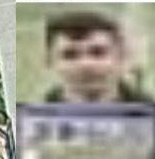
Camera 2: Imager 3

Model: Verkada CH52-E (Single Imager) Resolution: 2688X1944
H AoV: 84° Distance: 97ft Width: 142.5ft PPF: 18.9
Imager: 1/2.8" Focal Length: 3.7 - 7.7mm Camera Height: 13.00ft Tilt: -32.18° Scene Height: 10.00ft



Day - Ideal

Dark With IR



18.9 ppf
97 ft
Away

Warning results may vary
depending on light and camera



Camera 2: Imager 4

Model: Verkada CH52-E (Single Imager) Resolution: 2688X1944
HaoV: 84° Distance: 99ft Width: 144.0ft PPF: 18.7
Imager: 1/2.8" Focal Length: 3.7 - 7.7mm Camera Height: 13.00ft Tilt: -32.01° Scene Height: 10.00ft



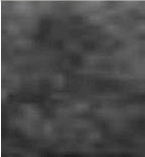
Day - Ideal

Dark No IR



18.7 ppf
99 ft
Away

Warning results may vary depending on light and camera



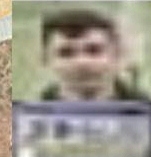
Camera 7: Imager 1

Model: Verkada CH52-E (Single Imager) Resolution: 2688X1944
HAoV: 85° Distance: 99ft Width: 145.8ft PPF: 18.4
Imager: 1/2.8" Focal Length: 3.7 - 7.7mm Camera Height: 13.00ft Tilt: -32.37° Scene Height: 10.00ft



Day - Ideal

Dark No IR



18.4 ppf
99 ft
Away

Warning results may vary
depending on light and camera



Camera 7: Imager 2

Model: Verkada CH52-E (Single Imager) Resolution: 2688X1944
H AoV: 83° Distance: 99ft Width: 143.9ft PPF: 18.7
Imager: 1/2.8" Focal Length: 3.7 - 7.7mm Camera Height: 13.00ft Tilt: -31.78° Scene Height: 10.00ft



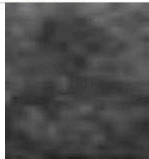
Day - Ideal

Dark No IR



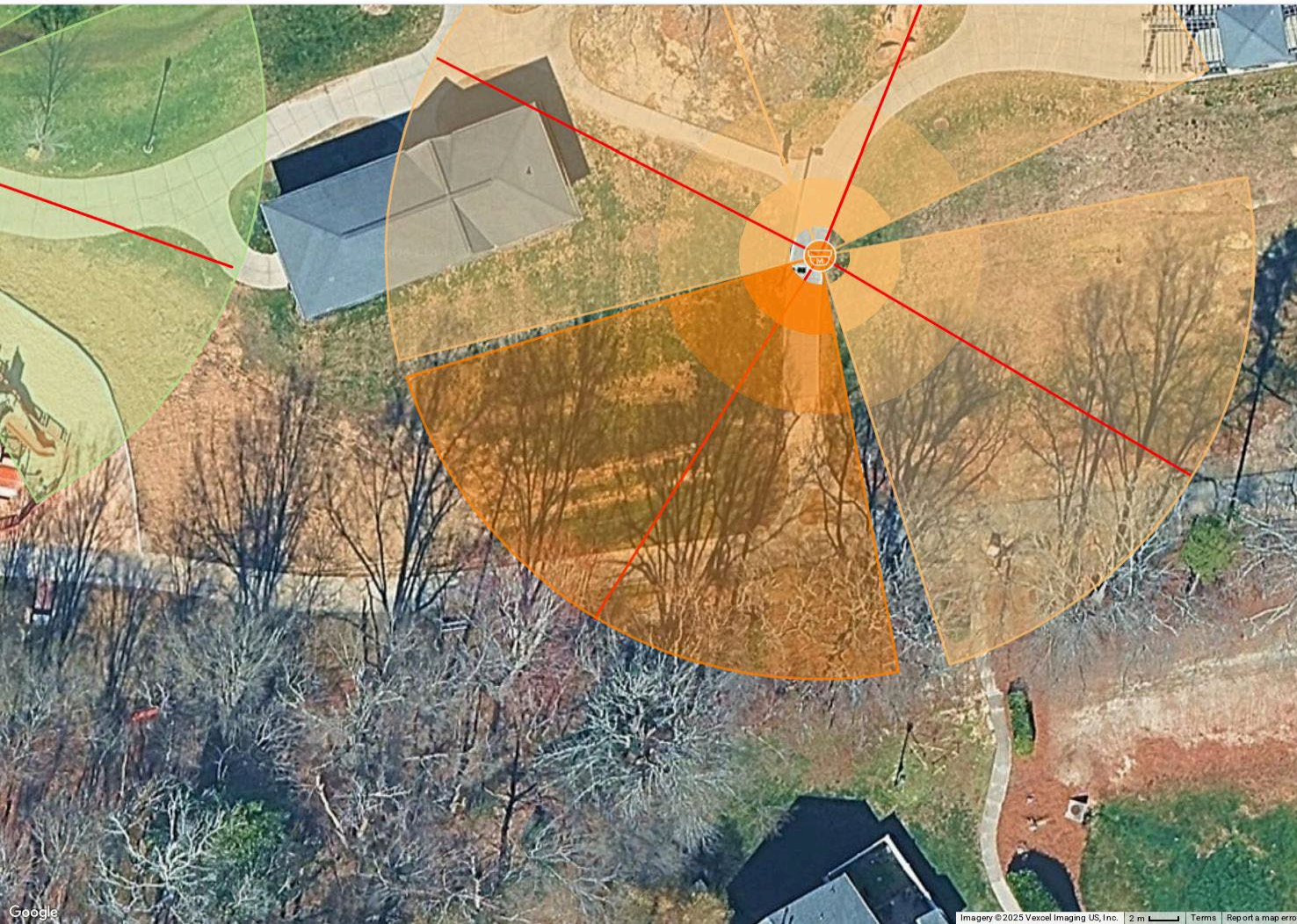
18.7 ppf
99 ft
Away

Warning results may vary depending on light and camera



Camera 7: Imager 3

Model: Verkada CH52-E (Single Imager) Resolution: 2688X1944
H AoV: 84° Distance: 98ft Width: 144.1ft PPF: 18.7
Imager: 1/2.8" Focal Length: 3.7 - 7.7mm Camera Height: 13.00ft Tilt: -32.16° Scene Height: 10.00ft



Day - Ideal

Dark With IR ▾



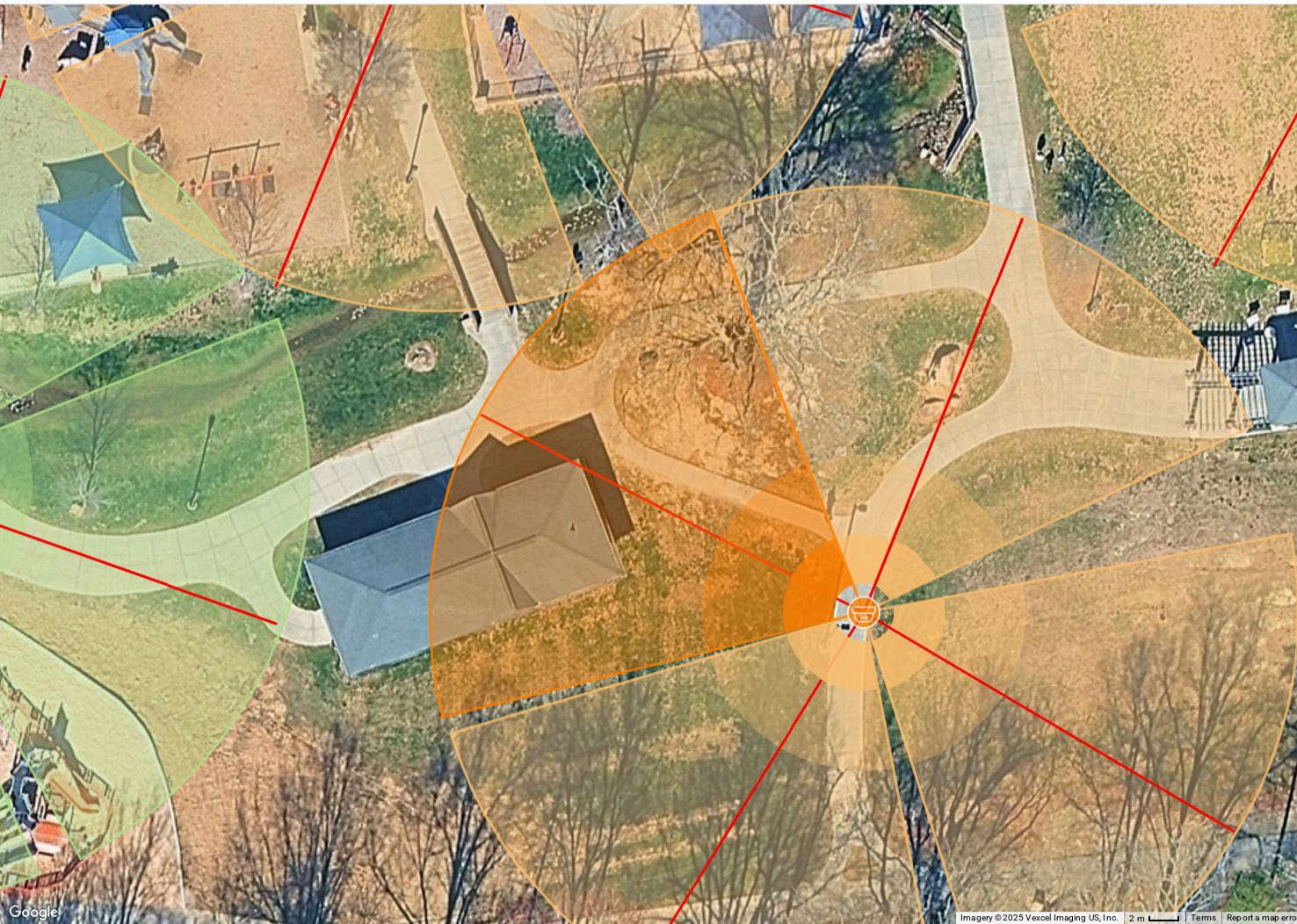
18.7 ppf
98 ft
Away

Warning results may vary depending on light and camera



Camera 7: Imager 4

Model: Verkada CH52-E (Single Imager) Resolution: 2688X1944
H AoV: 84° Distance: 99ft Width: 144.5ft PPF: 18.6
Imager: 1/2.8" Focal Length: 3.7 - 7.7mm Camera Height: 13.00ft Tilt: -32.00° Scene Height: 10.00ft



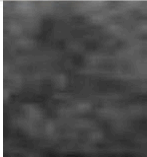
Day - Ideal

Dark No IR



18.6 ppf
99 ft
Away

Warning results may vary depending on light and camera



Camera 9: Imager 1

Model: Verkada CH52-E (Single Imager) Resolution: 2688X1944
HaoV: 85° Distance: 99ft Width: 145.8ft PPF: 18.4
Imager: 1/2.8" Focal Length: 3.7 - 7.7mm Camera Height: 13.00ft Tilt: -32.37° Scene Height: 10.00ft



Day - Ideal

Dark No IR

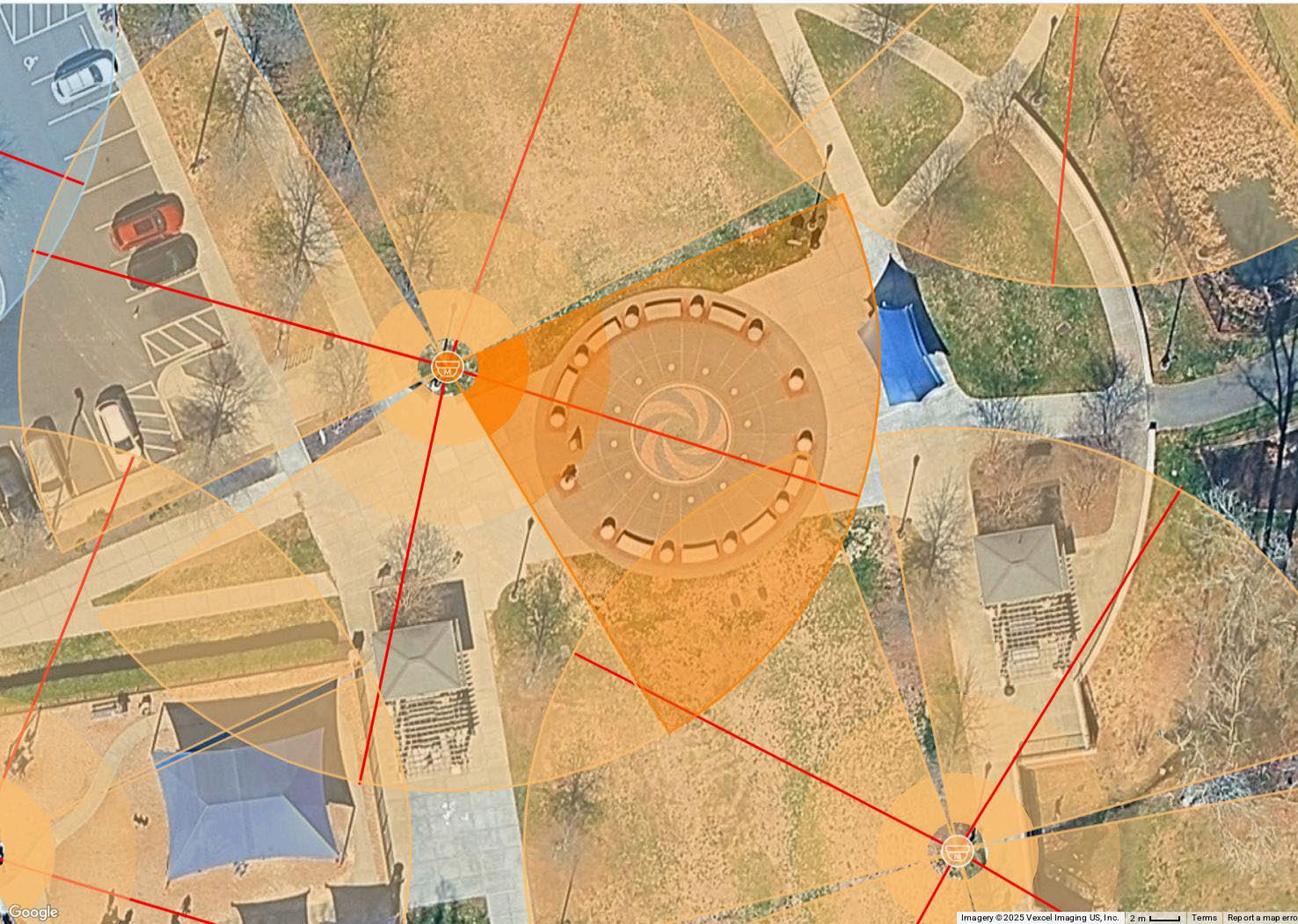


18.4 ppf
99 ft
Away

Warning results may vary depending on light and camera

Camera 9: Imager 2

Model: Verkada CH52-E (Single Imager) Resolution: 2688X1944
H AoV: 83° Distance: 98ft Width: 142.8ft PPF: 18.8
Imager: 1/2.8" Focal Length: 3.7 - 7.7mm Camera Height: 13.00ft Tilt: -31.80° Scene Height: 10.00ft



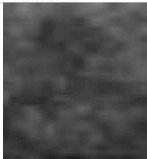
Day - Ideal

Dark No IR



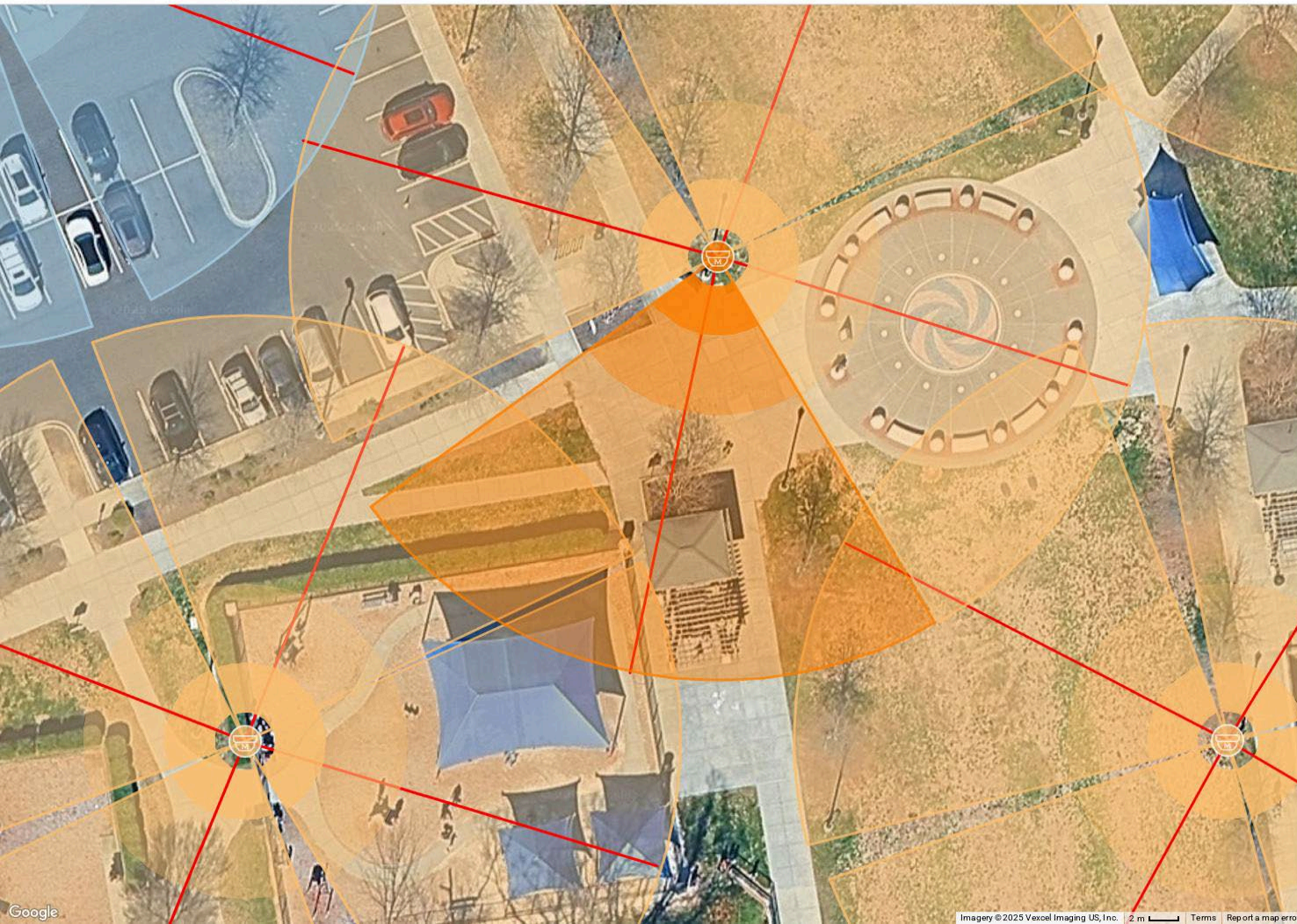
18.8 ppf
98 ft
Away

Warning results may vary depending on light and camera



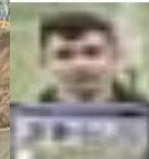
Camera 9: Imager 3

Model: Verkada CH52-E (Single Imager) Resolution: 2688X1944
HaoV: 84° Distance: 98ft Width: 144.0ft PPF: 18.7
Imager: 1/2.8" Focal Length: 3.7 - 7.7mm Camera Height: 13.00ft Tilt: -32.16° Scene Height: 10.00ft



Day - Ideal

Dark With IR



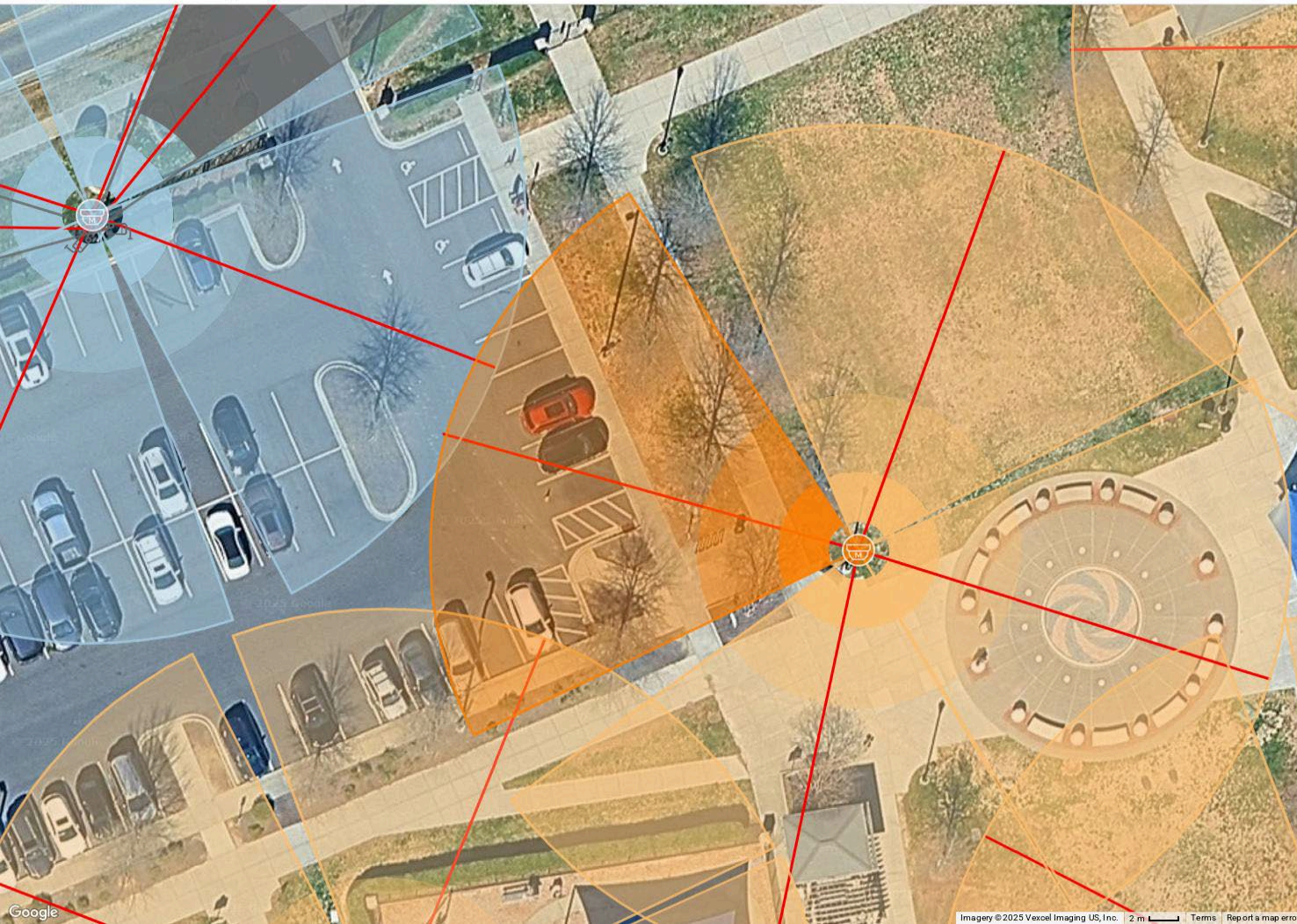
18.7 ppf
98 ft
Away

Warning results may vary depending on light and camera



Camera 9: Imager 4

Model: Verkada CH52-E (Single Imager) Resolution: 2688X1944
H AoV: 84° Distance: 98ft Width: 142.8ft PPF: 18.8
Imager: 1/2.8" Focal Length: 3.7 - 7.7mm Camera Height: 13.00ft Tilt: -32.02° Scene Height: 10.00ft



Day - Ideal

Dark With IR



18.8 ppf
98 ft
Away

Warning results may vary
depending on light and camera



Camera 11: Imager 1

Model: Verkada CH52-E (Single Imager) Resolution: 2688X1944
H AoV: 85° Distance: 98ft Width: 144.6ft PPF: 18.6
Imager: 1/2.8" Focal Length: 3.7 - 7.7mm Camera Height: 13.00ft Tilt: -32.39° Scene Height: 10.00ft



Day - Ideal

Dark With IR ▾



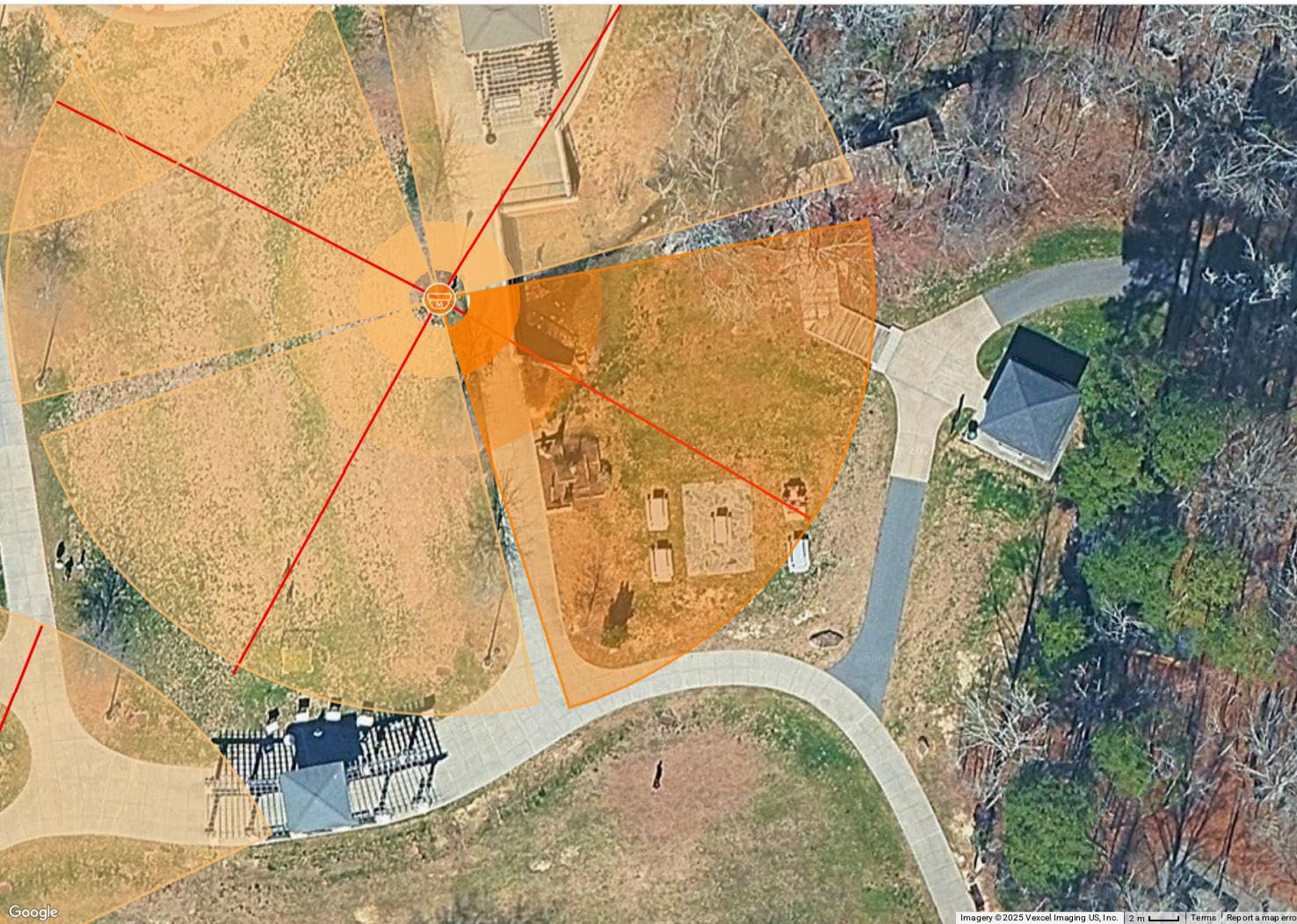
18.6 ppf
98 ft
Away

Warning results may vary
depending on light and camera



Camera 11: Imager 2

Model: Verkada CH52-E (Single Imager) Resolution: 2688X1944
H AoV: 83° Distance: 99ft Width: 143.9ft PPF: 18.7
Imager: 1/2.8" Focal Length: 3.7 - 7.7mm Camera Height: 13.00ft Tilt: -31.78° Scene Height: 10.00ft



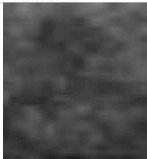
Day - Ideal

Dark No IR



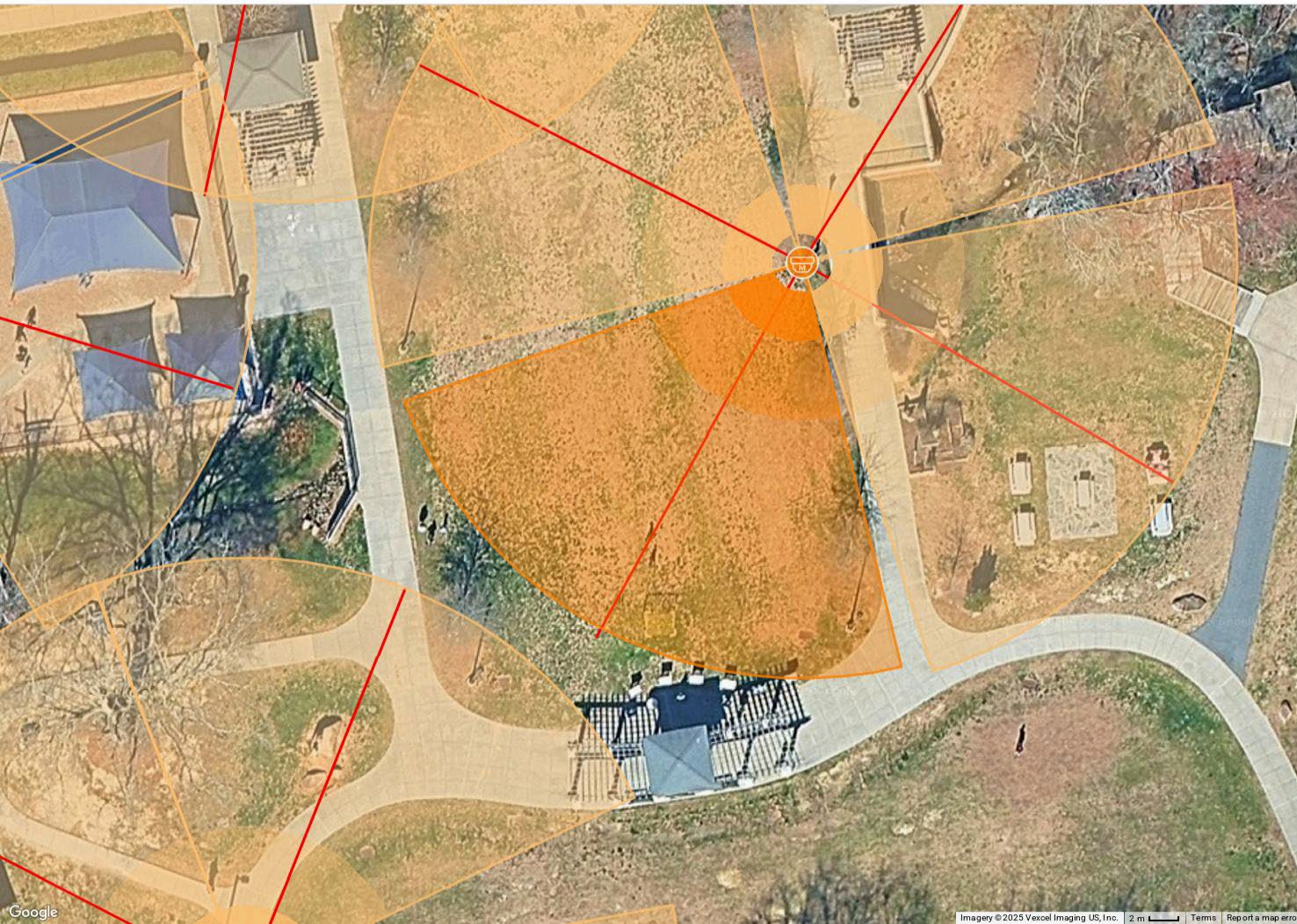
18.7 ppf
99 ft
Away

Warning results may vary depending on light and camera



Camera 11: Imager 3

Model: Verkada CH52-E (Single Imager) Resolution: 2688X1944
H AoV: 84° Distance: 96ft Width: 141.3ft PPF: 19.0
Imager: 1/2.8" Focal Length: 3.7 - 7.7mm Camera Height: 13.00ft Tilt: -32.20° Scene Height: 10.00ft



Day - Ideal

Dark With IR



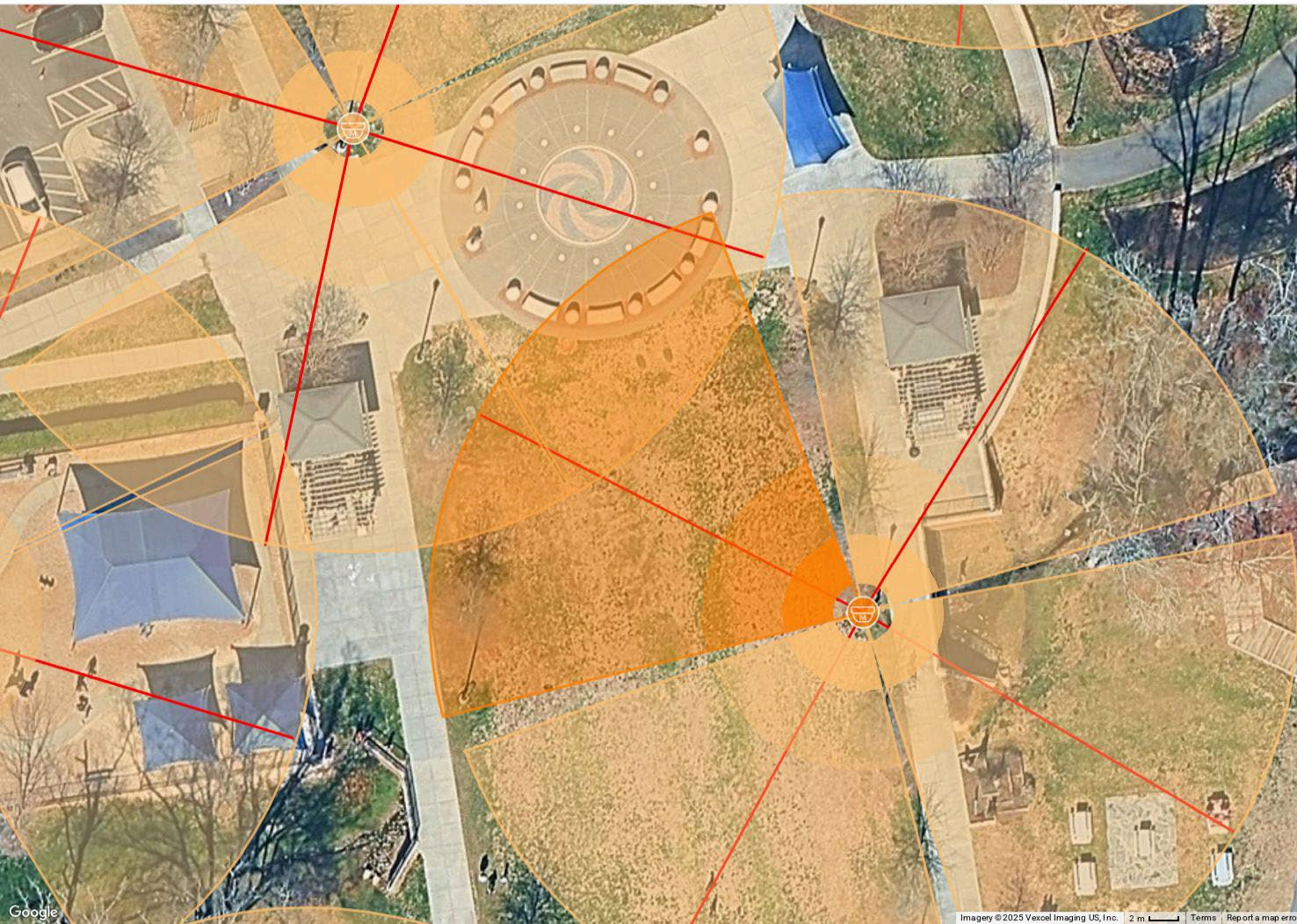
19.0 ppf
96 ft
Away

Warning results may vary
depending on light and camera



Camera 11: Imager 4

Model: Verkada CH52-E (Single Imager) Resolution: 2688X1944
HaoV: 84° Distance: 99ft Width: 144.5ft PPF: 18.6
Imager: 1/2.8" Focal Length: 3.7 - 7.7mm Camera Height: 13.00ft Tilt: -32.00° Scene Height: 10.00ft



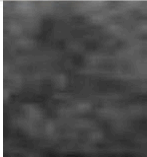
Day - Ideal

Dark No IR ▼



18.6 ppf
99 ft
Away

Warning results may vary depending on light and camera



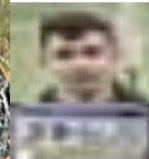
Stallings Park Camera Phase 1: Imager 1

Model: Verkada CH52-E (Single Imager) Resolution: 2688X1944
H AoV: 85° Distance: 98ft Width: 144.6ft PPF: 18.6
Imager: 1/2.8" Focal Length: 3.7 - 7.7mm Camera Height: 13.00ft Tilt: -32.39° Scene Height: 10.00ft



Day - Ideal

Dark With IR



18.6 ppf
98 ft
Away

Warning results may vary
depending on light and camera

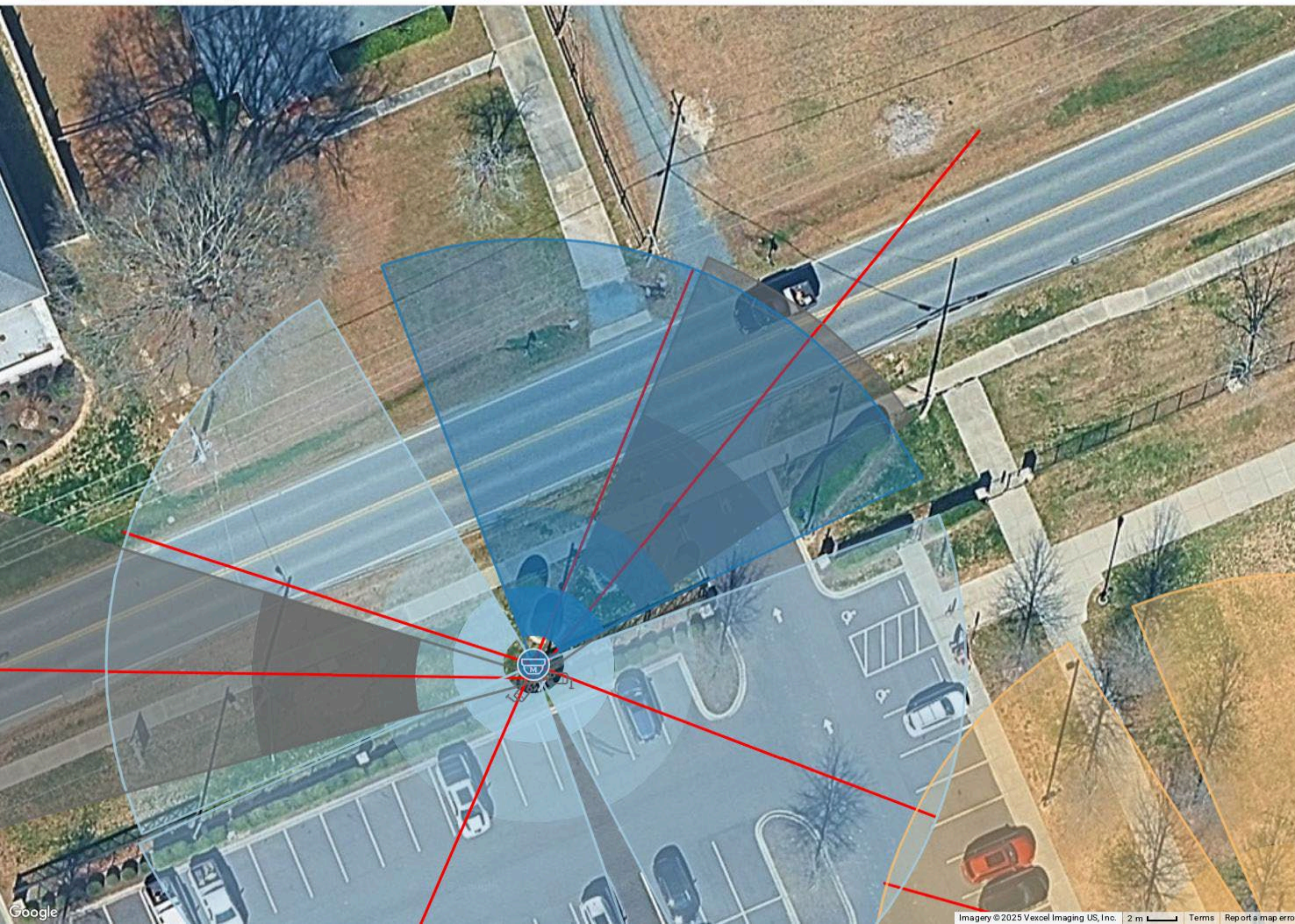


Stallings PD Camera Phase 1: Imager 1

Model: Verkada CH52-E (Single Imager) Resolution: 2688X1944

HAoV: 85° Distance: 99ft Width: 145.8ft PPF: 18.4

Imager: 1/2.8" Focal Length: 3.7 - 7.7mm Camera Height: 13.00ft Tilt: -32.37° Scene Height: 10.00ft



Day - Ideal

Dark No IR



18.4 ppf
99 ft
Away

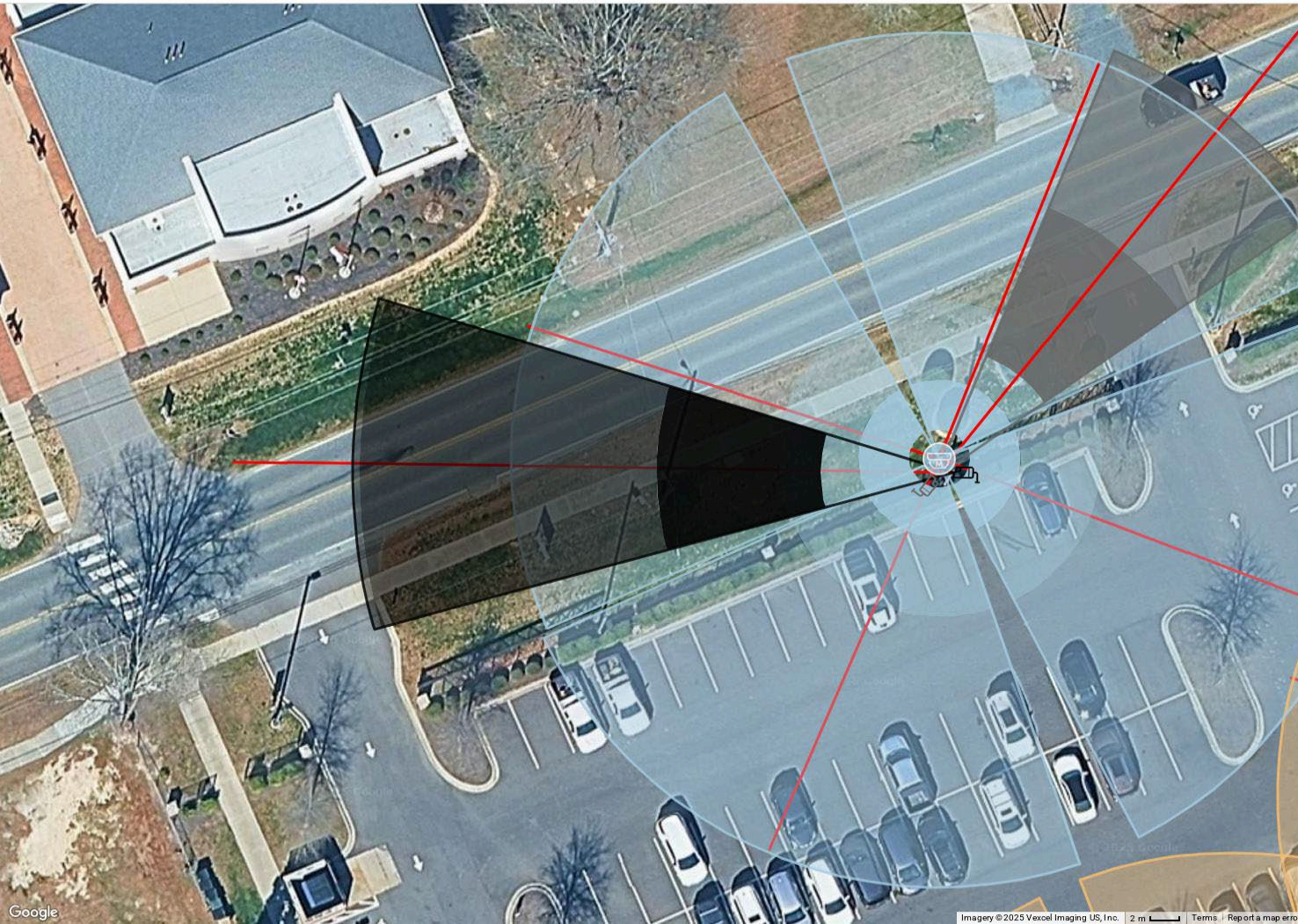
Warning results may vary
depending on light and camera



Stallings PD LPR Camera Phase 1



Model: Verkada CB62-TE Resolution: 4K
H AoV: 33° Distance: 137ft Width: 77.7ft PPF: 49.4
Imager: 1/2.8" Focal Length: 8 - 20mm Camera Height: 10.00ft Tilt: -9.15° Scene Height: 10.00ft



Day - Ideal



49.4 ppf
137 ft
Away

Warning results may vary depending on light and camera

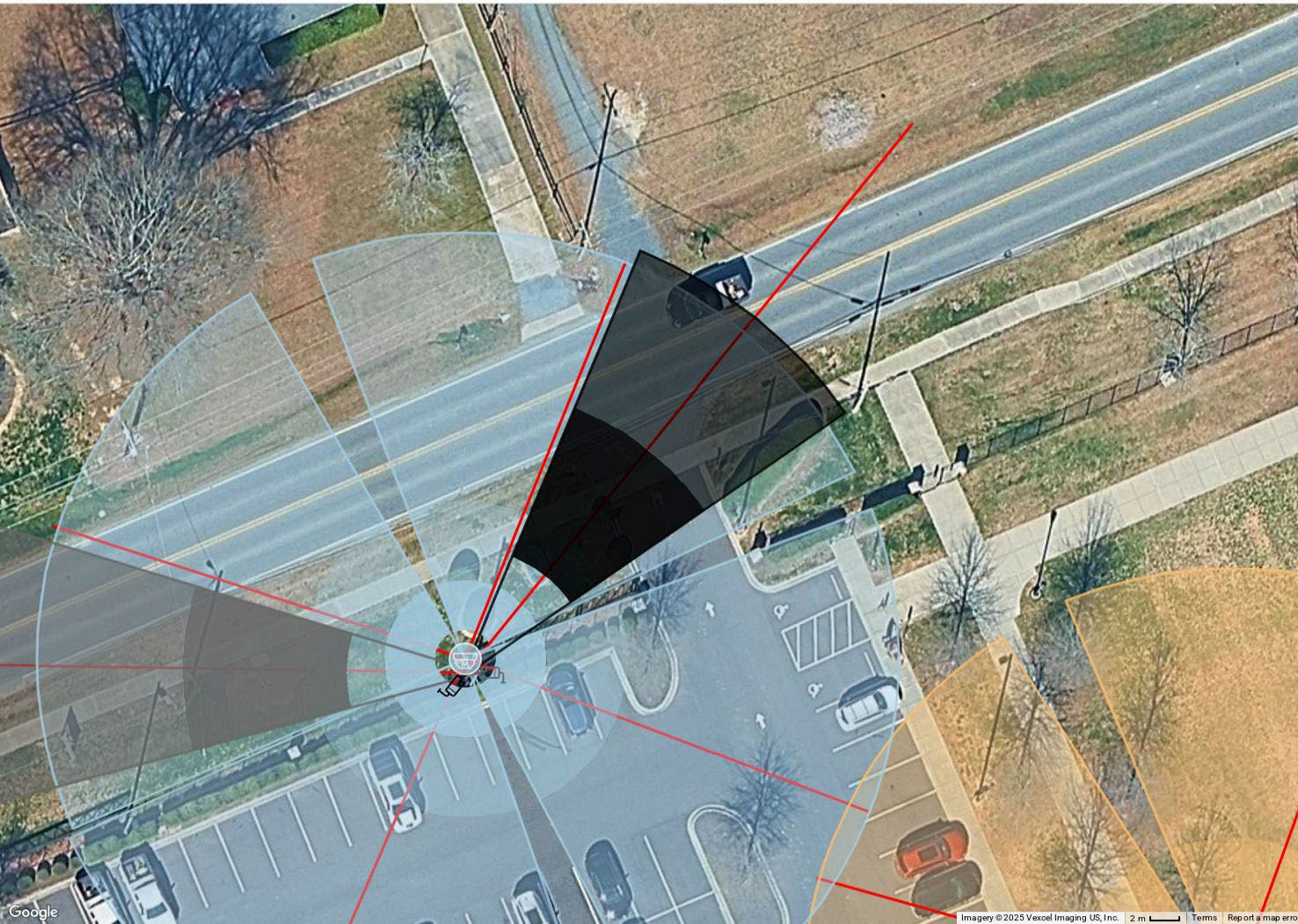
Dark With IR



Stallings PD LPR Camera Phase 1



Model: Verkada CB62-TE Resolution: 4K
HxV: 33° Distance: 107ft Width: 60.6ft PPF: 63.3
Imager: 1/2.8" Focal Length: 8 - 20mm Camera Height: 10.00ft Tilt: -9.15° Scene Height: 10.00ft



Day - Ideal



63.3 ppf
107 ft
Away

Warning results may vary depending on light and camera

Dark With IR



AMENDED BUDGET ORDINANCE – NO. 2
TOWN OF STALLINGS, NORTH CAROLINA
FISCAL YEAR 2025-2026

BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina, that the budget for fiscal year 2025-2026 is hereby amended as set forth below:

Category	Account Number	Net Increase or (Decrease)	Current Budget	Amended Budget
<u>General Fund:</u>				
<u>Revenue Budget</u>				
Unrestricted Fund Balance Appropriation - General Fund	10-99-3991-600	\$ 70,000	\$ 504,297	\$ 574,297
<u>Expense Budget - Parks & Recreation</u>				
Capital Outlay	10-80-6130-099	\$ 70,000	\$ 195,500	\$ 265,500

Explanation: To appropriate General Fund unrestricted fund balance to complete the Stallings Municipal Park camera project per the FY26 budget process.

This Amendment to the Budget Ordinance shall be effective upon adoption.

The said Budget Ordinance, except as amended, shall remain in full force and effect.

ADOPTED this the 11th day of August 2025.

Wyatt Dunn, Mayor

Erinn Nichols, Deputy Town Manager/Town Clerk



MEMO

To: Stallings Town Council
From: Eunice McSwain, Stallings Parks & Recreation – Parks Director
Via: Alex Sewell, Town Manager
Date: August 8th, 2025
RE: **Stallings Municipal Park Tennis/Pickleball Court Fence Replacement**

Background/Issue:

As part of the approved Fiscal Year 2026 (F26) budget, \$48,000 was allocated for the replacement of fencing at Stallings Municipal Park. This project included the installation of new fencing and maglocks to improve security and functionality at key access points around the Tennis/Pickleball Courts.

Following standard procurement procedures, the Town received three bids for the project from the following vendors:

- Superior Fence & Rail Inc.
- Matthews Fence & Supply
- Top Rail Fence

Although Matthews Fence & Supply initially submitted the lowest bid, they were unable to provide the required maglock security components—an essential part of the project. Because these would need to be sourced and installed separately, their total cost would ultimately exceed other bids, eliminating their position as the lowest overall bidder.

Proposal/Solution:

After careful evaluation, staff selected Top Rail Fence, the lowest bidder, as the most cost-effective and complete solution. Their proposal included all necessary fencing materials, installation, and maglock components, making them the most responsive and responsible bidder. The final project cost with Top Rail Fence came in at \$30,282, well below the original budget. This resulted in cost savings of \$17,718 to the Town.

In accordance with the Town of Stallings policy requiring Town Council approval for any contract exceeding \$30,000, staff is requesting to proceed with awarding the contract to Top Rail Fence in the amount of \$30,282 for the Stallings Municipal Park fence replacement project.

Although this contract comes in significantly under budget, the total cost exceeds the \$30,000 threshold and therefore requires Council's approval prior to execution.

Requested Actions:

- 1) Staff requests Council authorize the Town Manager to enter into contract with Top Rail Fence for the Tennis/Pickleball Court Fence Replacement.



MEMO



To: Mayor and Town Council
From: Dennis Franks, Chief of Police
Via: Alex Sewell, Town Manager
Date: August 6, 2025
RE: new vehicle purchases

The Town approved funding for four new police vehicles in the FY25-26 budget. The Stallings Police Department was able to locate four Dodge Durango, police package vehicles, under North Carolina state contract.

Each patrol vehicle costs \$43,672.23 and one administrative vehicle costs \$43,070.63 for a total of \$174,087.32, plus the upfit costs of for a total expenditure of \$242,884.19, all of which was budgeted for.

Requested Action:

I am requesting the Town Council approve the purchase and upfit of these four vehicles.



MEMO

To: Stallings Town Council
Via: Alex Sewell, Town Manager
From: Jessie Williams, Finance Officer
Date: August 11, 2025
RE: **Amended Budget Ordinance No. 3**

The Town of Stallings and Land Owners, Land Investments, LLC and JLA3, LLC, entered into a Reimbursement and Indemnity Agreement on February 28, 2025. The Land Owners agreed to solely cover all costs associated with the Town's eminent domain acquisition of Stinson Farms right of way and easements and to date, have been timely in all reimbursements to the Town.

The FY26 budget was adopted with \$10,000 in both revenues and expenditures for these activities. As of July, this expenditure budget was fully depleted and additional expenditures are already on the horizon.

Staff is requesting a budget amendment to appropriate additional funding and to recognize the corresponding reimbursements for costs related to these activities.

Requested Action:

Adoption of attached Amended Budget Ordinance 3

AMENDED BUDGET ORDINANCE – NO. 3

TOWN OF STALLINGS, NORTH CAROLINA

FISCAL YEAR 2025-2026

BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina, that the budget for fiscal year 2025-2026 is hereby amended as set forth below:

Category	Account Number	Net Increase or (Decrease)	Current Budget	Amended Budget
<u>General Fund:</u>				
<u>Revenue Budget</u>				
Condemnation	10-00-3839-805	\$ 60,000	\$ 10,000	\$ 70,000
<u>Expense Budget - Administration</u>				
Condemnation	10-00-4120-095	\$ 60,000	\$ 10,000	\$ 70,000

Explanation: To recognize additional reimbursement funds related to the Stinson Farms eminent domain acquisition.

This Amendment to the Budget Ordinance shall be effective upon adoption.

The said Budget Ordinance, except as amended, shall remain in full force and effect.

ADOPTED this the 11th day of August 2025.

Wyatt Dunn, Mayor

Erinn Nichols, Deputy Town Manager/Town Clerk



MEMO

To: Town Council
From: Max Hsiang, Planning Director
Date: August 11, 2025
RE: **CZ25.03.01 – Hendrick Advanced Manufacturing Campus**

Conditional Zoning: Hendrick Advanced Manufacturing Campus

The conditional zoning has been submitted for the Hendrick Parcels site in Stallings to support the future development of an advanced manufacturing campus. The area is located at Matthews Indian Trail Rd and includes 5 parcels, Parcel ID#’s 07126043B, 07102030C, 07102030A, 07126042, and 07126042A. Although a traditional site plan has not been provided (due to the absence of a confirmed end user or finalized development proposal) the approved rezoning establishes development standards to guide all future, site-specific plans. This approach offers flexibility for phased implementation while ensuring alignment with area goals.

Zoning and Vision:

The property is currently zoned Commercial Hwy 74 (C-74). A rezoning request has been submitted to change the designation to Conditional Zoning–Industrial (CZ-IND) to allow advanced industrial uses. This request aligns with the Town’s Comprehensive Land Use Plan and the Small Area Plan, both of which show economic development and the creation of high-quality employment opportunities. The long-term vision is to establish a state-of-the-art advanced manufacturing campus supported by modern infrastructure and amenities.



Permitted Uses and Campus Appearance:

Future uses will comply with IND zoning requirements. Development standards will ensure the use of high-quality materials, inclusion of Class A office space, and a consistent approach to signage, fencing, and landscaping throughout the campus.

Transportation and Parking:

Conceptual plans have outlined both internal and external roadway connections. Full traffic impact analyses will be conducted as individual phases move forward. Coordination with NCDOT and CATS is anticipated, particularly regarding the potential integration of the Silver Line light rail.

Development Standards and Compliance:

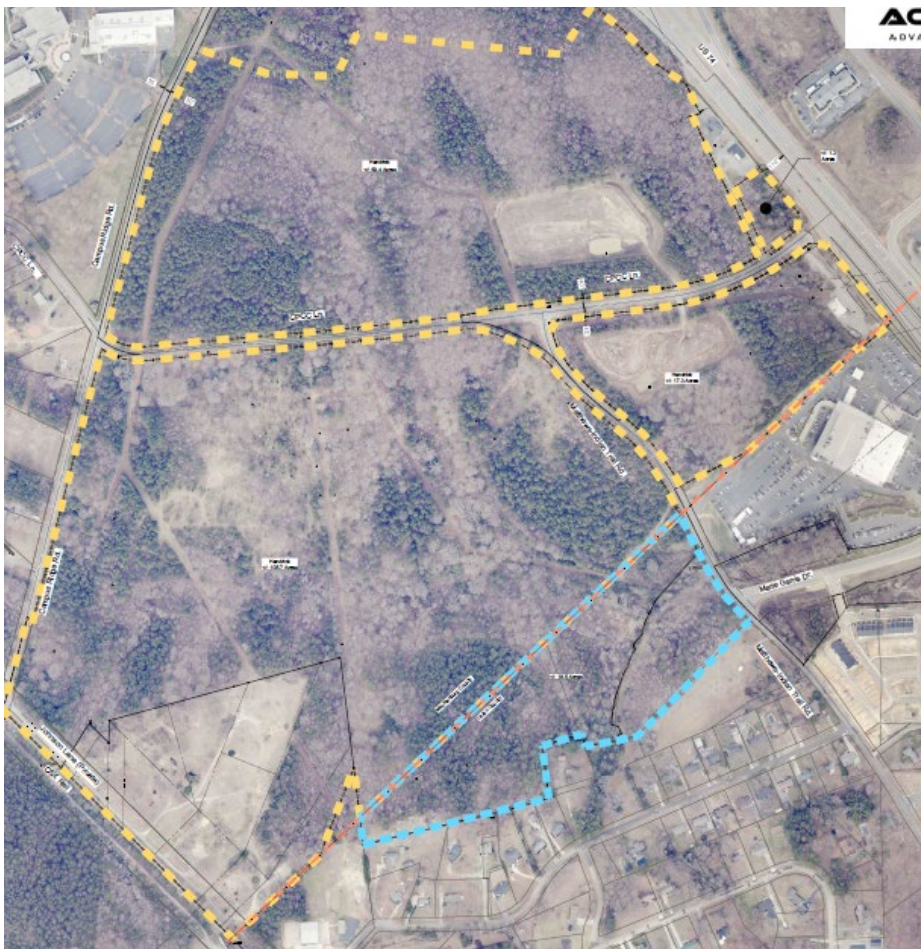
The development will meet applicable Stallings ordinances related to building dimensions, stormwater management, signage, and streetscape design. While formal architectural review is not required, all building designs will be coordinated with Town staff to ensure alignment with broader design goals located within the Development Standards list, which will be attached to the Conditional Zoning.

Regional Context:

The Town of Matthews (within the yellow boundary) has recently approved comparable development standards for adjacent property to the north. As a result, street layouts, parking configurations, and architectural elements are expected to align across municipal boundaries, promoting cohesive development between Stallings (within the blue boundary) and Matthews.

Town of Matthews Links:

- Here is the approved rezoning in Matthews: <https://www.matthewsnc.gov/files/documents/2023-1APPROVED1318114855061323AM.pdf>
- The Matthews staff report is here: <https://www.matthewsnc.gov/files/documents/2023-1StaffReport1318101203040423AM.pdf>

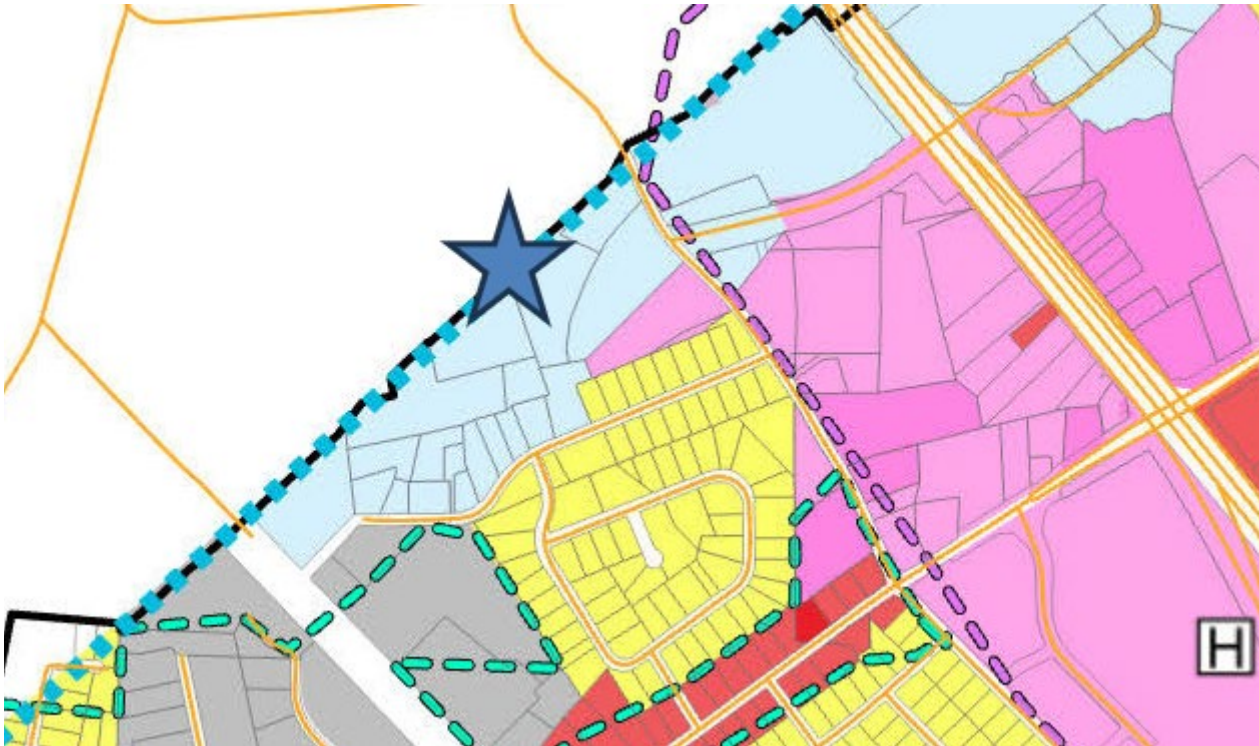


Conditional Zoning Conditions:

These conditions (if approved) within the Development Standards list will be legally binding and will remain in effect for any future owners or developers. They provide a clear, enforceable path to achieving high-quality industrial development, regardless of the final layout or phasing.

Future Land Use:

The Comprehensive Land Use Plan identifies this area for Suburban Office Center for Future Land Use. This CZ complies with the goals of future land use by recommending and providing opportunities for employment and large-scale professional offices.

**Staff Recommendations:**

Staff, along with Planning Board, recommends approval of CZ25.03.01 as submitted. It meets the goals of the Comprehensive Land Use Plan and Economic Development Plan by providing employment, office, and commercial opportunities in the area.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ25.03.01

REQUEST: The conditional zoning has been submitted for the Hendrick Parcels site in Stallings 18.4 acres in size at Parcel Numbers 07126042 07126042A 07102030A 07126043B 07102030C to support the future development of an advanced manufacturing campus.

WHEREAS, The Town of Stallings Town Council, hereafter referred to as the “Town Council”, adopted the Stallings Comprehensive Land Use Plan on November 27, 2017; and

WHEREAS, the Town Council finds it necessary to adopt a new land development ordinance to maintain consistency with the Comprehensive Land Use Plan; and

WHEREAS, the Town Council finds it necessary to revise the Unified Development Ordinance to comply with state law found in NCGS § 160D.

WHEREAS, the Town Council finds it necessary to consider the Planning Board’s recommendations.

THEREFORE, The Town Council hereby votes that the proposed zoning amendment is **consistent/inconsistent** and **reasonable/unreasonable** with the Comprehensive Land Use Plan adopted on November 27, 2017, based on the goals and objectives set forth in the document of promoting quality development and consistency with all state-mandated land use regulations established through NCGS § 160D. The Town Council **Approves/Denies** the proposed amendment and stated that the Town Council finds and determines that the zoning amendment is **consistent/inconsistent** and **reasonable/unreasonable** with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan for the following reasons:

- 1) The request aligns with the goals of the Comprehensive Land Use Plan and Future Land Use of Suburban Office Center
- 2) The request aligns with the goals of the Economic Development Plan.

Adopted this the __ day of _____, 2025

Mayor

Attest:

Town Clerk

April 22, 2025





Vision

Our vision is a world-class advanced manufacturing campus, bringing together an interconnected community of makers, designers, entrepreneurs, researchers, and academics engaged in both nationally and internationally renowned businesses to create a place where quality, dynamic careers develop and expand for decades.

The campus will accommodate the mix of capabilities and supporting services for advanced manufacturing to flourish. National-scale site selection marketing will present this development to premier manufacturers operating in the United States.

Vision

Target Sectors

Aerospace

Communications

Defense

Electronics

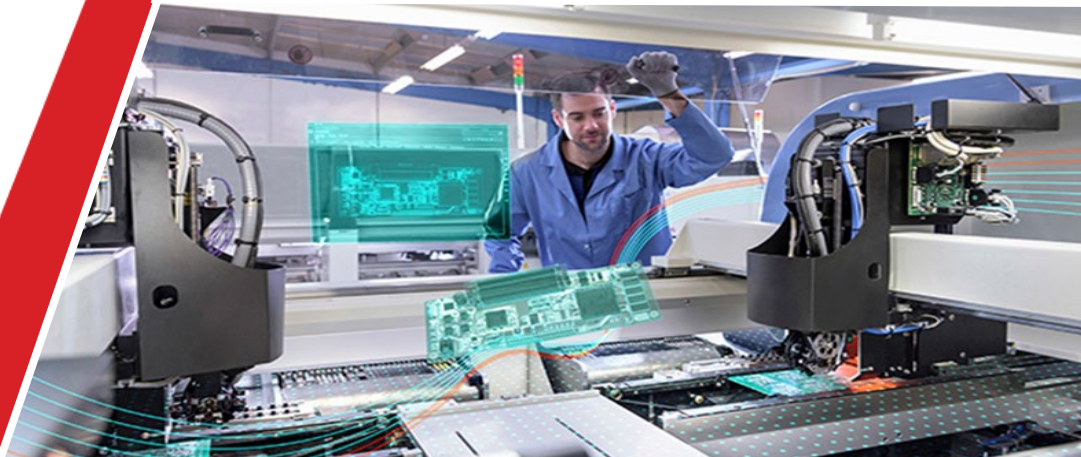
Energy

Machinery

Medical

Robotics

Transportation



Vision

Related Processes

Additive Manufacturing

Advanced Materials

CNC & Robotics

Fusion Welding

Test & Calibration

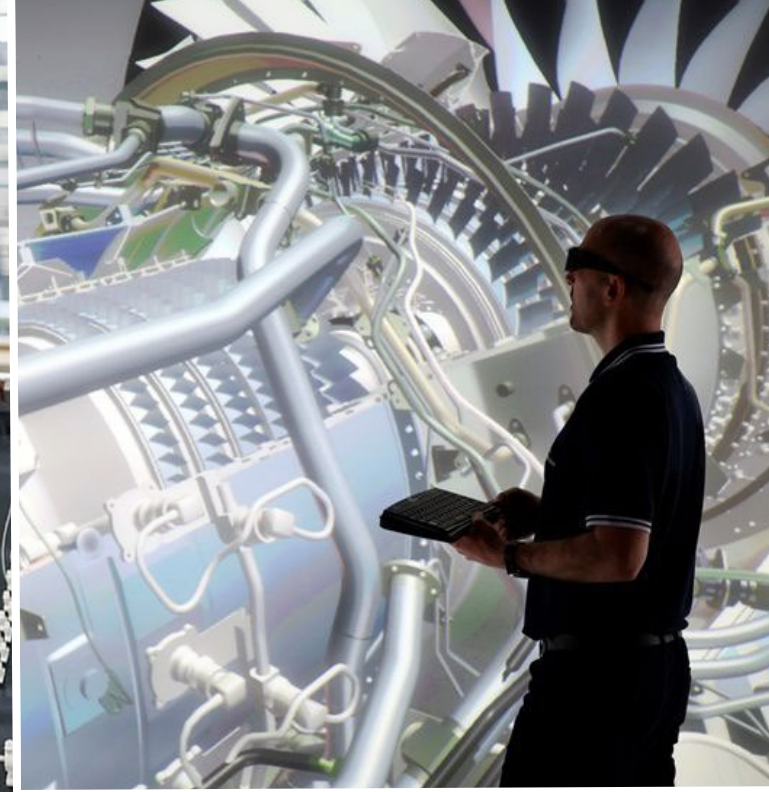
Prototyping

Technical MRO

Precision Coatings

Metrology

Distribution



Vision

Park Features

Assured Development
Readiness

Space to Grow

Electric Infrastructure

Truck Access

Rail Service

Transit

Tech Training (CPCC)

Industry Incubator
(defense, medical)

**includes proposed
features*



Vision

Area Features

Safe & Vibrant Community
Highway Connectivity
International Airport Hub
Access to Seaports
Workforce (NC 1st)
Strong Economy (NC 3rd)
Access to Capital (NC 6th)
Research Funding (NC 6th)

**Top States for Business,
2023 CNBC Study*



 NORTH CAROLINA

**AMERICA'S TOP STATE
FOR BUSINESS
2023**



Advanced Manufacturing Park

Rotherham, South Yorkshire (UK)

150 acres

Advanced Manuf Park

Development

1.6m SF of space
delivered in 10 years

Over 2,500 jobs

Partnership with the
co-located University
of Sheffield, including a
new Advanced
Manufacturing
Research Centre

World class businesses
operating, including,
Rolls Royce, Boeing
and McLaren
Automotive

The Advanced Manufacturing Park (AMP) is the UK's premier advanced manufacturing technology park, providing world-class advanced manufacturing technology solutions to ensure repetitive advantage for industry.

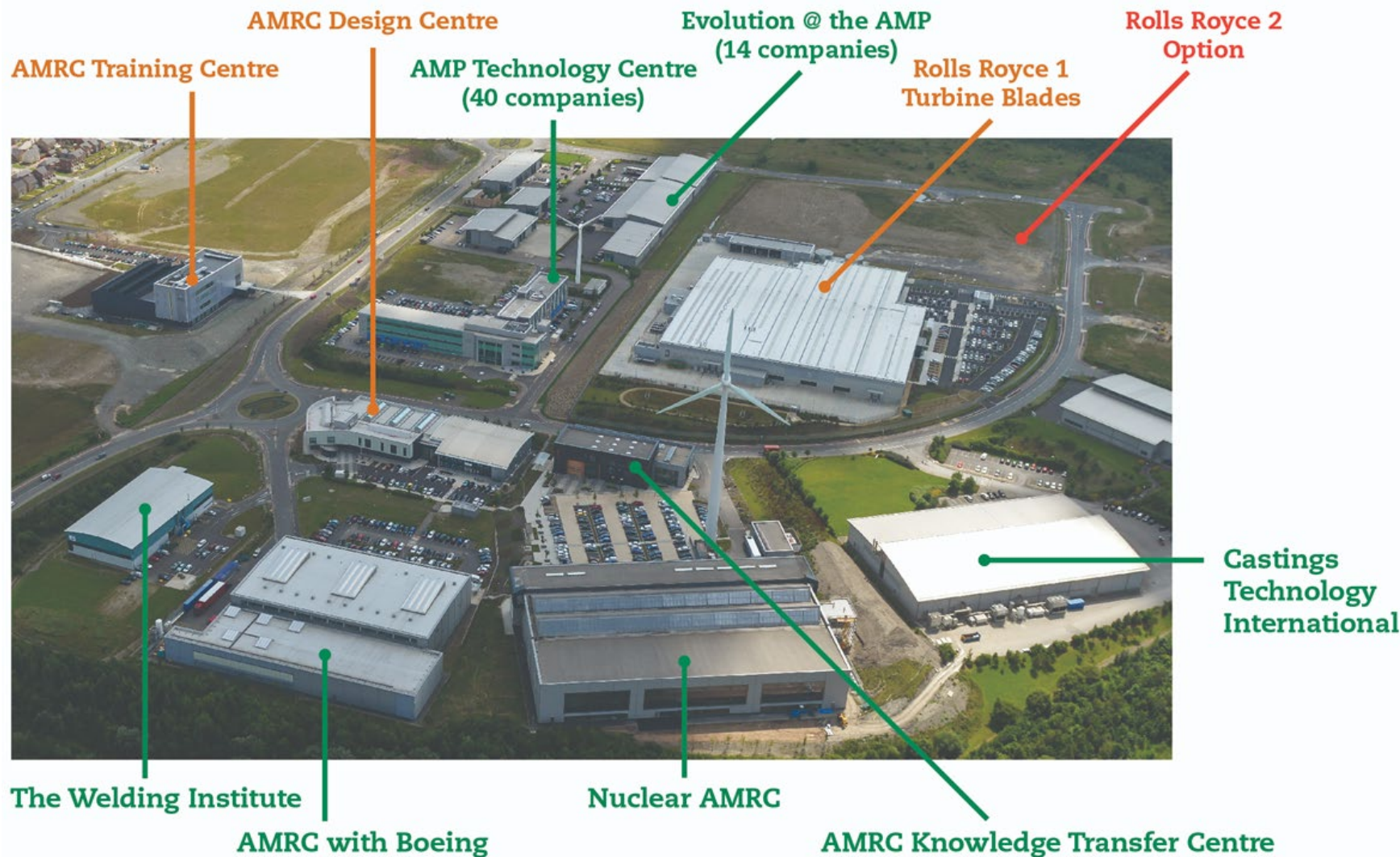


Advanced Manuf Park

Project Video

<https://www.youtube.com/watch?v=vusaYhlgzFY>





- Operational facilities
- Recently opened
- Outline planning application

Reference Example 2

Eli Lilly

Concord, NC

\$1 billion

Eli Lilly

Manufacturing Facility

Estimated 600 jobs

Average salary estimate
\$70,000

Local education program
partnerships

Estimated \$5.7 billion
economic impact over 12
years

Construction start 2023

800k SF across five
buildings

400 acres

Eli Lilly breaks ground on \$1 billion, 600-job project in Concord

Eli Lilly breaks ground on \$1 billion, 600-job project in Concord

Victoria Young Jun 15, 2022 Updated 12 hrs ago 1



Lilly



Advanced Manufacturing Campus

Concord, NC

AMC Concord

Development

Estimated 1,000 jobs

Operations include
automotive engineering,
motorsports, defense
manufacturing production
and innovation

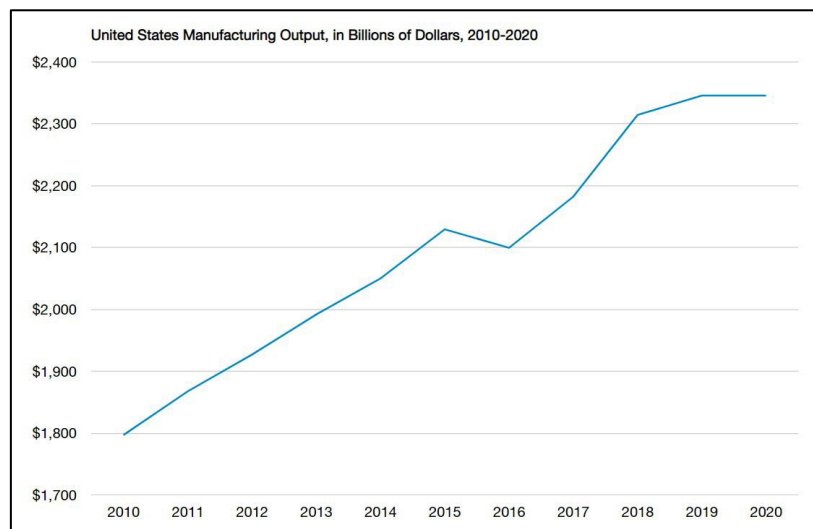
Development started in
2020

1,200 SF across five new
buildings

Approx. 90 acres



Advanced Manufacturing is Expanding in the U.S.



U.S. Department of Defense

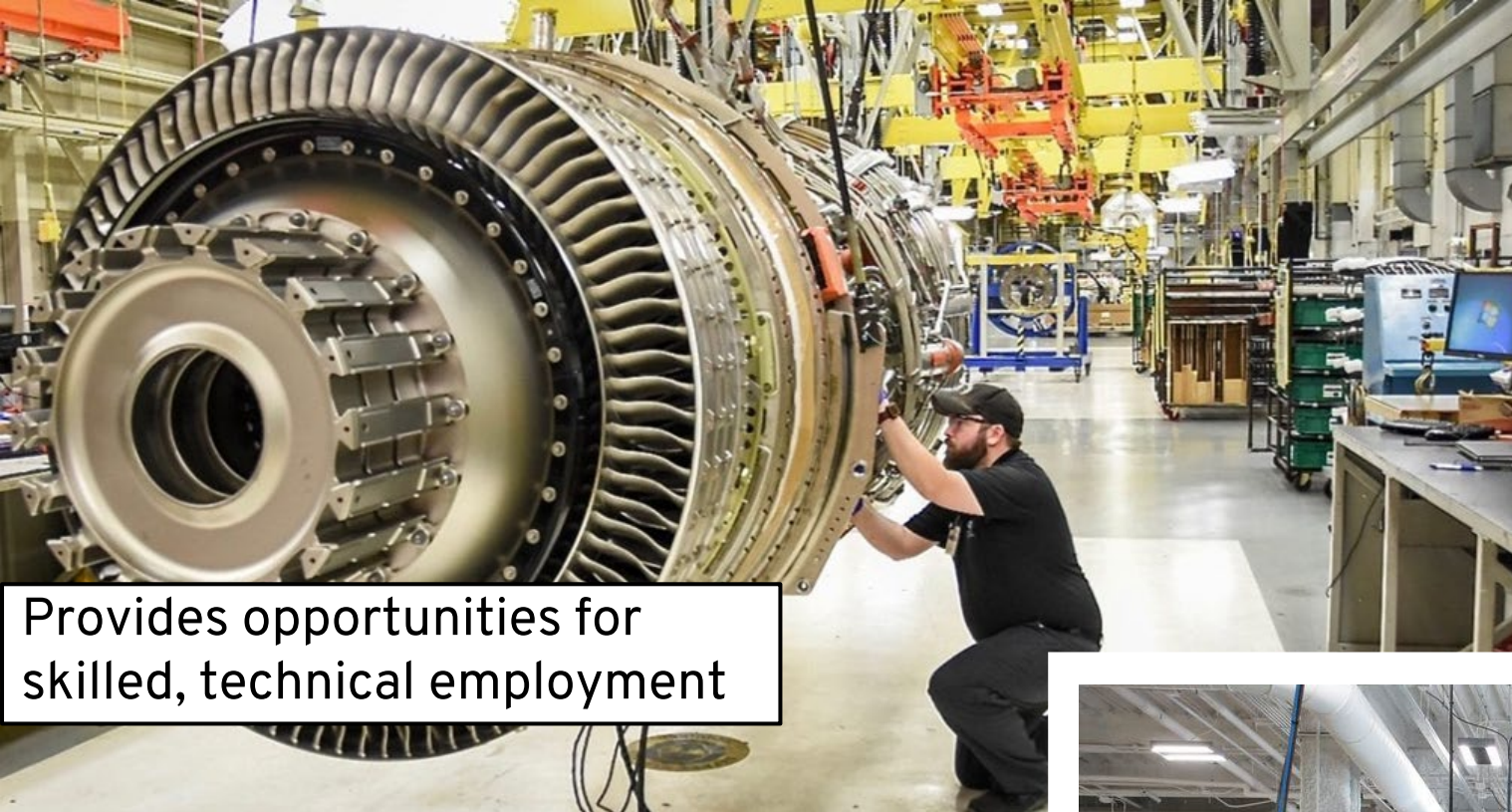
U.S. Manufacturing Ecosystem Key to Economic Growth,
Innovation, Competitiveness

Oct. 14, 2022 | By [Devon Bistarkey](#) | [f](#) [t](#) [r](#)

McKinsey
& Company



August 29, 2022 | Article



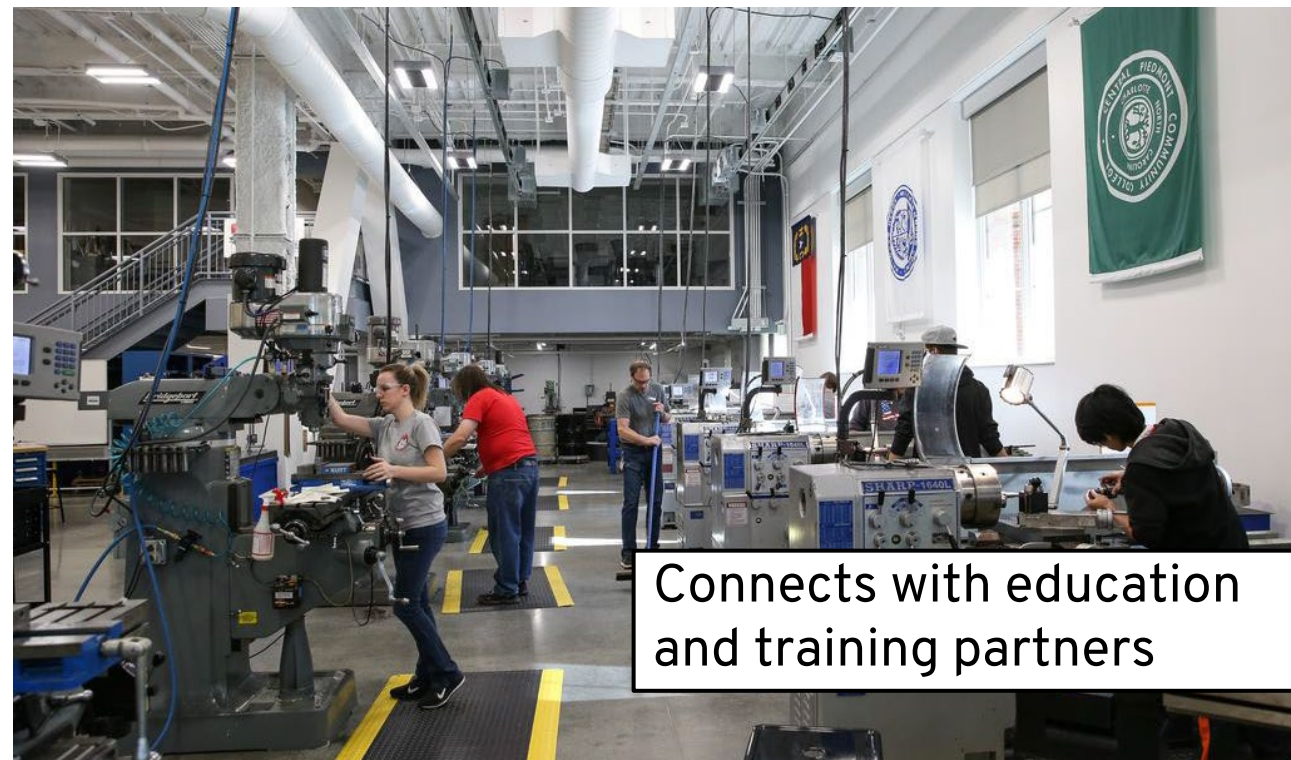
Provides opportunities for skilled, technical employment



Drives long-term economic impact

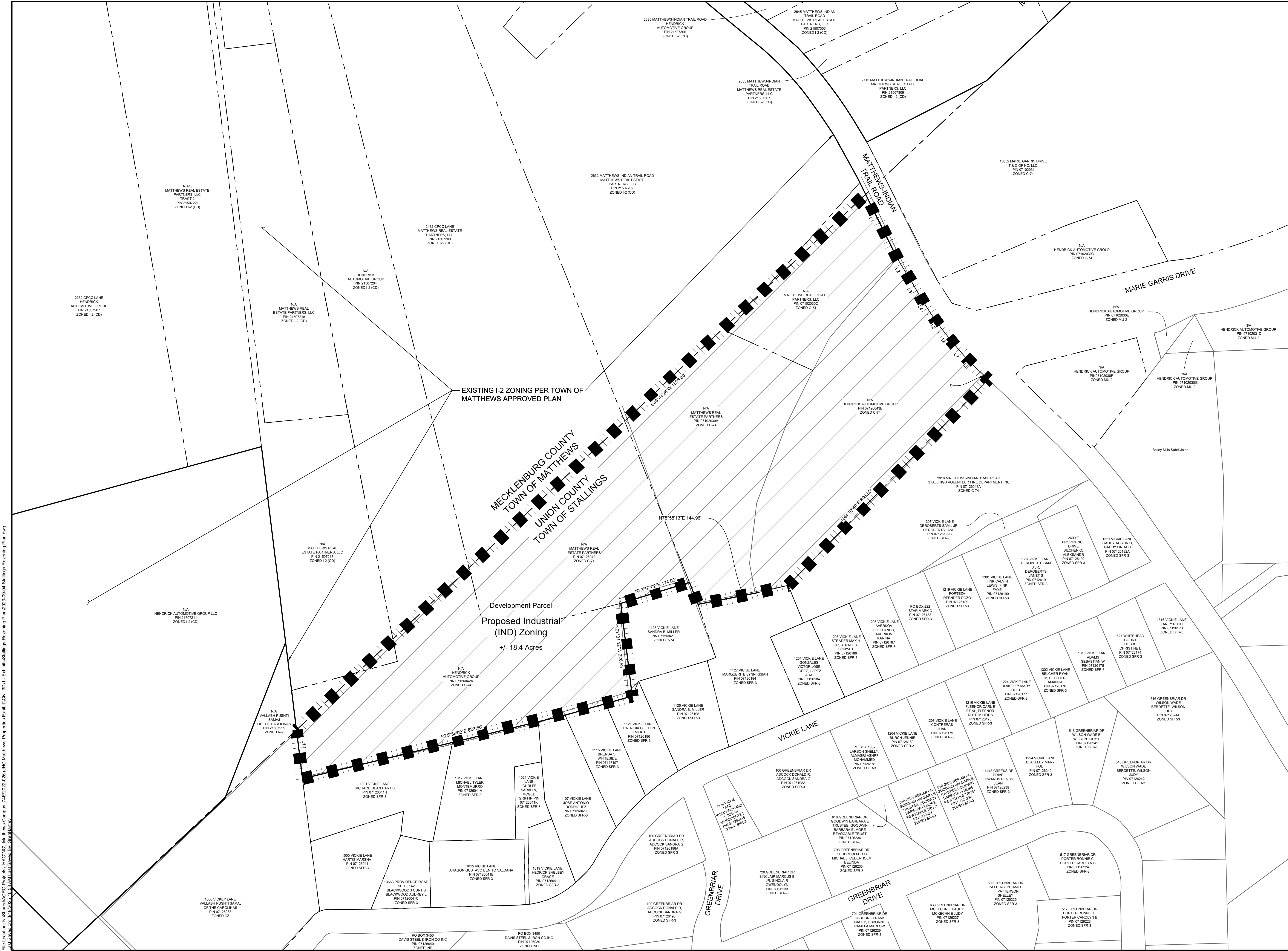


Integrates on-site technology investment



Connects with education and training partners

File location: N:\Shared\ACRO Projects\HAG\NC\1_Matthews Properties Exhibit\Civil 3D\1 - Exhibits\Stallings Rezoning Plan\2023-09-04 Stallings Rezoning Plan.dwg
Last Saved on: 9/18/2025, 10:53 AM Last Saved By: Goshetty



VICINITY MAP
NOT TO SCALE

Line Table		
LINE #	DIRECTION	LENGTH
L1	N26°25'00"W	176.80
L2	N31°26'17"W	71.11
L3	N29°50'23"W	41.94
L4	N32°40'25"W	41.94
L5	N35°30'27"W	41.94
L6	N38°20'30"W	41.94
L7	N41°10'33"W	41.94
L8	N44°00'34"W	41.94
L9	N46°50'38"W	41.94
L10	S07°05'08"E	119.20

Site Development Data:

Tax Parcel Numbers:
07102030A, 07102030C, 07126042,
07126042A, 07126043B
Site Acreage = 18.4 +/-

Existing Zoning: US 74 Commercial (C 74)

Proposed Zoning: Industrial (IND)

Existing Use: Vacant land.



PREPARED BY
ACRO
DEVELOPMENT SERVICES
LAND SURVEYING-CIVIL ENGINEERING

601 S. Cedar Street, Suite 101
Charlotte, NC 28202
P: 980-224-8518
E: acro@acro-ds.com

PROJECT LOCATION
TOWN OF STALLINGS
MECKLENBURG & UNION COUNTY
NORTH CAROLINA

PROJECT NAME
ZONING MOTION
HENDRICK PARCELS

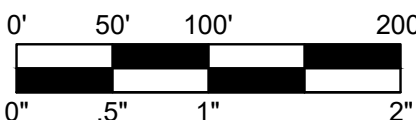
PROJECT NUMBER
2022-026

EXHIBIT TITLE
REZONING
EXHIBIT

SHEET NUMBER
1/1

DATE
03/10/2025

SCALE: 1" = 100'



DEVELOPMENT STANDARDS – Hendrick Parcels – Town of Stallings

Current property owner of the area depicted on the Rezoning Plan has agreed to the following conditional notes to be placed in effect in accordance with the Stallings Development Ordinance, amended May 13, 2024.

1. GENERAL PROVISIONS

- a. These Development Standards as shown on the Rezoning Plan (the “**Rezoning Plan**”) associated with the Rezoning Application filed by the Town of Stallings (the “**Applicant**”) to accommodate an industrial development on approximately 18.4 acres site located south of I-485, west of US-74, east of the CSX Railway, and to the Mecklenburg-Union County line to the North, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the “**Site**”). The Site is comprised of Union County Tax Parcels 07102030A, 07102030C, 07126042, 07126042A, and 07126043B.
- b. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards, and the applicable provisions of the Town of Stallings Development Ordinance (the “**Ordinance**”).
- c. The development of the Site may occur in multiple phases. Phases will be coordinated with the Town as each Development Parcel site plan is created.
- d. Administrative amendments to the Rezoning Plan may be requested pursuant to Section § 5.2-(B) of the Ordinance without processing a formal amendment.
- e. Owner vision – Advanced Manufacturing Campus

Our vision is a world-class advanced manufacturing campus, bringing together an interconnected community of technical businesses to create a place where quality, dynamic careers develop and expand for decades. The campus will accommodate the mix of capabilities and supporting services for advanced manufacturing to flourish.

This vision aligns with the 2017 Comprehensive Land Use Plan by helping provide a broad tax base that will help utilize the skilled workforce present in the Town and surrounding areas as development will be chiefly shaped around the objective of creating high-quality employment.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

- a. Permitted Uses-The Site may be developed for uses identified in the Industrial (IND) zoning district of the Ordinance with following modifications and exclusions.
- b. Manufacturing – Any portion of the Site developed for heavy manufacturing will comply with North Carolina Department of Environmental Quality regulations.

DEVELOPMENT STANDARDS – Hendrick Parcels – Town of Stallings

c. Prohibited Uses- The below uses shall be prohibited from being developed in the area depicted on the Rezoning Plan.

- i. Adult establishments
- ii. Bakery
- iii. Bulk Mail and Packaging
- iv. Crematorium
- v. Dance School/Academy
- vi. Day Care Center- as a primary use.
- vii. Florist
- viii. Garden center or retail nursery
- ix. Gymnastics/Cheerleading Academy
- x. Home Occupation
- xi. Junked motor vehicle storage as accessory use
- xii. Kennels or pet grooming w/outdoor pens or runs
- xiii. Kennels or pet grooming, no outdoor pens or runs
- xiv. Market Showroom (Furniture, Apparel, etc.)
- xv. Martial Arts Instructional Schools
- xvi. Paint and Wallpaper Sales
- xvii. Pest or termite control services
- xviii. Taxidermist
- xix. Tire sales, motor vehicle
- xx. Truck and Utility Trailer Rental and Leasing
- xxi. Vending machine – outdoor (with or without advertising copy)
- xxii. Veterinary services, large animal
- xxiii. Veterinary services, pet grooming, without outdoor kennels or runs
- xxiv. Veterinary service w/outdoor kennels and/or runs
- xxv. Warehouse (General storage, enclosed, no outdoor storage) - Except in support of manufacturing uses.
- xxvi. Warehouse (Self-storage with outdoor storage)

DEVELOPMENT STANDARDS – Hendrick Parcels – Town of Stallings

- xxvii. Yard Sale
- xxviii. Manufacturing Industry,
 - 1. Animal Feeds
 - 2. Bakery Products
 - 3. Beverage Products and/or Bottling
 - 4. Biltong, Jerky, and similar meats production & distribution
 - 5. Non-tobacco Nicotine (NTN) & Stimulant Delivery/Production
 - 6. Dairy Products
 - 7. Floor Coverings
 - 8. Millwork, Plywood and Veneer
 - 9. Paperboard Containers and Boxes
- xxix. Wholesale and outdoor storage:
 - 1. Flowers, Nursery Stock and Florist Supplies
 - 2. Lumber and other construction materials with fenced storage
- xxx. Wholesale, other:
 - 1. Apparel, subject to § 10.1-36
 - 2. Beer, wine or distilled alcoholic beverages, subject to § 10.1-36
 - 3. Books, periodicals and newspapers, subject to § 10.1-36
 - 4. Durable goods, subject to § 10.1-36
 - 5. Electrical goods, subject to § 10.1-36
 - 6. Furniture and home furnishings, subject to § 10.1-36
 - 7. Groceries and related products, subject to § 10.1-36
 - 8. Hardware, wholesale dealer, subject to § 10.1-36
 - 9. Lumber, millwork and veneer, subject to § 10.1-36
 - 10. Paper and paper products, subject to § 10.1-36
 - 11. Plumbing and heating equipment , subject to § 10.1-36
 - 12. Sporting and recreational goods and supplies, subject to § 10.1-36
 - 13. Wallpaper and paint brushes

DEVELOPMENT STANDARDS – Hendrick Parcels – Town of Stallings

d. Appearance

- i. Site components will be of similar or complimentary materials throughout the advanced manufacturing campus. Similar signage, fencing, landscaping, and other features shall be used throughout the campus along and in view of public and private roadways.
- ii. Buildings will vary based upon the campus tenant specifications but will be high quality materials with state-of-the-art infrastructure and components. Tenants for these types of buildings will likely be well-established industry leaders. Office space will typically be Class A with attended lobbies. Materials and appearances may vary throughout the campus.

3. DIMENSIONAL STANDARDS

- a. The development of the Site shall comply with the dimensional standards of the IND zoning district set out in § 8.4-11 of the Ordinance.

4. TRANSPORTATION AND PARKING

- a. Vehicular Access shall be via existing roadways that serve the perimeter boundaries and are located internally. Internal public roads may be relocated and/or improved based upon future site configuration. The owner reserves the right to vacate portions of public roadways and the use of private internal roadways upon proper approval. The owner has discussed potential realignments and vacations with NCDOT with positive response.
- b. Owner will coordinate with the Town to provide a sufficient transportation network through and/or surrounding the development.
- c. Owner will coordinate with the Town of Stallings to identify transportation impacts the development may have on the area, including improvements to existing roadways that are impacted to improve safety and maintain or improve levels of service.
- d. The owner will be required to submit a Transportation Impact Analysis when site plans are developed. Review and approval will be per the Town and NCDOT requirements. The Site will be responsible for providing transportation information and coordinating with the Town to determine necessary improvements, if any, that may be warranted with the individual development parcels.
- e. Charlotte Area Transit System (CATS) - Owner has coordinated future potential LYNX Silver Line light rail alignments with CATS. Owner agrees to reserve future right of way in future site plans.
- f. The number of vehicular parking spaces located on the Site shall meet the requirements of the Ordinance.

DEVELOPMENT STANDARDS – Hendrick Parcels – Town of Stallings

5. PERMITTING

- a. Owner will coordinate with the Town and other agencies to facilitate early earthwork permitting as required to meet tenant requirements for construction.
- b. Architectural review will not be required for buildings. Owner will review architectural components with Town staff prior to submission of building permit drawings to comply with Town standards and provide a high-quality development. Architect will provide plans and renderings and meet with staff once a user is determined for the first portion of development.

6. STREETScape TREATMENT/ SIDEWALKS/SCREENING

- a. Development of the Site shall comply with the streetscape requirements of the Ordinance.

7. LIGHTING

- a. Development of the Site shall comply with the Town of Stallings Ordinance.
- b. The Development shall use downlighting in areas that may be visible from neighboring properties. Residential shields will be utilized in areas near property lines to help reduce visibility of lights from single family residential properties.
- c. Flood lights may be used in areas where it is necessary to allow truck maneuvering. Those areas will be within truck dock areas, truck court yards, and similar areas only as necessary. This does not preclude these areas from meeting the Town Ordinance.
- d. Uplighting will only be permitted for the lighting of flag poles, signage, and other areas for aesthetic purposes.

8. STORM WATER

- a. Development of the Site shall comply with the Town of Stallings Post-Construction Stormwater Management Ordinance.

9. SIGNS

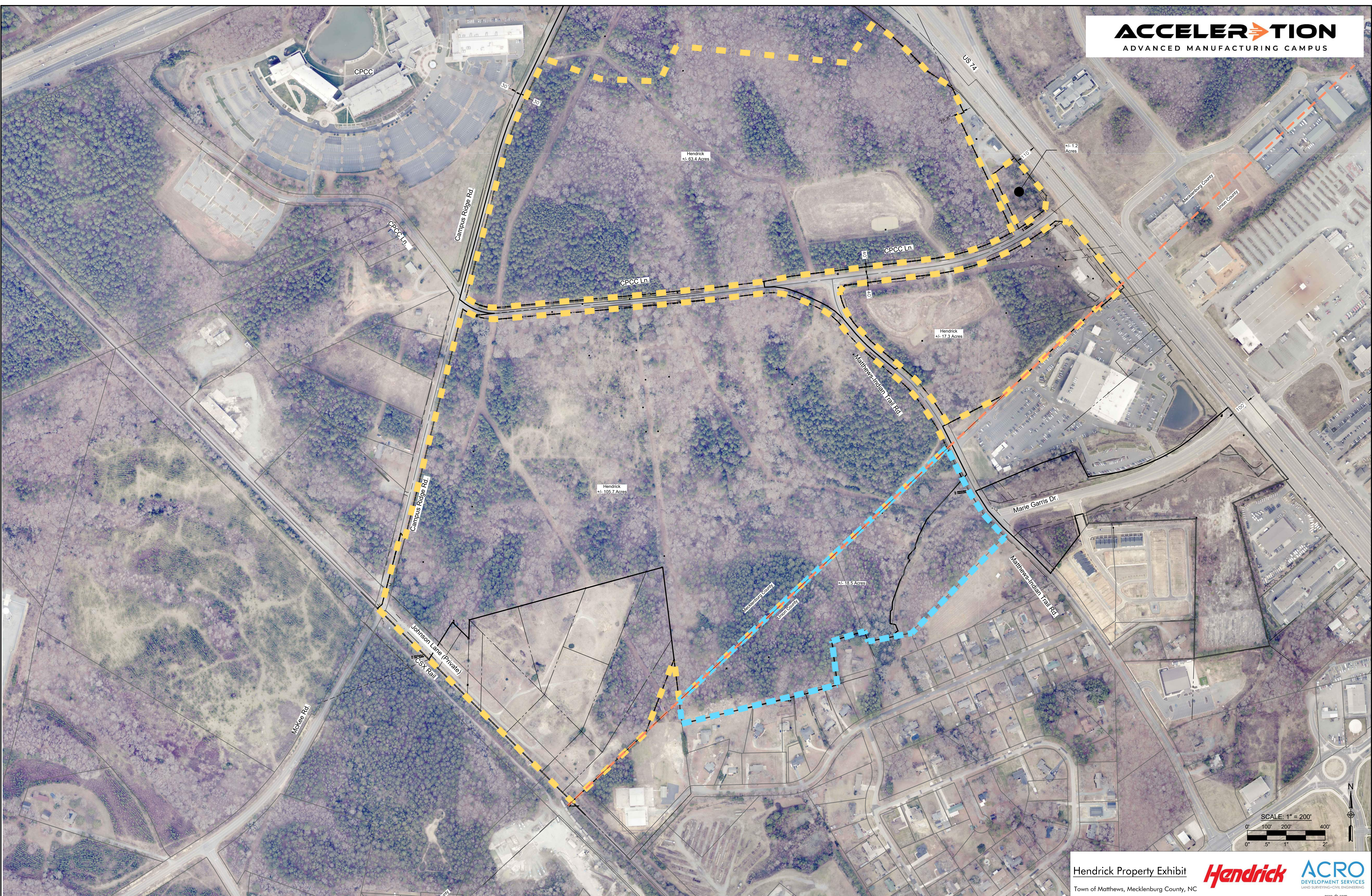
- a. All signs installed on the Site shall comply with the requirements of the Ordinance.
- b. Applicant or any successor owner(s) of the Site may pursue the approval of a Master Sign Plan pursuant to the terms of the Ordinance.

10. BINDING EFFECT OF THE REZONING APPLICATION

- a. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the

DEVELOPMENT STANDARDS – Hendrick Parcels – Town of Stallings

terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant (including any property owners association) or the owner or owners of the Site from time to time who may be involved in any future development thereof.





MEMO

To: Town Council
From: Max Hsiang, Planning Director
Date: August 11, 2025
RE: **CZ25.03.02 – 824 Stallings Rd Warehouse and Commercial/Retail**

This memo summarizes the proposed conditional zoning request submitted by JLN Sports and Games LLC for the property located at 824 Stallings Road. The applicant seeks to rezone the 1.41-acre site (currently zoned Industrial, IND) to Conditional Zoning Industrial (CZ-IND) to allow for a mix of uses not permitted under existing zoning. The site is located across from Berry Plastics and East Coast Trucking.



Project Overview

Current Zoning	Industrial
Proposed Zoning	CZ-Industrial
Size	1.41 Acres
Small Area Plan	No
Future Land Use	Suburban Commercial Center
Greenway Master Plan	Yes

The applicant proposes a 27,640 square foot development that will include:

- A self-storage facility

- A shipping and packaging retail store
- Executive office suites
- Multi-tenant commercial spaces (potential tenants include martial arts, dance, and pottery studios)

Several zoning modifications and variances have been requested to support these mixed uses and to address site constraints.

Key Review Observations

1. Mixed-Use Composition

- The project centers on a self-storage facility, complemented by retail, office, and community-oriented uses.
- Staff notes potential benefits for small businesses through co-location of office and shipping services.

2. Requested Zoning Modifications and Exceptions

The applicant seeks the following exceptions:

- Relief from the requirement to install sidewalks along Gribble Road
- Use of faux stone and steel cladding on the building exteriors
- Permission for front-facing parking and dumpster placement

While some requests (such as sidewalk relief) may be appropriate given current site conditions, others merit closer review to ensure alignment with long-term design and planning standards.

3. Traffic, Parking, and Accessibility

- Proposed parking (45 standard spaces and 2 ADA spaces) appears adequate for the planned uses.
- The request for front-of-building parking is a deviation from code but is supported by rationale related to security, emergency access, and consistency with nearby developments.
- Staff recommends continued coordination to ensure traffic circulation and access align with public safety and mobility objectives.

4. Design and Aesthetics

- Requests for alternative façade materials and dumpster placement include visual and functional justifications. These should be considered in the context of the town's aesthetic goals and established development patterns.
- Proposed landscaping and signage aim to maintain an attractive streetscape.

5. Public and Neighborhood Impact

- The project is expected to have minimal impact on traffic.
- The proposed event space and small business uses could provide community benefits, but potential conflicts with nearby residential and industrial uses should be addressed.
- Atrium Hospital's traffic improvements show Gribble Rd to be widened with a left and right turn lane, with a median and right turn lane onto Gribble Rd for Stallings Rd.

- Allow a front-facing parking lot to be located at the front of the building
- Authorize use of steel cladding on back and side building façade
- Allow the use of faux stone and brick materials on the building façade
- Allow the dumpster to be located at the front of the building
- Permit HVAC placement along Tracy Circle & Gribble Road sides

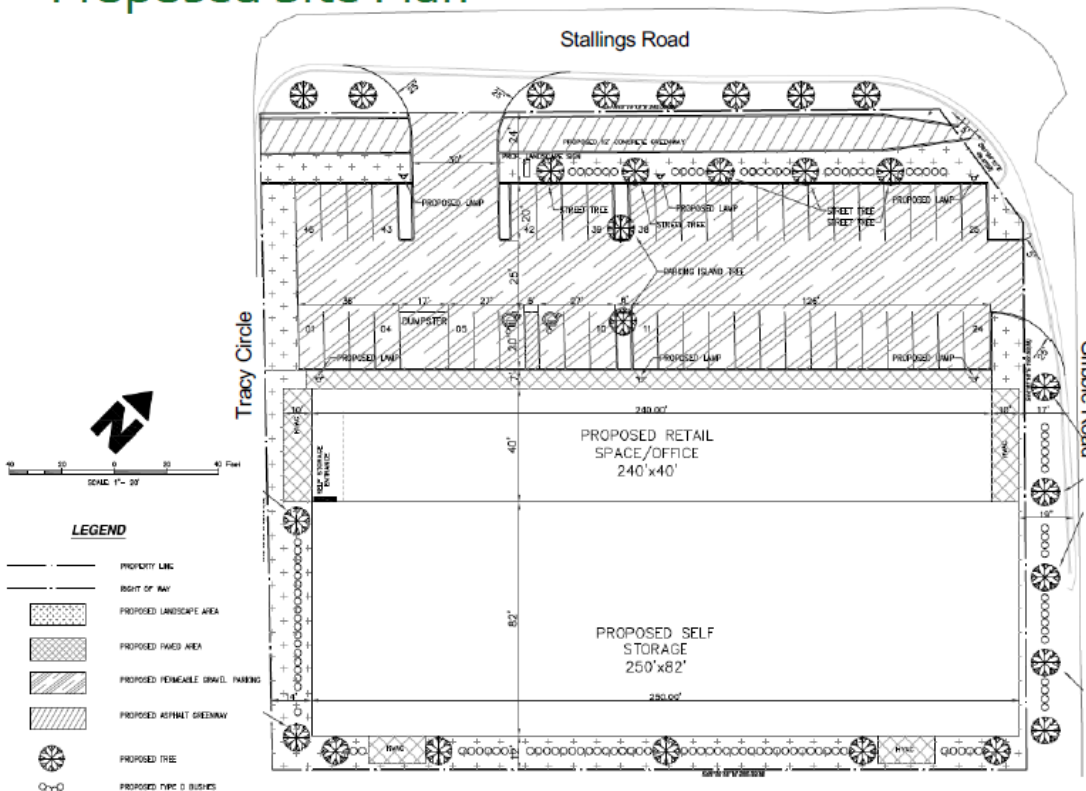
Staff additional proposed conditions:

- A minimum of 18 inches of exposed brick or stone (faux allowed) required at the base of the building's side facing any road
- Prohibited uses: vape shops, tobacco sales, CBD retailers, smoke shops, hookah lounges, and similar businesses
- All necessary permits from federal, state, or local authorities must be obtained before construction begins
- The development must substantially conform to the approved concept plan, including site layout, building design, and key features; significant changes require approval by the Town
- Commercial/office components must be available to lease, the use of self-storage cannot be the only use on site
- Engineering approval of permeable parking surface during site plan review.

Engineering-proposed conditions:

- If the development is unable to meet all applicable Town stormwater standards—including both water quality and stormwater volume control requirements—using permeable asphalt as proposed, and a revised site plan is required to achieve compliance, then the applicant must resubmit the updated plan for review and approval by Town Council prior to implementation.

Proposed Site Plan



SITE DATA

Address:	824 Stallings Rd
Parcel ID:	07129329
Existing Zoning:	IND (Industrial)
Total Area:	1.41 Acres (61,432 SF)

DEVELOPMENT SUMMARY

Proposed Zoning:	CZ-IND (Conditional Zoning)
Proposed Use:	Self Storage + Suites (e.g., Martial Arts, Dance Academy, Dog Grooming, Shipping Store)
Proposed Building GFA:	30,100 SF
Property Setback (including distance from road):	Along Stallings Rd - 35 FT Along Gribble Rd - 17 FT Along Tracy Circle - 12 FT From rear of property - 12 FT
Parking (Permeable):	44 + 2 ADA (1.53 Spaces per 1000 GFA)
Proposed Impervious Area (incl. pavements):	32,980 SF (53.7%)
Proposed Parking Area incl. driveway (Permeable):	16,774 SF (27.3%)
Open Space Area:	11,678 SF (19%)
Stormwater Control Measure:	Infiltration based SCM (Gravel Paver based Water Storage)

NOTES

- This plan is conceptual in nature and is subject to change.
- This exhibit was prepared using available record information, GIS maps, record plans, aerial imagery, and land records.
- This plan will be subject to review and approval by local and state planning and engineering review agencies.
- The work of this product is the property of JLN Sports and Games LLC. No use or reproduction of this plan is permitted without written authorization.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ25.03.02

REQUEST: A conditional zoning request submitted by JLN Sports and Games LLC for the property located at 824 Stallings Road. The applicant seeks to rezone the 1.41-acre site (currently zoned Industrial, IND) to Conditional Zoning Industrial (CZ-IND) to allow for a mix of uses.

WHEREAS, The Town of Stallings Town Council, hereafter referred to as the “Town Council”, adopted the Stallings Comprehensive Land Use Plan on November 27, 2017; and

WHEREAS, the Town Council finds it necessary to adopt a new land development ordinance to maintain consistency with the Comprehensive Land Use Plan; and

WHEREAS, the Town Council finds it necessary to revise the Unified Development Ordinance to comply with state law found in NCGS § 160D.

WHEREAS, the Town Council finds it necessary to consider the Planning Board’s recommendations.

THEREFORE, The Town Council hereby votes that the proposed zoning amendment is **consistent/inconsistent** and **reasonable/unreasonable** with the Comprehensive Land Use Plan adopted on November 27, 2017, based on the goals and objectives set forth in the document of promoting quality development and consistency with all state-mandated land use regulations established through NCGS § 160D. The Town Council **Approves/Denies** the proposed amendment and stated that the Town Council finds and determines that the zoning amendment is **consistent/inconsistent** and **reasonable/unreasonable** with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan for the following reasons:

- 1) The request aligns with the goals of the Comprehensive Land Use Plan and Future Land Use of Industrial.
- 2) The request aligns with the goals of the Economic Development Plan.

Adopted this the __ day of _____, 2025

Mayor

Attest:

Town Clerk



Agenda

- Overview of Timeline
- Site Information and Proposed Plan
- Zoning Overview
- Request for Conditional Zoning
- Anticipated Timeline

Timeline Overview

REZONING PROCESS – CZ25.03.02

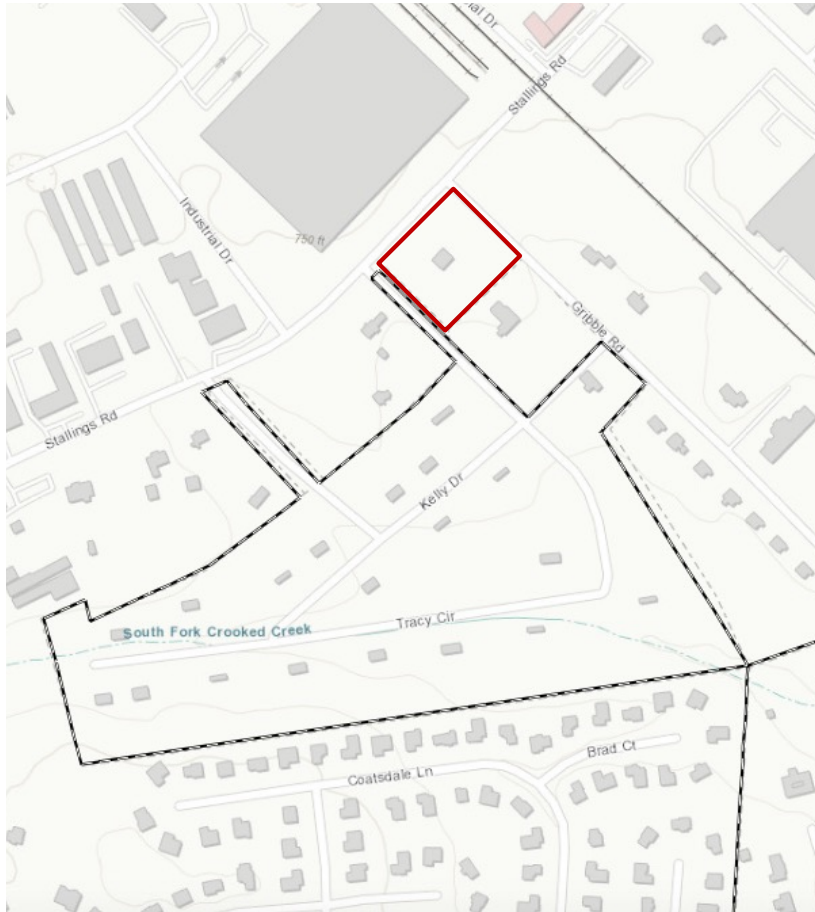
Neighborhood Meeting: May 5th (6 PM)

Subcommittee Meeting: June 23rd (5 PM)

Planning Board: July 15th (6 PM)

Town Council: August 11th (7 PM)

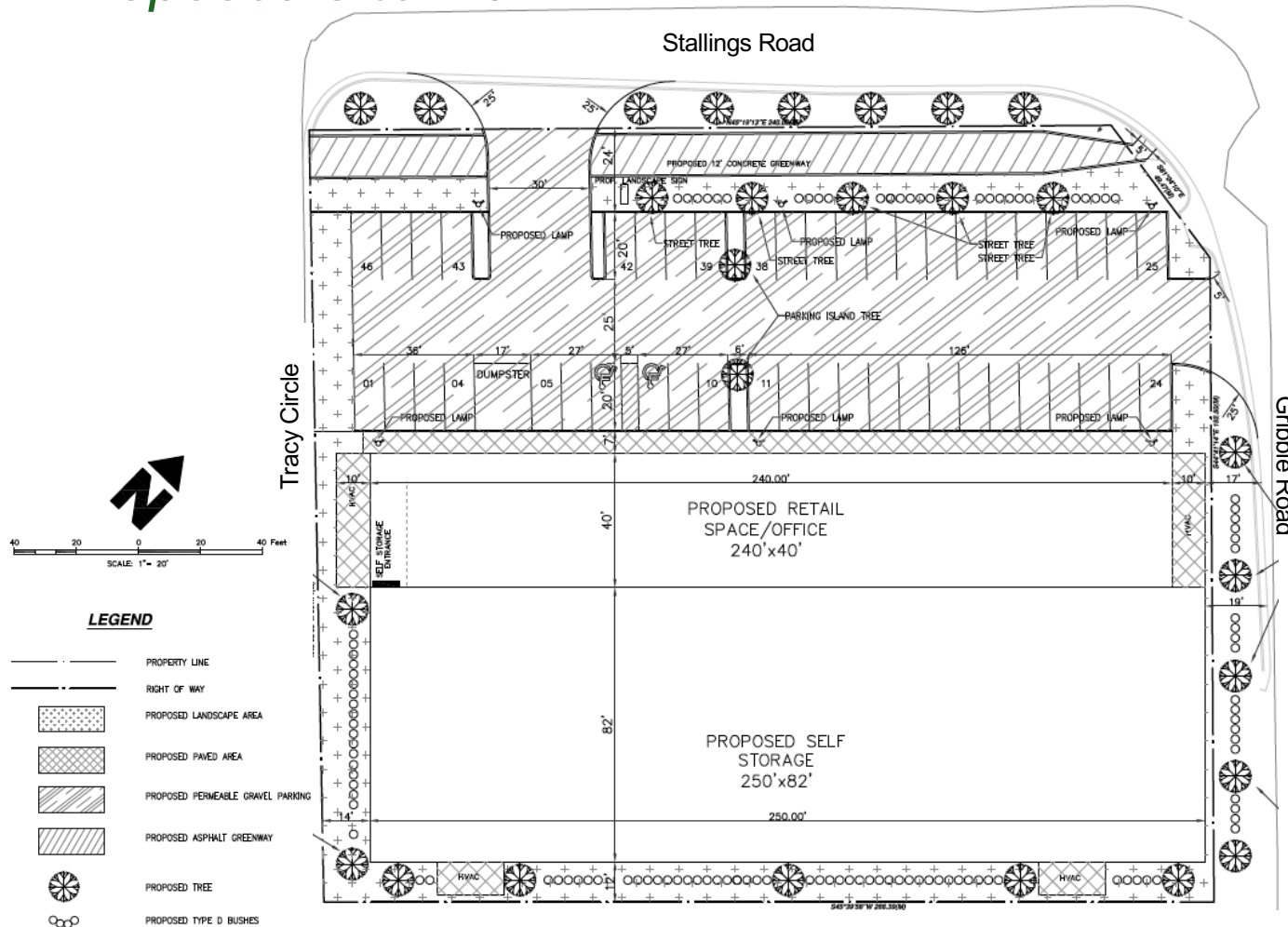
Site Information



824 Stalling Road

1.41 Acres

Proposed Site Plan



SITE DATA

Address:	824 Stallings Rd
Parcel ID:	07129329
Existing Zoning:	IND (Industrial)
Total Area:	1.41 Acres (61,432 SF)

DEVELOPMENT SUMMARY

Proposed Zoning:	CZ-IND (CZ25.03.02)
Proposed Use:	Self Storage + Suites (e.g., Martial Arts, Dance Academy, Dog Grooming, Shipping Store)
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6

Proposed Development (page 2 of 2)



NOTE: The 3-D rendering will be updated after the review of the site plan.

Zoning Overview

NOTE: Event space has been removed based on feedback from Planning Board (to avoid Food waste in the dumpster that can cause odor)

CASE TYPE / NUMBER: CONDITIONAL ZONING / CZ25.03.02

CASE DESCRIPTION: Requesting a zoning change from IND to CZ- IND to allow Office / Retail / Event use in addition to the current Self Storage Facility (Major) use.

EXISTING ZONING: INDUSTRIAL (IND)

MAJOR USAGE: CLIMATE CONTROLLED SELF STORGE FACILITY

PROPOSED ZONING: CONDITIONAL ZONING INDUSTRIAL (CZ-IND)

**CONDITIONAL
ZONING REQUEST:**

- ① EXTEND VESTING RIGHTS FROM 2 YEARS TO 5 YEARS (EXISTING SEWER CAPACITY LIMITATIONS)
- ② PERMIT A SELF STORAGE FACILITY WITH AN INTEGRATED SHIPPING & PACKAGING RETAIL STORE
- ③ INCLUDE EXECUTIVE OFFICE SUITES AS A PERMITTED USE (*Currently not listed under IND zoning*)
- ④ ~~ADD EVENT SPACE AS A PERMITTED USE (*Currently not listed under IND zoning*)~~
- ⑤ PERMIT MULTI-TENANT COMMERCIAL USE IN CONJUNCTION WITH A SELF-STORAGE FACILITY (*e.g., Martial arts school, dance academy, indoor archery range, pottery studio*)
- ⑥ REQUEST RELIEF FROM A SIDEWALK REQUIREMENT ALONG GRIBBLE ROAD
- ⑦ APPROVE THE INSTALLATION OF EXTERIOR IDENTIFICATION SIGNAGE FOR THE BUILDING
- ⑧ ALLOW A FRONT-FACING PARKING LOT TO BE LOCATED AT THE FRONT OF THE BUILDING
- ⑨ AUTHORIZE USE OF STEEL CLADDING ON BACK AND SIDE BUILDING FAÇADE
- ⑩ ALLOW THE USE OF FAUX STONE AND BRICK MATERIALS ON THE BUILDING FAÇADE
- ⑪ ALLOW THE DUMPSTER TO BE LOCATED AT THE FRONT OF THE BUILDING
- ⑫ PERMIT HVAC PLACEMENT ALONG TRACY CIRCLE & GRIBBLE RD SIDES

CONDITIONAL ZONING REQUEST

① *Extend Vesting Rights from 2 years to 5 years (Existing Sewer capacity limitations)*

Required Sewer Capacity requirements (preliminary calculations):

- Estimated Drainage Fixture Unit (DFU): 68
- Estimated Calculated Sewer Demand: 35 – 40 GPM
- Estimated Sewer pipe connection: 4"

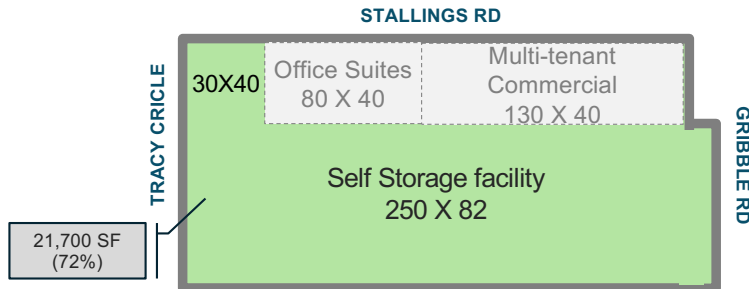
Reasons for requesting extension in vesting rights

- a) Due to ongoing limitations in available sewer capacity, extended vesting is necessary to provide infrastructure certainty throughout the life of the project.
- b) Commercial development timelines often extend over 3–5 years or longer, requiring long-term utility assurances to support phased construction.
- c) Lenders and investors typically require confirmation of guaranteed sewer access to move forward with financing and project commitments.
- d) This project is directly linked to broader regional utility improvements and inter-agency coordination, which may extend beyond standard vesting timeframes.

An increased vesting period will help align infrastructure availability with the realistic project schedule, ensuring responsible and feasible development.

CONDITIONAL ZONING REQUEST

② Permit a Self Storage Facility with an Integrated Shipping & Packaging Retail store



Proposed GFA: 30,100 SF

Primary Usage for this Space:

- The 30' x 40' (1,200 sq ft) area will function as a shipping and packaging retail store, and will also serve as the main entrance to the self-storage facility
- The 250' x 82' (20,500 sq ft) area will be dedicated to the self-storage facility

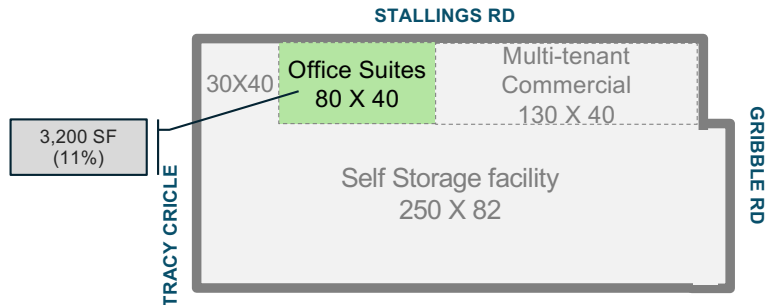
How will the Town benefit from the self-storage facility with an on-site shipping store?

- Based on initial findings, there are no standalone retail shipping stores currently located in Stallings
- Residents gain convenient access to shipping, packing, and storage services without needing to travel far or visit multiple locations
- Provides essential infrastructure (storage, shipping, and mailing) for home-based or growing businesses, helping them operate more efficiently and cost-effectively
- Provides a one-stop convenience for customers to store and ship packages from the same location
- Ideal for small business owners / e-commerce sellers who need space to store inventory and a place to handle shipping & receiving
- Customers can have packages delivered directly to the shipping store, reducing the risk of missed or stolen deliveries
- Self-storage with a shipping store generates minimal traffic, noise, or pollution, making it a community-friendly alternative to heavier industrial operations

A self-storage facility with an integrated shipping store provides convenient, essential services to residents and small businesses. It enhances community infrastructure with minimal impact, supporting both economic growth and everyday needs.

CONDITIONAL ZONING REQUEST

③ *Include Executive Office Suites as a Permitted Use (currently not listed under IND zoning)*



Targeted use for this space: Executive Office Suites

Examples:

- Financial Planning
- Insurance
- IT Services
- Marketing Agency
- Accounting Firm
- Therapist Office

How Executive Office Suites benefits the Community and Town?

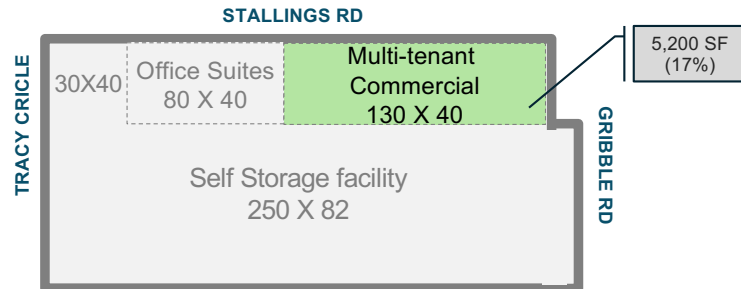
A low-footprint, high-impact way to stimulate business activity, foster entrepreneurship, and strengthen the local economy—all in one space.

- a) Based on preliminary research, there are few to none Executive Office Suites in Stallings
- b) Support local Entrepreneurs and small businesses
- c) Draw young professionals who want flexibility and community
- d) Help new businesses launch and grow without needing to rent full office space
- e) Provide office tenants quick and easy access to self-storage facility (in the same premises)
- f) Support a local-first economy and create a more resilient business environment

We are committed to partnering with the town, local businesses, and community organizations to ensure this space meets the needs of our residents and helps move Stallings forward

CONDITIONAL ZONING REQUEST

⑤ Permit Multi-tenant Commercial Use in Conjunction with a Self-storage Facility



Proposed GFA: 30,100 SF

Primary Target for this space: After-school kids activity center

Examples (allowed in Industrial zoning):

- Martial arts school
- Dance academy
- Indoor archery range
- Art & Pottery studio
- Music school
- **Other uses:** dog grooming, salon, nail spa

How this multi-tenant usage benefits the Community and Town?

- Based on preliminary research, very few establishments in Stallings offer after-school kid's activities
 - Martial arts: 1 (Toma Dojo Karate)
 - Dance school: 1 (Level up Dance)
 - Music school: 1 (Legacy Theater and Music)
 - Archery / Art / Pottery: 0
- Ease of access to after-school activities for Stallings families
- Stallings Road offers a variety of multi-tenant commercial spaces, aligning well with the area's existing development pattern
- Promote local business growth and provide employment opportunities
- Bring families, schools, and local organizations together

A Smart, Lasting Investment in Our Town's Future:

We're not just helping kids—we're building a stronger, safer, and more connected community

CONDITIONAL ZONING REQUEST

⑥ *Request Relief From a Sidewalk Requirement Along Gribble Road*

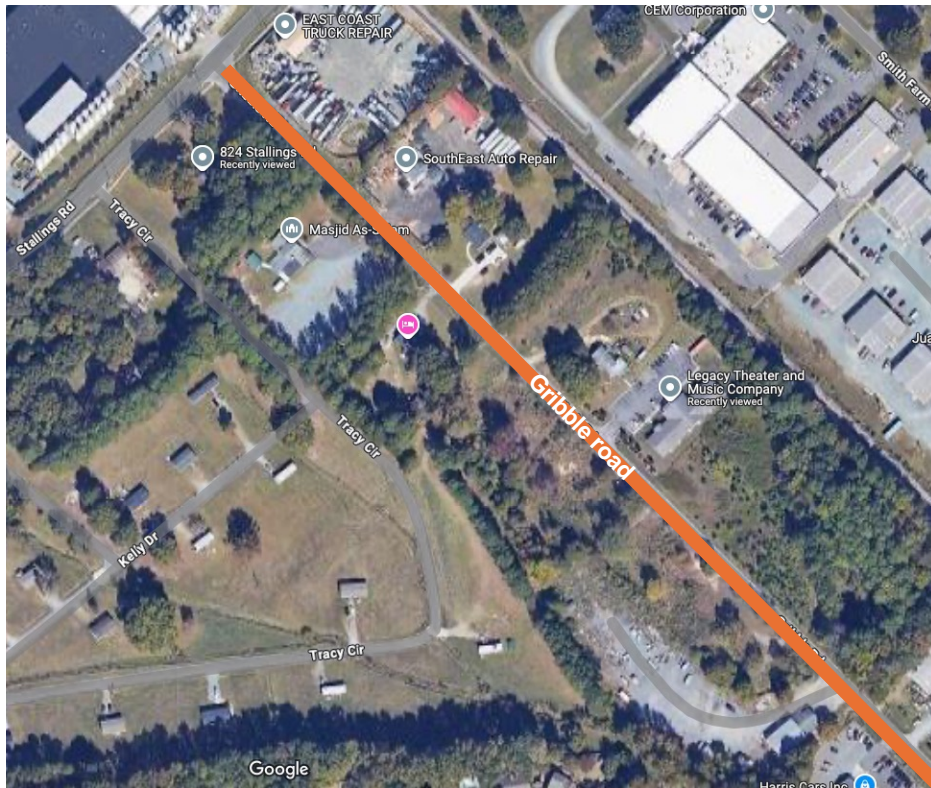
Reasons for requesting relief from sidewalk along Gribble Road

- a) **No existing sidewalks along Gribble Road:** At present, there are no existing sidewalks along Gribble Road for approximately 1.3 miles from the subject property at 824 Stallings Road. Installing a sidewalk at this location would not connect to any existing pedestrian network and would instead result in an isolated and underutilized segment with limited benefit to the community
- b) **Industrial Nature of the Area:** The surrounding section of Gribble Road is primarily zoned and used for industrial purposes, which does not generate pedestrian traffic. Sidewalks in this context are unlikely to be used and do not align with the actual mobility patterns in the area
- c) **Existing Stormwater Swales Along Gribble Road:** The sides of Gribble Road currently feature open stormwater swales designed to manage runoff from the road and adjacent properties. Installing a sidewalk could disrupt these drainage systems and require costly and complex redesigns, such as piping and regrading. Preserving these swales is important for both stormwater control and road integrity
- d) **Precedence of sidewalk relief approval on Gribble Rd:** Recent sidewalk relief variance requests were approved by the town's Board of Adjustment for properties at 3120 Gribble Road and 3469 Gribble Road
- e) **Potential Safety Issues:** Installing a sidewalk adjacent to an industrial roadway can increase safety risks for pedestrians, especially in areas with large truck traffic, wide driveways, and no safe crossings. Without a broader pedestrian network or traffic-calming measures, this may encourage unsafe foot traffic near commercial entrances

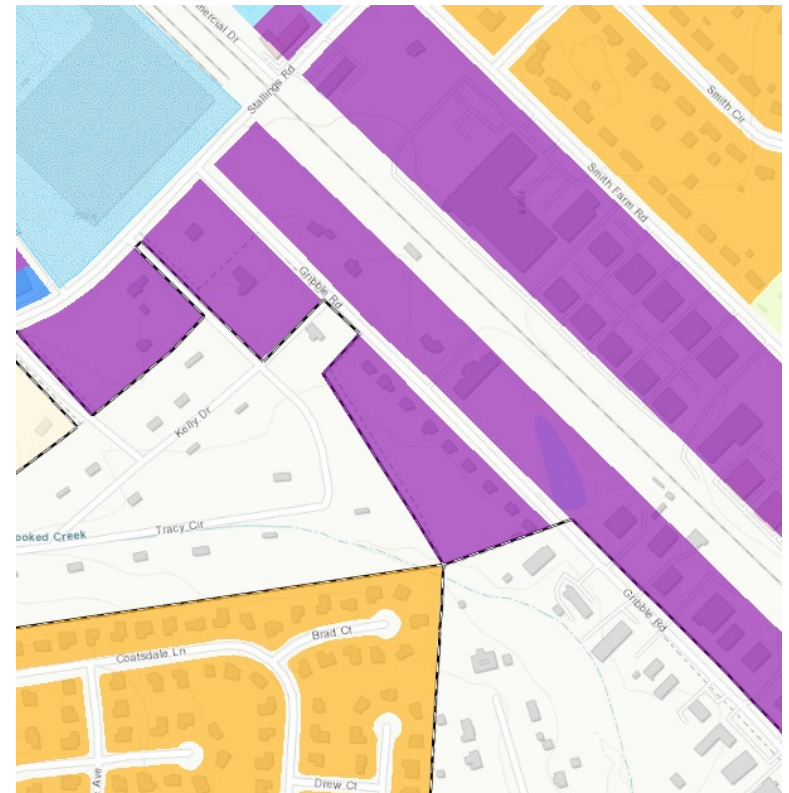
Intent to Cooperate with Town Plans: We are fully supportive of the Town's long-term pedestrian and mobility goals. If sidewalks on Gribble Road are added in the future as part of a comprehensive street improvement plan, we are open to contributing or coordinating efforts in a more cohesive and efficient way

CONDITIONAL ZONING REQUEST

⑥ *Request Relief from a sidewalk requirement on Gribble Road*
Evidence 1 of 2



a) No existing sidewalks along Gribble Road



b) Industrial zoning on Gribble Road

CONDITIONAL ZONING REQUEST

⑥ Request Relief from a sidewalk requirement on Gribble Road Evidence 2 of 2



c) Existing Stormwater Swales Along Gribble Road

Case Number	Case Type	Project Name	Address	Parcel Number	Case Description	Town Council Hearing	Status
CZ24.10.01	Conditional Zoning	Assembly of God	6800 Stevens Mill Rd, Stallings, NC 28107	07054002J	Requesting a zoning change from SFR-1 to CZ-MU-1 to construct and expand a daycare center and religious uses on site.	February 10, 2025 at 7pm RESCHEDULED February 24, 2025 at 7pm	Approved
RZ24.10.01	General Rezoning	5749 Stevens Mill Rd	5749 Stevens Mill Rd, Stallings, NC 28104	07057009F	Requesting rezoning from SFR-1 to MU-2.	February 10, 2025 at 7pm RESCHEDULED March 10, 2025 at 7pm	Approved
CZ24.10.02	Conditional Zoning	3025 Gribble Rd	3025 Gribble Rd, Stallings, NC 28104	07129335	Requesting a zoning change from IND to CZ-IND to allow Automobile Dealers use in addition to the current Industrial and Automobile Repair Services (Major) use.	March 24, 2025 at 7pm	Approved
CZ24.12.01	Conditional Zoning	3469 Gribble Rd	3469 Gribble Rd, Stallings, NC 28104	07129333C	Requesting a zoning change from IND to CZ-IND to allow Automobile Dealers use in addition to the current Automobile Repair Services (Major) use.	March 24, 2025 at 7pm	Approved
TX25.02.01	Text Amendment	Proposed Ordinance			Proposes a new ordinance to clarify regulations for attached garages.	March 24, 2025 at 7pm	Approved
TX25.02.02	Text Amendment	Definitions Update			Proposes adding and updating definitions in Article 3 of the Stallings Development Ordinance to clarify and expand upon existing language.	March 24, 2025 at 7pm	Approved
CZ25.02.01	Conditional Zoning	Mill Creek Residential	0 HWY 74	07105005A	Requesting an annexation and rezoning from HC (Union County) to CZ-MU-2 to allow the development of a multi-family residential community.	April 28, 2025 at 7pm or May 27, 2025 at 7pm **TENTATIVE**	Pending
CZ25.02.02	Conditional Zoning	Cottage Green Mixed-Use Residential	0 Matthews Weddington Rd	06087002 06087002C 06087003 07150009G	Requesting a rezoning from Mixed-Use 2 to CZ-MU-2.	June 23, 2025 at 7pm **TENTATIVE**	Pending
CZ25.02.03	Conditional Zoning	Pleasant Plains Mixed-Use Residential	3909 & 3919 Pleasant Plains Rd	07129296 07129296B	Requesting a rezoning from Town Center to CZ-TC.	July 14, 2025 at 7pm **TENTATIVE**	Pending
V25.02.01	Variance	Harris Auto	3120 Gribble Rd	07129332	Requesting relief from Article 2.19-1 of the Stallings Development Ordinance.		Approved

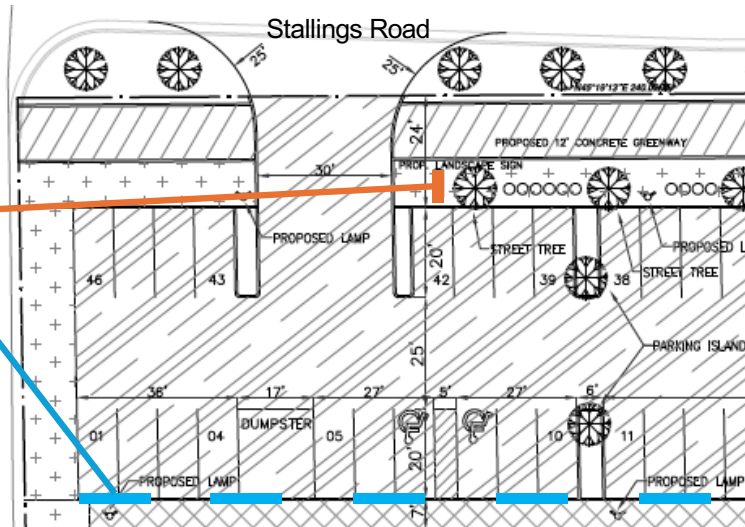
d) Precedence of sidewalk relief approval on Gribble Rd

CONDITIONAL ZONING REQUEST

⑦ Approve Exterior Identification Signage for the Building

Location of the Signage

- Landscape Sign in the front of the property
- Storefront Sign on the front building facade



How Exterior Identification Signage Supports the Community and Local businesses?

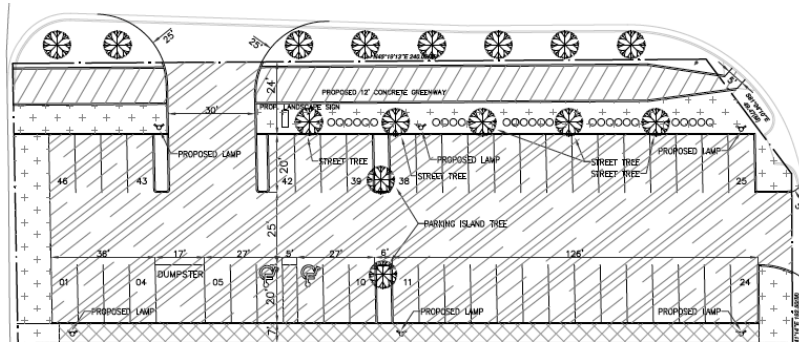
- Positions Stallings Road as a thriving commercial destination
- Enhances the visual appeal and streetscape of the property
- Creates a recognizable landmark and strengthens brand identity
- Improves wayfinding and visibility for local businesses
- Boosts success for tenants and small business owners

Building and landscape signage plays a vital role in promoting local economic growth by enhancing property appearance, increasing visibility for businesses, and establishing Stallings Road as a recognizable commercial hub.

CONDITIONAL ZONING REQUEST

8 Allow a Parking Lot to be Located at the Front of the Building (Current code requires the parking lot to be located behind the building)

Stallings Road



Parking Spaces: 44 Regular + 2 ADA spaces (1.53 spaces per 1000 GFA)



Justification for locating the parking lot at the front of the building

- a) The parking lot serves as a buffer between the building and industrial noise generated by Berry Global, enhancing site livability for tenants and visitors
- b) Enhances parking lot safety through high visibility and direct line of sight from Stallings Road (8 reported burglary and theft incidents within 1 mile of the property in the past year*)
- c) Follows established local precedent with other properties along Stallings Road that have parking in the front (e.g., 475, 509, 524, 536, 615, 621, 625, 629, 665, 1017, 1020)
- d) Provides emergency access for fire trucks and emergency vehicles, especially since we lack confirmed access via Tracy Circle
- e) Front parking keeps the property visually active and inviting from Stallings Road, helping draw in drive-by traffic

* Source: <https://communitycrimemap.com>

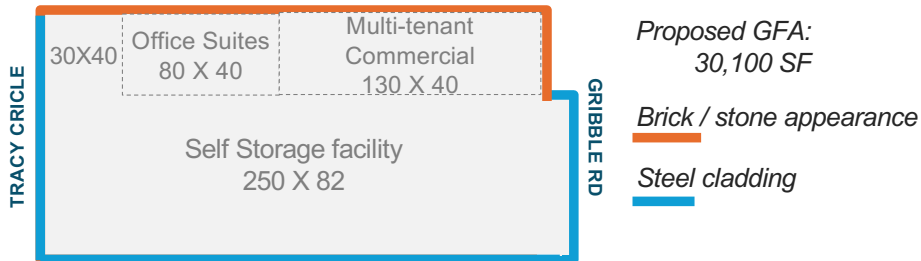
This layout reduces noise impact from nearby industrial activity, enhances visibility and security for customers, aligns with existing development patterns along Stallings Road, and allows for safe emergency vehicle access

CONDITIONAL ZONING REQUEST

⑨ Authorize Use of Steel Cladding on Back and Side Building Façade

Façade Material Proposal: We are proposing to use metal cladding for **partial sides facing Tracy Circle, Gribble Rd** and the **rear elevation** of the building.

Since Tracy Cir falls within the jurisdiction of Indian Trail, we consulted their Planning Director, who confirmed that Indian Trail has no authority over this project, as the building is located entirely within Stallings.



Reasons for requesting Use of Steel Cladding on Back and Side

- a) Back façade of property is hidden from public view and will not impact the surrounding architectural character
- b) Side façade along Tracy Circle has low visibility as Tracy Circle is a private road, only used by residents of that community
- c) Steel is 100% recyclable, making it a highly sustainable and environmentally responsible material
- d) Steel is non-combustible and provides superior fire resistance compared to many traditional facade materials
- e) It enhances the building's resilience and offers a clean, contemporary look appropriate for the less visible elevations
- f) Landscaping with bushes will be added to screen the steel cladding and soften their visual impact from the street

Steel is commonly used in low-visibility areas for its durability and performance

CONDITIONAL ZONING REQUEST

10 Allow the use of Faux Stone and Brick materials on the building façade



Proposed GFA:
30,100 SF

Brick / stone appearance

Steel cladding

Sample pictures of other Faux stone buildings
(provided by the suppliers)



Examples of Faux stone / brick manufacturers:

- Genstone
- TexturePlus (NC based local company)
- CulturedStone

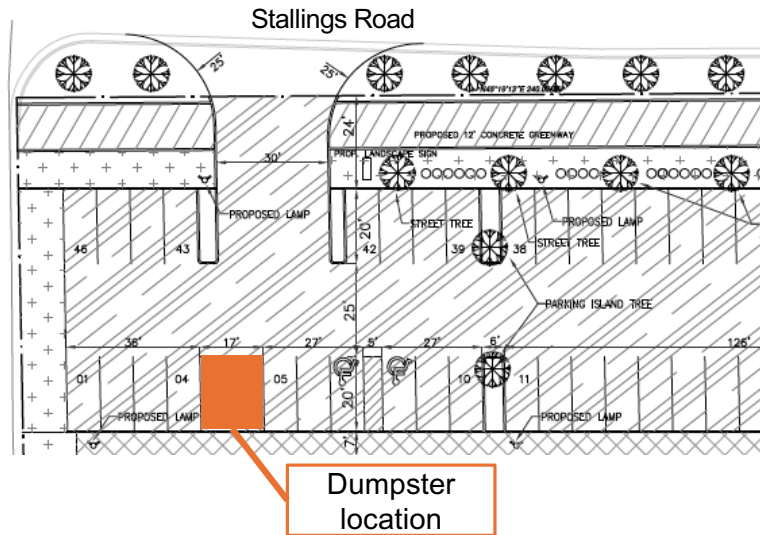
Reasons for requesting Use of Faux stone and brick materials on the building façade

- Accelerates timeline to get the building up and running
- Eco-friendly and resource-efficient, reducing the need for quarrying and minimizing environmental impact
- Replicates the appearance and texture of natural stone with strong visual appeal
- Durable and low-maintenance, resisting fading, cracking, and weathering to maintain a fresh appearance over time
- Simplifies future renovations to achieve a modern contemporary design in the future

Faux stone and brick offers a durable, visually appealing, and cost-effective alternative to natural stone that's easier to install, environmentally friendly, and adaptable for future design updates.

CONDITIONAL ZONING REQUEST

11 *Allow the Dumpster to be Located at the Front of the Property*



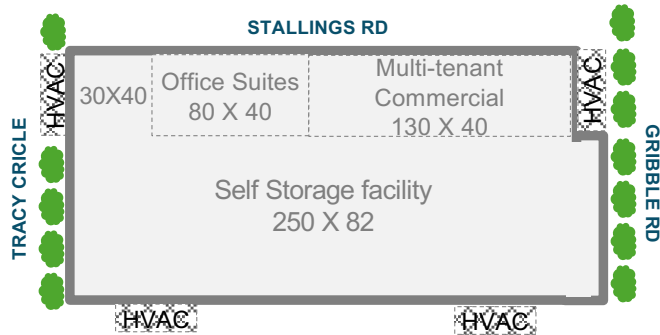
Reasons for requesting dumpster to be located at the front of the property

- a) Front placement provides unobstructed access for garbage trucks, avoiding tight or restricted areas
- b) Offers easier and safer access for tenants to dispose of trash
- c) Visible from the road or storefront, helping deter illegal dumping and vandalism
- d) Rear areas are less monitored and more prone to misuse or concealment of waste
- e) Dumpster will be screened with a masonry enclosure that complements the building's design

Front placement of the dumpster ensures easy access, enhances security, and maintains aesthetics with a screened masonry enclosure

CONDITIONAL ZONING REQUEST

12 Permit HVAC Placement Along Tracy Circle & Gribble Rd sides



Proposed GFA: 30,100 SF



Reasons for HVAC placement along Tracy Circle & Gribble Rd sides

- a) Reduces refrigerant line lengths, improving system efficiency by locating units closer to interior equipment in a wide building layout
- b) Allows technician access without disrupting main traffic flow or delivery operations at the front or rear
- c) Minimizes noise exposure to primary gathering areas and customer-facing zones
- d) Reduces HVAC noise impact on the adjacent residential property directly behind the site
- e) Landscaping with bushes will be added to screen the units and soften their visual impact from the street and surrounding properties

Placing HVAC units along Tracy Circle and Gribble Rd improves efficiency, reduces noise impact, and maintains aesthetics with screened landscaping

Thank you

Permeable Parking Surface: True Grid Gravel Paver (1 of 3)

We are proposing an eco-friendly permeable parking surface, which prevents stormwater runoff and stores water. The attached picture is an example of this surface at Whole Foods in Houston, TX.



100% PERMEABLE COVER



1000+ INCHES/HOUR INFILTRATION RATE



0.0 – 0.05 RUNOFF COEFFICIENT



SUSTAINABLE



A NATURAL WATER FILTER THAT REMOVES SUSPENDED SOLIDS AND POLLUTANTS



40% VOID SPACE ALLOWS FOR ECO-FRIENDLY STORM WATER STORAGE

Permeable Parking Surface: True Grid Gravel Paver (2 of 3)

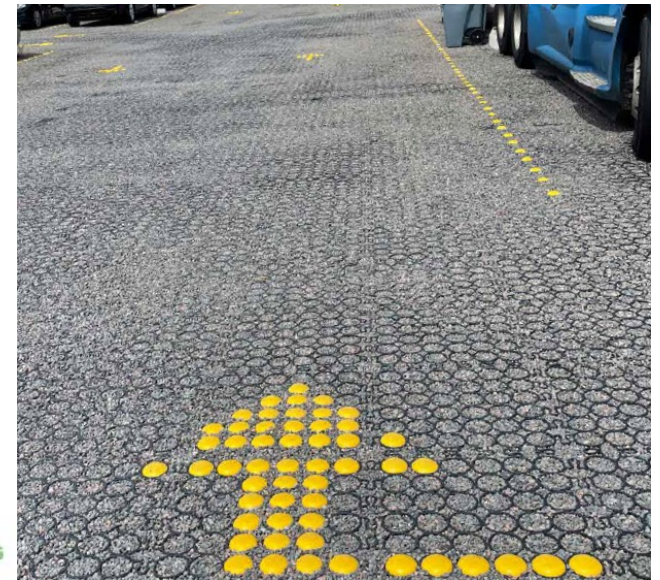
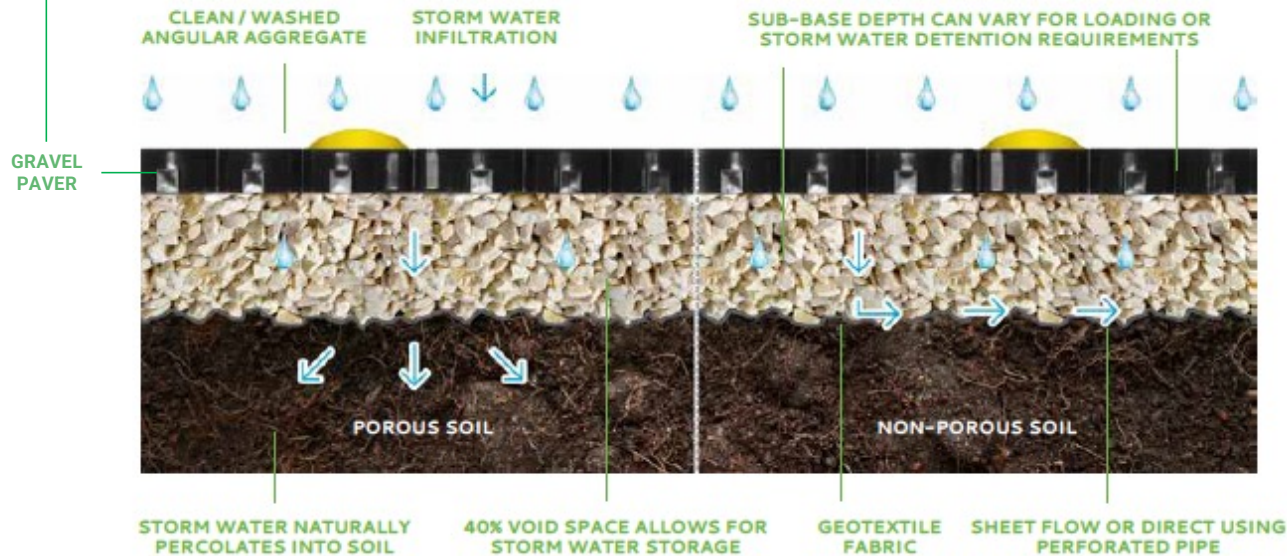
True Grid Gravel Pavers works in all climates and soils and provides a sustainable stormwater detention.



Calculation
for Water
detention
required



Permeable Gravel Paver area (A)	16,774 SF	
Void in the gravel used for water storage (V)	40%	
	Layer depth in inches (D)	Water storage capacity in cu.ft (A X D X V)
Truegrid layer	1.8	1,006
Base Layer	28.2	15,768
Total gravel layer	30.0	16,774

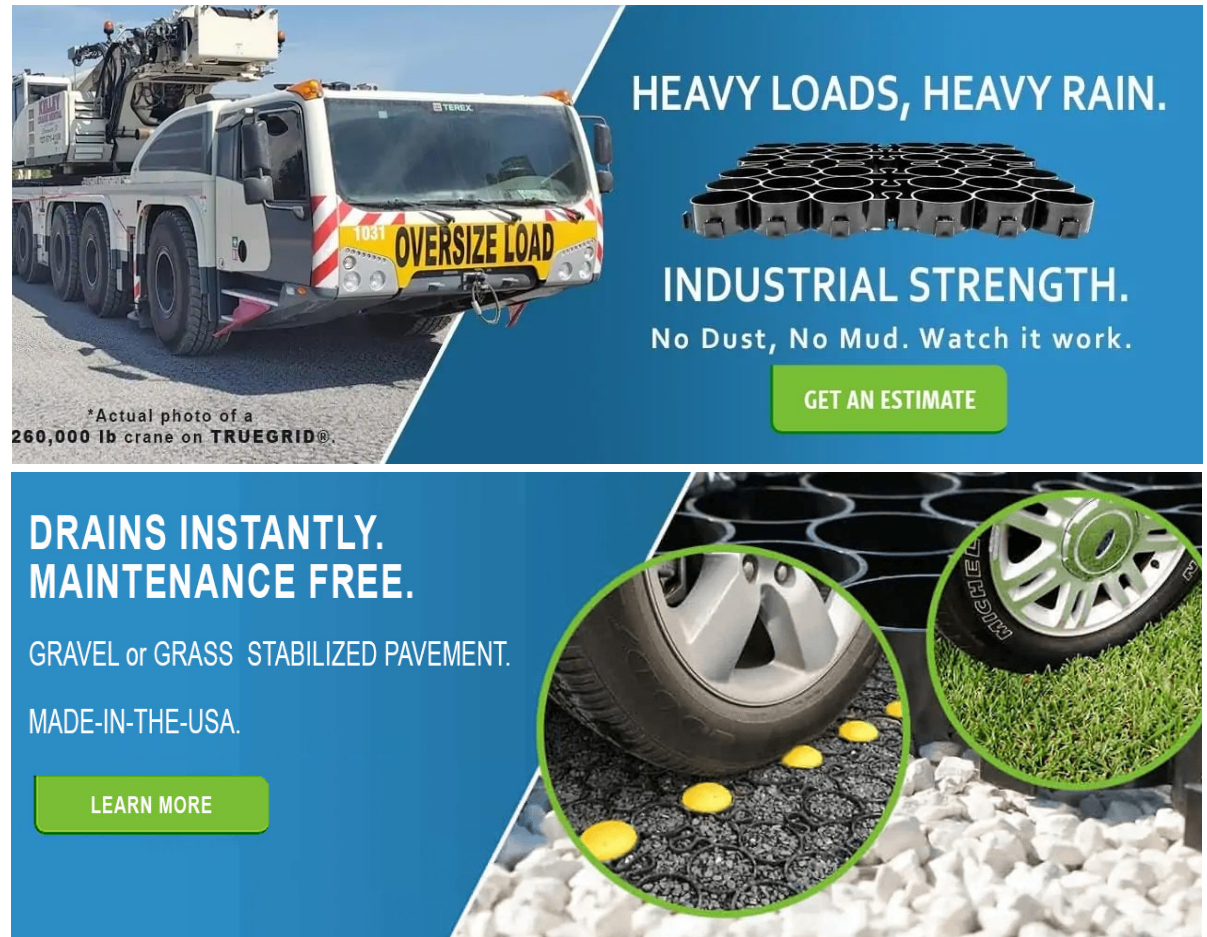


Permeable Parking Surface: True Grid Gravel Paver (3 of 3)

[Link to Video 1
Introduction to True Grid\(0:30\)](#)

[Link to Video 2
How True Grid works \(3:11\)](#)

[Link to Video 3
Example of True Grid car park \(1:55\)](#)



HEAVY LOADS, HEAVY RAIN.

INDUSTRIAL STRENGTH.

No Dust, No Mud. Watch it work.

[GET AN ESTIMATE](#)

**DRAINS INSTANTLY.
MAINTENANCE FREE.**

GRAVEL or GRASS STABILIZED PAVEMENT.

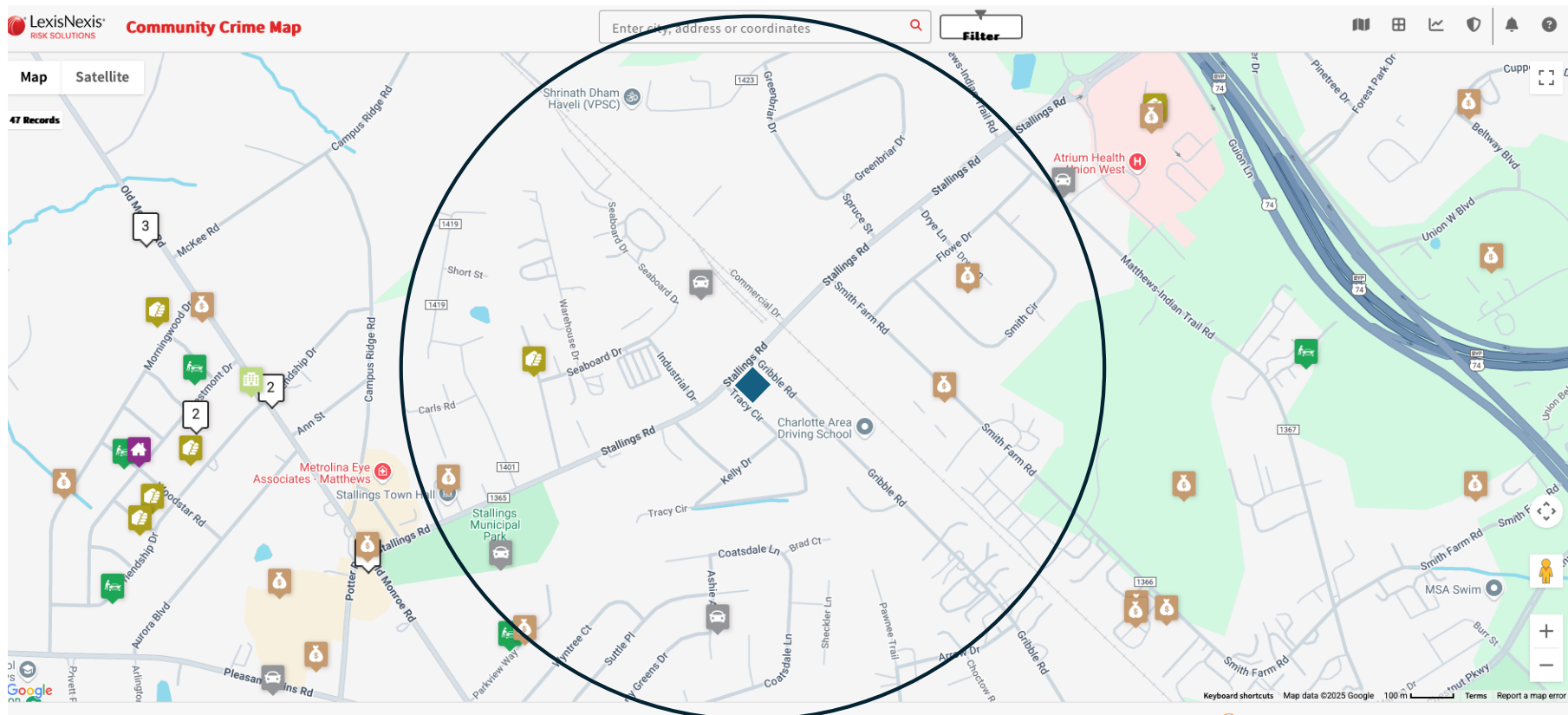
MADE-IN-THE-USA.

[LEARN MORE](#)

*Actual photo of a 260,000 lb crane on TRUEGRID®.

Crime Map

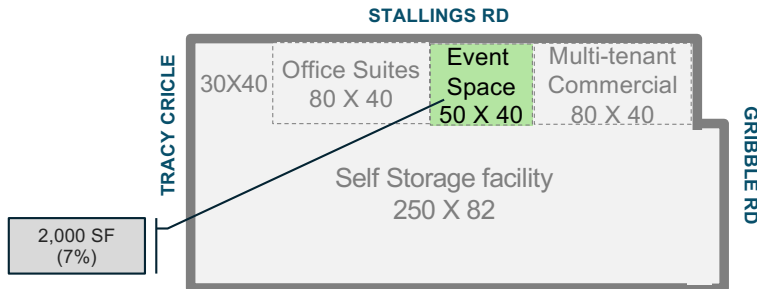
8 burglary and theft in the last 12 months around a 1-mile radius



Source: <https://communitycrimemap.com>

CONDITIONAL ZONING REQUEST

4 Add Event Space as a Permitted Use (Currently not listed under IND Zoning)



Proposed GFA: 30,100 SF

Primary Usage for this Space:

- The event space is designed to serve as a flexible, community-oriented venue capable of accommodating **100 to 125 guests**. It will provide a welcoming environment for a wide variety of events
- The space will support social engagement and economic activity within the town by offering a well-equipped, centrally located venue accessible to residents, businesses, and community groups alike.

How does the event space contribute to the local community?

- a) Based on initial research, Stallings appears to have only two event spaces: Diamond Hall on Old Monroe Road and the Town of Stallings community facilities
- b) Provides a flexible, accessible venue for birthday parties, baby showers, retirement events, and small weddings—keeping celebrations close to home
- c) Brings in guests from surrounding areas, exposing them to the town's shops, services, and charm
- d) Requires limited parking and infrastructure while serving many different segments of the population
- e) Event space can drive traffic to local caterers, florists, hotels, boutiques, and transportation services
- f) Provides a platform for local vendors, artists, and service providers (photographers, DJs, etc.) to grow their businesses

An event space brings economic value to the town through tax revenue, job creation, and support for local vendors. It also enriches the community by providing a much-needed venue for celebrations, meetings, and cultural activities.

Permitted tree types for side tree

Large species

- Oaks such as Shumard, Scarlet, Nuttall, or Overcup. However, Willow oak is too large for this application. Live oak does well here, but doesn't get as large as it does on the coast.
- Bald cypress
- Elm (Emerald Sunshine or Accolade or Valley Forge; no Princeton elms)
- Sweetgum (fruitless such as Cherokee)
- Tuliptree (dwarf variety such as Emerald City)
- Deodar Cedar
- Pecan

Medium species

- Black gum (Red Rage or Wildfire)
- Southern Hackberry (sugarberry)
- Katsuratree
- Turkish filbert
- Osage Orange (fruitless such as White Sheild or Wichita)
- Southern Magnolia (dwarf such as Bracken's Brown Beauty)
- European Hornbeam
- Lacebark Elm
- Zelkova
- Ginkgo
- River Birch (DuraHeat)
- Southern Sugar Maple

No Red Maples, no autumn blaze maples, and no similar cultivars. Red maples are failing to perform well in Union County due to increased prevalence of gloomy scale and other factors.



MEMO

To: Town Council
From: Max Hsiang, Planning Director
Date: August 11, 2025
RE: Council Update — Family Care Homes Status and Next Steps

Purpose of This Memo

This memo provides an update on recent zoning ordinance changes related to Family Care Homes, outlines how the Town is responding to complaints, and explains the enforcement process and next steps. It also acknowledges a request from the public for a dedicated meeting to further discuss this topic.

Background

The Town began receiving complaints in May 2025 about multiple residential properties potentially operating as unlicensed group homes. These cases raised questions about how sober living residences and other supportive housing arrangements are regulated under the Stallings Unified Development Ordinance (UDO) and applicable state and federal law.

What is a Family Care Home?

Under NC General Statute § 168-9, a Family Care Home is a residence providing room, board, and personal care for six or fewer persons with disabilities, not including staff.

- Allowed by Right in residential zones
- Protected by federal law, including the Americans with Disabilities Act (ADA) and Fair Housing Act (FHA)
- Includes sober living houses, recovery residences, and similar facilities

To help clarify enforcement authority, the Town Council took the following actions:

1. On June 23, 2025, the Town Council approved a text amendment to clarify that sober living residences housing six or fewer individuals are treated the same as Family Care Homes in the development ordinance. These terms (along with similar terms) are now interchangeable in Stallings.
2. On July 28, 2025, the Council approved an additional amendment to Article 3 of the Development Ordinance, updating the definition of Family Care Home to include a 0.5-mile separation requirement. This change aligns with the Town's authority under G.S. § 160D-907 and gives staff a clearer basis for managing clustering concerns in residential neighborhoods.
 - a. The updated development ordinance language in Article 3 reads:
 - i. *FAMILY CARE HOME. A home meeting the North Carolina Residential Building Code, with support and supervisory personnel, that provides room and board, personal care, and habilitation services in a family environment for six (6) or fewer resident handicapped persons, pursuant to G.S. § 168-9. Pursuant to authority in G.S. § 160D-907, no family care home shall be located within a one-half (0.5) mile radius of another existing, legally established family care home. Includes sober living houses, recovery residences, transitional treatment centers, and similar facilities for six (6) or fewer individuals.*

(Amended July 28, 2025)

3. Clarified 'Family' Definition – Added Article 2.21 to ensure consistency in enforcement across residential uses.
- a. **2.21 Compliance with Definition of ‘Family’ for Residential Uses** - All residential uses, structures, definitions, or zoning classifications which include the word ‘Family’ shall comply with the definition of ‘Family’ as established in this Ordinance. ‘Family’ means one or more persons related by adoption, blood, or marriage, or up to three unrelated adults, occupying a dwelling unit and living as a single household. Uses inconsistent with this definition shall not be permitted, unless otherwise stated in this Ordinance.

What about Group Homes?

Group Homes, by contrast, typically house more than six individuals and do not have the same by-right zoning protections and are not automatically allowed in residential areas. These facilities must comply with the UDO’s requirements for Group Care Facilities, which include obtaining a Special Use Permit (SUP), meeting spacing requirements, and often complying with separate state licensing laws.

Key distinctions between Family Care Homes and Group Homes:

- Family Care Homes are limited to six or fewer individuals (not including staff); Group Homes house more than six.
- Family Care Homes are allowed by right and cannot be required to obtain a special or conditional use permit (only a general use permit). Group Homes require an SUP and are subject to additional review and conditions.
- Family Care Homes are protected under ADA/FHA; Group Homes are not automatically afforded the same protections and may face stricter local controls.
- As of July 28, 2025, a 0.5-mile separation applies to both Family Care Homes and Group Homes.

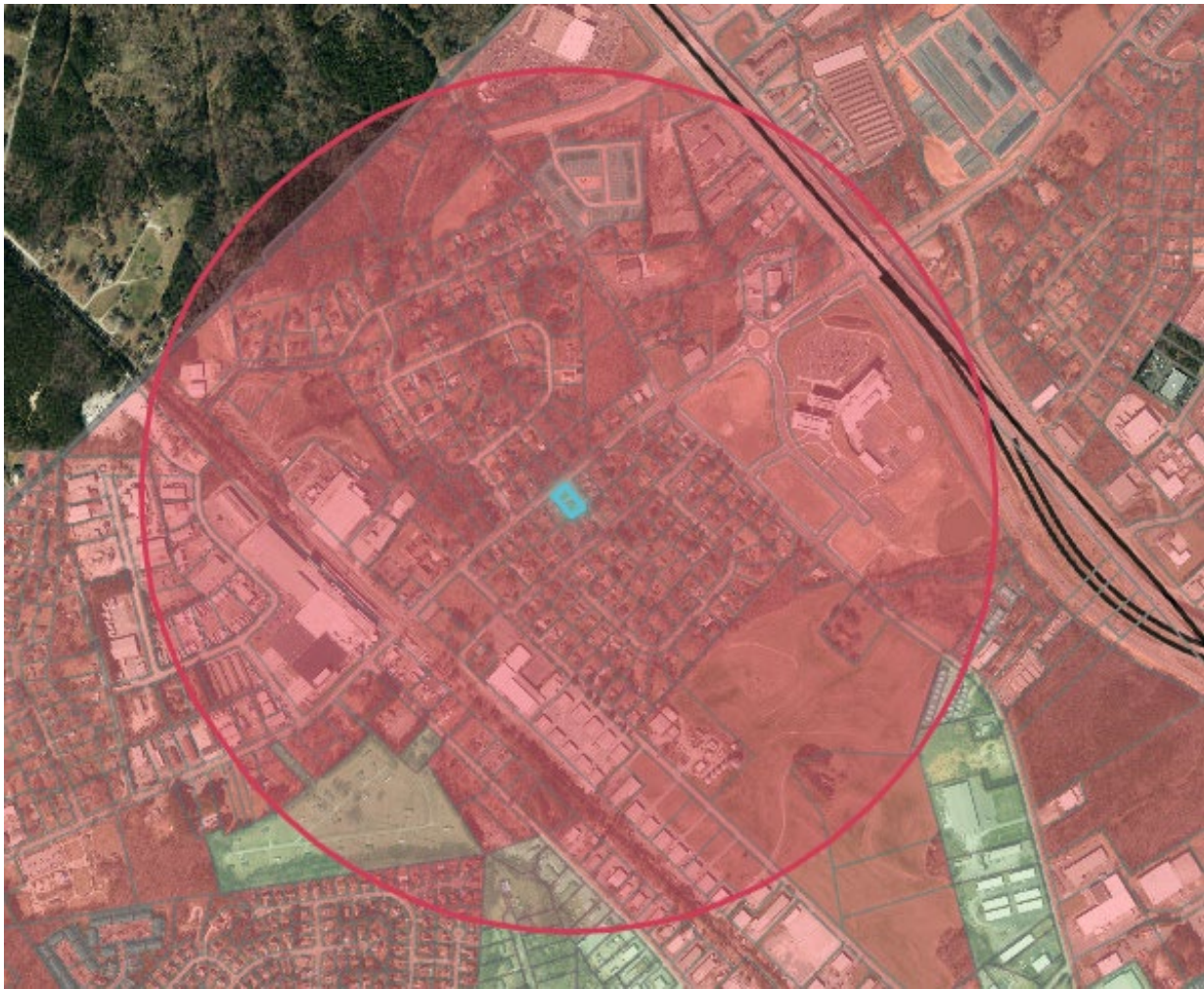
Chart for additional clarification:

	Family Care Homes/Sober living residence	Group Homes
# of residents	6 or fewer (not including staff)	More than 6
Zoning Status	Allowed by right under state statute	Requires a Special Use Permit (SUP)
Legal Protections	Protected under ADA/FHA	Not always protected
Separation Rule	Must be 0.5 mi apart	Same 0.5 mi rule applies

These recent text amendments are designed to clarify enforcement authority and provide additional safeguards against the over-concentration of family care-related uses in neighborhoods.

Example: 0.5-Mile Separation

Map example from 1216 Stallings Rd. illustrating buffer requirements.



Staff Authority & Enforcement Expectations

Town staff are responsible for administering zoning regulations, while remaining compliant with federal and state laws protecting people with disabilities.

What the Town Can Require:

- A zoning use permit may be required to verify that the home meets the Family Care Home definition. Staff may request:
 - Redacted leases
 - Website or advertising materials
 - Written descriptions of services or supervision provided

What the Town Cannot Do:

- **Inspections** inside the home are not permitted unless legally authorized.
- **Discriminatory enforcement** or policies based on perception or stigma are not allowed.
- **Special or conditional use permits** cannot be imposed on Family Care Homes due to federal protection (only Group Homes).

Enforcing the Six-Resident Limit:

- Care homes housing more than six individuals (excluding staff) must meet Group Home requirements, including applying for a **Special Use Permit (SUP)** and possibly securing state licensing.

Room Rental Cases:

- If a residence is simply renting out rooms without providing care, it does not qualify as a Family Care Home and may be subject to other zoning restrictions (i.e. proof meeting the definition of Family).

Police & Public Safety Overview

- Only two police calls were reported this year at the properties in question, both initiated internally within the home.
- A third call (tool theft) involved a neighbor across the street, with no known link to any Family Care Home.

Resident Information

Residents can report suspected violations or concerns directly to Code Enforcement. For suspected criminal activity:

- Call 911 in an emergency
- Call the non-emergency line at 704-289-1591

Town staff will continue to monitor complaints and share updates with Council & the public.



MEMO

To: Stallings Town Council
From: Eunice McSwain, Stallings Parks & Recreation – Parks Director
Via: Alex Sewell, Town Manager
Date: August 8th, 2025
RE: **Stallings Salutes: Veterans Breakfast Proposal**

Background/Issue:

Following up on Mayor Dunn's suggestion and Council's consensus during the last Council meeting, Town staff have explored the possibility of hosting a Veterans Breakfast in Stallings. After reviewing logistics and consulting with comparable communities, we believe the following outline would be the best fit for Parks and Recreation:

Proposal/Solution:

Event Name: Stallings Salutes: Veterans Breakfast

Recommended Date: Tuesday, November 11, 2025 (Veterans Day)

While this is a Town holiday, staff believe the significance of the day, coupled with better availability among residents, makes this the most meaningful and appropriate choice.

Location: Stallings Government Center

Capacity: Up to 75 Veterans

Attendees

- **Eligibility:** Stallings residents who are military veterans
- **Guests:** No plus-ones unless the guests are an essential caregiver. However, we will remain flexible in accommodating guests as needed, following the example of Mint Hill's approach.

Registration

- **Required:** Yes – free pre-registration
- **Methods:** By phone or through a simple online form

This will assist with food orders, seating arrangements, and overall event logistics.

Timing

- **Proposed Event Time:** 8:00 a.m. – 10:00 a.m.
- **Guest Arrival Window:** Starting at 7:15 a.m. (based on Mint Hill's recommendation)

Funding Options

We are currently exploring two options:

- Seek event sponsors (local businesses or civic groups), or
 - Provide cost estimates if the Town prefers to fund the event directly
-

Planning Support & Reference

Mint Hill's Assistant Town Manager has been incredibly helpful, providing us with their full event program and planning documents. These resources are easily adaptable and will significantly streamline our preparation process.

Requested Actions:

- 1) Request Town Council approval for the Parks and Recreation Department to proceed with planning the Stallings Salutes: Veterans Breakfast event and provide direction on the preferred funding option.