



April 28, 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.	Public Comment	Wyatt Dunn, Mayor	NA
1.	7:12 p.m.	Consent Agenda A. Sidewalk Connection from Shirley Drive to Town Hall B. Resolution for Cabarrus Stanly Union Regional Hazard Mitigation Plan	Wyatt Dunn, Mayor	Approve consent items
2.	7:15 p.m.	Agenda Approval	Wyatt Dunn, Mayor	Approve agenda as written
3.	7:17 p.m.	Destination Stallings Silverline A. Comprehensive Land Use Plan (CLUP) B. Small Area Plan (SAP)	Max Hsiang, Planning Director	Adopt plans
4.	7:30 p.m.	Chestnut/Matthews-Weddington Road Speed Limit (<i>Richardson</i>) <i>Correspondence with NCDOT regarding the speed limit at the Chestnut/Matthews-Weddington Road</i>	Brad Richardson, Council Member	Contact NCDOT on matter
5.	7:40 p.m.	Charter Amendment Requirements and Timeline	Melanie Cox, Town Attorney	Direct Staff on how to proceed
6.	7:50 p.m.	Closed Sessions Pursuant to NCGS 143-318.11(a)(6)	Wyatt Dunn, Mayor	Recess into closed session
7.	8:15 p.m.	Adjournment	Wyatt Dunn, Mayor	Motion to adjourn



MEMO

To: **Mayor and Town Council**
From: Kevin Parker, Engineering Director
Date: April 28, 2025
RE: Sidewalk Connection from Shirley Drive to Town Hall

Background:

At the April 14, 2025 Council Meeting, staff proposed a short sidewalk connection from the end of Shirley Drive to the existing sidewalk at Town Hall. This would provide residents of Community Park with safer pedestrian access to the crosswalk in front of Town Hall and improve connectivity to Stallings Park. Council requested that staff obtain a cost estimate and return for formal approval.

Staff has determined the sidewalk can be constructed by our Public Works Department for approximately \$2,000.



Action Requested:

Staff requests Council approval to proceed with construction of the sidewalk as discussed.



**RESOLUTION
ADOPTING THE CABARRUS STANLY UNION
REGIONAL HAZARD MITIGATION PLAN**

WHEREAS, the citizens and property within the Town of Stallings are subject to the effects of natural hazards that pose threats to lives and cause damage to property, and with the knowledge and experience that certain areas of the county are particularly vulnerable to drought, extreme heat, hailstorm, hurricane and tropical storm, lightning, thunderstorm wind/high wind, tornado, winter storm and freeze, flood, hazardous material incident, and wildfire; and

WHEREAS, the Town of Stallings desires to seek ways to mitigate the impact of identified hazard risks; and

WHEREAS, the Legislature of the State of North Carolina has in Article 5, Section 160D-501 of Chapter 160D of the North Carolina General Statutes, delegated to local governmental units the responsibility to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry; and

WHEREAS, the Legislature of the State of North Carolina has enacted General Statute Section 166A-19.41 (*State emergency assistance funds*) which provides that for a state of emergency declared pursuant to G.S. 166A-19.20(a) after the deadline established by the Federal Emergency Management Agency pursuant to the Disaster Mitigation Act of 2002, P.L. 106-390, the eligible entity shall have a hazard mitigation plan approved pursuant to the Stafford Act; and.

WHEREAS, Section 322 of the Federal Disaster Mitigation Act of 2000 states that local governments must develop an All-Hazards Mitigation Plan in order to be eligible to receive future Hazard Mitigation Grant Program Funds and other disaster-related assistance funding and that said Plan must be updated and adopted within a five year cycle; and

WHEREAS, the Town of Stallings has performed a comprehensive review and evaluation of each section of the previously approved Hazard Mitigation Plan and has updated the said plan as required under regulations at 44 CFR Part 201 and according to guidance issued by the Federal Emergency Management Agency and the North Carolina Division of Emergency Management.

WHEREAS, it is the intent of the Town Council of the Town of Stallings to fulfill this obligation in order that the County will be eligible for federal and state assistance in the event that a state of disaster is declared for a hazard event affecting the County;

NOW, THEREFORE, be it resolved that the Town Council of Town of Stallings hereby:

1. Adopts the Cabarrus Stanly Union Regional Hazard Mitigation Plan.

2. Vests Union County Emergency Management with the responsibility, authority, and the means to:

- (a) Inform all concerned parties of this action.
- (b) Cooperate with Federal, State and local agencies and private firms which undertake to study, survey, map and identify floodplain areas, and cooperate with neighboring communities with respect to management of adjoining floodplain areas in order to prevent exacerbation of existing hazard impacts.

3. Appoints Union County Emergency Management to assure that the Hazard Mitigation Plan is reviewed annually and every five years as specified in the Plan to assure that the Plan is in compliance with all State and Federal regulations and that any needed revisions or amendments to the Plan are developed and presented to the Union County Board of Commissioners for consideration.

4. Agrees to take such other official action as may be reasonably necessary to carry out the objectives of the Hazard Mitigation Plan.

Adopted this the April 28, 2025.

Wyatt Dunn, Mayor
Town of Stallings

Attest:

Erinn Nichols, Town Clerk
Town of Stallings

Certified by: _____ (SEAL)

Date: _____



MEMO

To: Town Council
From: Max Hsiang
Date: 04.28.2025
RE: **Overview of Destination Stallings**

Purpose

This memo provides a summary and status of the *Destination Stallings* planning initiative. While the project originally included a new Transit-Oriented Development (TOD) Overlay, recent state law changes have required that portion to be put on hold. The remainder of the work, including the Comprehensive Land Use Plan (CLUP) amendment and Small Area Plan (SAP) update—is now complete and ready for adoption.

Background

As part of the Town's long-range vision to prepare for the future LYNX Silver Line light rail and maximize development opportunities around the Atrium Health campus, the Town launched the *Destination Stallings* initiative in 2024. This effort was built upon direction from the 2023 Council Retreat and supported by grant funding from CRTPO.

The Town was awarded a CRTPO Transportation Grant to support the planning effort—up to \$100,000 in reimbursable funding under an 80/20 match program. The full project budget was \$125,000, and all funding has now been paid and accounted for. The goal was to update the Monroe Expressway Small Area Plan, amend the Comprehensive Land Use Plan, and create a TOD Overlay to be integrated into the Stallings Development Ordinance.

Silver Line Plan Integration: The project focused on three major planning components:

1. Integrate the future LYNX Silver Line into the Stallings CLUP, including relevant timelines, benefits, studies, and public education.
2. Reimagine the Monroe Expressway Small Area Plan, creating a new Small Area Plan focused on the Silver Line Station area and Atrium Health campus, with renderings and planning specifications.
3. Create a new TOD Overlay District to guide development along the proposed Silver Line alignment, including tools for preservation and development promotion.

Timeline & Status

Draft materials were presented to Town Council on December 9, 2024, but the overall project was temporarily put on hold due to internal edits and changes to state legislation.

Now that the Small Area Plan and CLUP amendments are finalized and the grant project is officially complete, staff is bringing those two components forward. The TOD Overlay will remain on hold pending legislative resolution.

1. Destination Stallings Small Area Plan

This new plan replaces the 2018 Monroe Expressway Small Area Plan and outlines a vision for a compact, walkable, mixed-use district centered around the future Silver Line station and Atrium campus. It includes:

- Community outreach and stakeholder engagement

- Analysis of existing conditions and development potential
 - A conceptual master plan with detailed land use, design, and connectivity strategies
 - Reimagining of Walkable Activity Center and Walkable Neighborhood place types
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2. Comprehensive Land Use Plan (CLUP) & Future Land Use Map Amendments

The 2017 CLUP is updated to:

- Remove outdated Monroe Bypass references before the bypass was constructed
- Add the Destination Stallings appendix (TOD vision, land use and connectivity maps, and master plan materials)
- Update the Walkable Activity Center place type to align with potential TOD-supportive patterns

The Future Land Use Map has been amended accordingly. Two legacy small area plans, the Monroe Bypass and Smith Farm Business District plans, will be retired. The Stallings Downtown Plan remains active, but it is recommended for future revision to stay aligned with regional growth trends.

3. Transit-Oriented Development Overlay – On Hold – not included in this memo/presentation

A new TOD Overlay (Article 24) was drafted to support transit-aligned development with targeted standards and incentives. However, due to a recent amendment to G.S. 160D-601(d), the Town cannot adopt the overlay at this time. The new statute prohibits local governments from downzoning property without written consent from all affected property owners.

Because Article 24 both increases design requirements and limits uses in several zoning districts, it is currently considered a downzoning. Until the Legislature takes action to amend or clarify this law, the TOD Overlay will remain on hold.

Next Steps

Staff is moving forward with the finalized Small Area Plan and Comprehensive Land Use Plan amendment for Adoption. Adoption of these documents will help guide near-term development decisions and ensure alignment with the Town's long-range goals for the Silver Line corridor.

Planning Board recommended approval on 4.15.2025.

We will continue monitoring the legal situation regarding G.S. 160D-601(d) and revisit the TOD Overlay when conditions allow.

Access to Comprehensive Plan and Small Area Plan Update Materials

Due to the size of the Comprehensive Plan Update and Small Area Plan Update documents, we are unable to include them in the meeting packet or upload them directly to the agenda. Instead, we've provided access through the following Google Drive link:

<https://drive.google.com/drive/folders/1JQtE57FTrcbgX3JS67XhII2r9nXpVC6I?usp=sharing>

This folder contains:

- The Council presentation from December 9, 2024
- The updated Integration Plan with the revised Small Area Plan
- The amended Comprehensive Plan
- The amended Future Land Use Map

The link will remain active for 60 days, please download the materials as soon as possible. These documents are provided for your review in preparation for the Town Council meeting, April 28, 2025, where adoption will be requested.

For assistance or to request the documents directly, please contact Stallings Planning and Zoning at 704-821-8557.



MEMO

To: Mayor and Council
Via: Alex Sewell
From: Erinn Nichols
Date: 04-24-2025
RE: Charter Amendment Requirements and Timeline

Below outlines the requirements and timeline needed to amend the Stallings Town Charter if the Council wishes to start the process as soon as possible. A Charter amendment is necessary for Council to change a seat term length in order to have election cycles more equally balanced concerning the number of seats up for election.

Charter Change Requirements and Timeline

- | | |
|---------|--|
| May 27 | 1. Council to adopt a resolution stating intent to change Charter and call for public hearing <ul style="list-style-type: none">• Public hearing can not be more than 45 days after the resolution is adopted. |
| June 4 | 2. Published Notice of Public Hearing <ul style="list-style-type: none">• Published at least once, not less than 10 days prior to the hearing and shall contain a summary of proposed amendment |
| June 23 | 3. Public Hearing by Council |
| July 14 | 4. Ordinance to Amend the Charter <ul style="list-style-type: none">• No earlier than the next regular Council Meeting following the public hearing and not later than 60 days from the date of the public hearing |
| July 19 | 5. Published Notice Summarizing Ordinance <ul style="list-style-type: none">• Must be done within 10 days of ordinance adoption |

Action Requested: If Council wishes to amend one seat term length for one term, direct Staff to start the process of amending the Charter, clarifying the specific District Seat term and length of term.