



## October 22, 2021 - Staff Update

### **Planning Projects Update**

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#### 1. Zoning Request/Public Hearings

**CZ21.04.01 – 4416 Stevens Mill Road.** Eric Wilson is requesting that the property be rezoned from MU-1 to AG and is requesting the following uses be approved for the property:

1. Accessory Building Units
2. Agricultural Based Business Facilities
3. Agricultural Production with Crops and Livestock
4. Agricultural Production within Building
5. Campground
6. Equestrian Facility
7. Event and Wedding Venue
8. Farmers Market
9. Florist
10. Landscape Services with Outside Storage
11. Single Family Dwelling
12. Satellite Use as Accessory
13. Sign as Accessory
14. Swimming Pool as Accessory
15. Temporary Construction Building or Office

The applicant currently operates an illegal landscaping business on the property that includes the processing, sale, and storage of landscape materials. The Town issues a NOV for illegal use of the property. They are requesting the conditional zoning to continue their operation, and for future expansion as

well as potential location and operation of the businesses listed in the application.

The Community Meeting was held on 5/25/21; the subcommittee meeting is scheduled for July 12, 2021. It is anticipated that the application will go before the Planning Board in July and Town Council in August.

The Planning Board reviewed this request at their July meeting at which time a recommendation of denial was made. The decision to deny was based on factors including, the intended use of the properties (mulch processing) compatibility with neighboring properties, and a concern for approving speculative uses without a proposed development plan.

This item was heard by Council on August 9, 2021. Council continued the public hearing to the September 27 meeting.

Staff found that the application was incomplete, and offered the applicant several solutions to resolve the issue. All solutions involve re-submitting the application and holding all required meetings (community meeting, subcommittee meeting, planning board meeting, and public hearing) over again.

The Town Council voted to continue the Public Hearing with no resume date on September 20. The applicant is currently working to amend their application to meet the requirements of the ordinance. Once the corrected application is received, Staff will work to expedite the application through the entire process again to resume the Public Hearing.

**RZ 21.08.01-06.** The applicants are all seeking the same rezoning that Earl and Deborah Deese were granted, i.e. rezone from MU-2 to SFR-1, similar to the R-20 zoning the properties were zoned for prior to 2018. These cases all have separate applications but are the exact same in nature other than the landowners.

These items were all heard before the Planning Board on September 21 and were all recommended for approval. Prior to the Public Hearing on September

27, RZ 21.08.05 was requested to be withdrawn, and RZ 21.08.06 was requested to be deferred until the November 8 Public hearing.

**CZ21.10.01 – 3845 Matthews-Indian Trail Rd.** The applicant is seeking a conditional rezoning from MU-2 to CZ-C74. The applicant has submitted a site plan for a service contracting office/warehouse, as well as 10 additional small offices and warehouses intended to be for rent.

## 2. Development Agreements/Plan Review

### **ARIA AT IDLEWILD (IDLWILD MIXED RESIDENTIAL PLAN)**

*STATUS:* Approved

There is a new owner for the apartment portion of this project. They intend to construct the apartments per ordinance and DA standards, including the 41' allowed building height. Plans have been approved by the Town, they are working through final details and working on acquiring water/sewer approval from the County. Staff have received a letter from the applicant to determine that the height of the buildings have been met. Staff have reviewed this letter with Legal Counsel and determined that it is adequate. The final plans have not been signed off, but there are no major concerns remaining.

The owner has received a letter from Union County Public Works indicating that they will not receive a letter of sewer accessibility until at least early 2022.

### **BAILEY MILLS (FORMER STALLINGS TOWNHOMES)**

*STATUS:* Approved and Permitted  
Under construction.

### **ATRIUM HEALTH**

*STATUS:* Approved and Permitted.

Under Construction. Looking to have first patient in hospital by 12/15/21.

There are a few remaining outstanding issues to discuss with Staff. These are:

Screening rooftop equipment – The Town’s ordinance requires all equipment on the roof of the hospital to be screened. Most equipment can be screened, but there are a few features that cannot be screened due to air flow concerns. Staff have approved a revised landscaping plan that provides screening from the public right of way of the rooftop equipment

Gribble Road improvement – The hospital is required to add a turn lane to Gribble Road as part of their offsite roadway improvements defined in the TIA. The owner of the property adjacent to where the turn lane is to be has approval for a grading project but has actually graded all the way to his property line. This means it will be difficult/impossible for the hospital to put in the turn lane to NCDOT specifications. The developer has asked that the Town not approach the landowner regarding the violation until power poles have been installed on the front of his property, because the power poles are a priority for the hospital, and the landowner will cause issues if anyone approaches them regarding their violation.

### **STALLINGS ELEMENTARY SINGLE-FAMILY TND**

*STATUS:* Approved.

No plans have been submitted for permitting.

### **WILLOWS AT STALLINGS**

*STATUS:* Approved.

Plans were submitted on 11/12/2020 for permitting. Working through ROW and timing of offsite improvements.

Plans showing revisions requested per the first round of comments has been submitted and have been reviewed by Planning and Engineering. The developer is preparing to submit a third round of corrections.

**STALLINGS FARM**

*STATUS:* APPROVED

Plans for permitting have not been submitted.

**STONE CREEK (FORMER UNION PARK TOWNES)**

*STATUS:* DA and plans approved.

Under Construction.

**STINSON FARMS (NORTHSIDE OF IDLEWILD ROAD)**

*STATUS:* DENIED

4. Code Enforcement

**PERIOD: September 1-30, 2021**

TYPES OF VIOLATIONS	CARRIED FROM LAST PERIOD	OPENED THIS PERIOD	CLOSED THIS PERIOD	BALANCE CARRIED FORWARD TO NEXT PERIOD
PUBLIC NUISANCES	27	29	44	11
ABANDONED JUNKED AND NUISANCE VEHICLES	0	1	1	0
MINIMUM HOUSING STANDARDS	3	0	0	3
STALLINGS DEVELOPMENT ORDINANCE	10	4	5	9

NON-RESIDENTIAL BUILDINGS & STRUCTURES	0	0	0	0
TRAFFIC	0	0	0	0
NOISE	0	0	0	0
OPEN BURN	0	0	0	0
HAZARD TREE	0	0	0	0
AT LARGE/NUISANCE DOG/CAT or another animal	2	2	3	1

CITATION Notes: Walkers in Shannamara have been sending in photos with addresses of growth on the street (curb area) which falls under the public nuisance chapter of the town's ordinance (told to call me from the HOA management company. Huge number of letters followed up on, sent, verified 'done' and closed.

AQUA – The Director of Aqua, Mr. Joseph Pearce will be scheduling a meeting sometime in November with the residents of Country Woods and Golden Acres to go over what has been done to bring the wastewater treatment plant odor under control along with the noise reduction.

**Residential Areas (new citations issued):** Arlington Downs – 0, Austin Village - 0, Blackberry Ridge – 0, Brookfield – 2, Buckingham – 1, Callonwood – 0, Camelia Park – 2, Chestnut – 0, Chestnut Oaks – 0, Community Park – 1, Country Woods East – 1, Courtyards at Chestnut Lane – 0, Courtyards at Emerald Lake – 0, Courtyards at Lawyers Rd – 0, Court Yards at Weddington – 0, Creekside – 0, Curry Place – 0, Eaglecrest – 0, Eastwood Forest – 0, Emerald Lake – 0, Fair Forest – 0, Fair Haven – 0, Fairfield Plantation – 1, Forest Park – 3, Franklin Meadows – 0, Gold Dust Ridge – 0, Golden Acres – 0, Hunley Creek – 0, Independence Village – 2, Kerry Greens – 2, Kingsberry - 0, Lakewood Knolls – 0, Madison Ridge – 0, Mill Ridge Estates – 0, Mill Stone Estates – 0, Morningside – 0, Olde Blairs Mill – 0, Parkside – 0, Park Meadows – 0, Pleasant Plains – 0, Potters Point – 0, Shannamara – 1, Solis at Chestnut Farms – 0, Southstone – 0, Spring Hill – 6, Stallings Farm – 0, Stallings Park – 0, Sterling Manor – 0, Stevens Mill – 0, Stonewood – 0, Stone Creek – 0, Vickery – 0, Wendover at Curry Place – 0, Willowbrook – 0, Willowcroft – 0, Willows at Stallings – 0, Woodbridge - 0

## 5. Other

### **Text Amendments:**

Staff working with Code Enforcement and Engineering on identifying areas of our ordinances that need to be amended. Staff will begin bringing these amendments to Council for review and approval this summer.

### **Silverline TOD:**

TOD consultants looking to schedule a joint workshop with Indian Trail elected officials in January at Indian Trail's request. Public workshop will also be scheduled. The consultants will be seeking feedback on land use patterns and development along the silver line corridor.

### **Idlewild and Stevens Mill Project:**

A site plan for a grocery has been submitted for property near the corner of Idlewild and Stevens Mill Roads. Approval of this project will be administrative due to the use proposed is by-right and the site is less than 25 acres.

A separate Development Agreement application has been submitted for properties that appear to be outparcels for the grocery store.

Staff has requested a combined site plan be submitted for review. We received the combined plan and provided plan comments prior to Thanksgiving, 2020. A meeting in December, 2020 with staff requested that the developer provided for a connection to the adjacent property that will create connectivity to the proposed Stinson Farms project.

The applicant has expressed interest in moving forward with this project and has submitted a site plan addressing Staffs comments. The plan is being reviewed and next steps determined.

Staff comments have been addressed, and the applicant is requesting the TIA be started. Engineering has provided the consultant with the TIA documents to begin that process.

### **Streetscape Plan:**

In response to Council goals, and land use goals established by the Comprehensive Land Use Plan, staff is drafting a streetscape plan that will include cross sections and streetscape elements. The project kickoff with Council on June 14, 2021, gave staff the go ahead to pursue the project.

Due to staff turn-over, this project has been put on hold. There is a potential to complete this project at a smaller scope using the landscaping template provided by NCDOT for the Stallings Road – 74 intersection.

### **Cataloging and Mapping Projects:**

In response to Balance Scorecard Goals, staff has created a business inventory by address and parcel ID#. This information will be put into GIS format that can be used by the Code Enforcement Officer while in the field to keep up to date.

Staff has also created a spreadsheet of all approved CUP's. Conditional Use Permits were used by the Town prior to Conditional Zoning to establish conditions on projects. This information was catalogued by address and parcel ID#. This will also be placed into GIS so that properties that have conditions attached can be easily identified and future employees who may not be familiar with the Town history can easily access.

A web map has been developed to track all stormwater BMP facilities in Town. This information will help Engineering track when facilities are due for inspections and could potentially be used by Public Works to track when Town maintained BMPs are inspected and maintained. The map is currently in the development stage.

## Police Department

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See attached chart for data.

### Other Highlights

- The police department continues to run at full operational readiness during the COVID pandemic and is in communications with Union Emergency Management, as needed. The SPD had three covid exposures this past month.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected six pounds of unwanted medication.
- CID made an arrest on a felony child abuse case and obtained an arrest warrant on another case.
- One SPD officer recovered a stolen vehicle from Charlotte.
- Two officers were released to solo patrol phase of field training
- SPD patrol officers utilized NarCan to override effects of opioid abuse.

## Engineering Update

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1. Mr. Bo Conerly, P.E., CFM continues to serve as the Interim Town Engineer.
2. Twin Pines engineering evaluation for updating the channel configuration is underway and is expected to be complete within the next 45 days.
3. The resurfacing project has been completed with the exception of some minor punchlist items. The Town used a geotechnical/inspection firm to help staff review the work being completed and provide recommendations to ensure a quality project is provided. The Town Engineer, Associate Engineer, geotechnical technician and contractor walked the streets on 10/20/2021 to identify deficiencies and punch list items to be addressed by the contractor before finalizing the project completion.
4. The Town of Stallings Stormwater Ordinance updates were presented and approved by the Town Council.
5. The pavement management software (DRIVE) and pavement evaluation by an outside consultant (Kimley-Horn) was presented and approved by the Town Council. The pavement evaluation will be initiated and completed by the end of the year.
6. Staff continue to work through and execute stormwater improvement projects throughout the Town.
7. The next big action item for the Engineering Department is a review and update of the Town's engineering standards and details.

## **Public Works Update.**

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Please find listed the latest update (*10/20/2021*) from PWX Department. In no order:

- Replaced motor in HVAC Unit 2. Motor burned out. Unit working properly now.
- Finalized bids for Town landscaping at Blair Mill Park/Roadsides/Town Hall. Will present to council at next meeting for approval.
- Did an exploratory dig in residents' yard in Emerald Lakes and located what/where leak was coming from.
- Took down "Road Closed" sign that DOT left up on Old Monroe Rd saying Pleasant Plains Rd was closed.
- Replaced lock on fireproof file cabinet in Kim's office.
- Hauled off debris in field next to park.
- Cut high grass area in corner of field next to park.
- Installed 3 new planters in front of Town Hall.
- Received council approval to proceed with new door/fob system at Town Hall building.
- Repaired leak in printer room at Town Hall.

This is a highlight list of projects and daily activities in addition to normal preventative maintenance work and reactive maintenance work.

## **Parks & Recreation Update**

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### **Farmer's Market:**

Weekly Farmer's Market partnership with Union County concluded Sep 25. After action meetings will be scheduled to get feedback on the season and plan for next year's dates.

**Shred Day:** Park Staff hosted Shred Day on October 2!

### **Park Maintenance Updates:**

Quotes for remedial soil and grass work at Blair Mill Park were received and reviewed. Work is scheduled for spring 2022. Traffic island updates with river rock are scheduled for this fall.

Parking lot repairs were completed in Stallings Park along with replacement of the landscaping mulch.

**Hyzer's Haul Disc Golf Tournament:** formerly the Quad Creek Challenge - Calling all recreational Disc Golfers! Grab your discs and play 4 amazing courses in Union County on your own time between Oct. 23 and Nov 14. Do you have what it takes to conquer Hyzer, our friendly disc golf gargoyle!?

The top 2 people in each division with the lowest combined scores from each course will receive awards. There will also be prizes for lowest score at each course.

Mens and Womens Divisions:

- 13 and Under
- 14 to 17
- 18 to 59
- 60 and Up

Participating Courses:

- 1) "Crooked Creek Crossing" at Blair Mill Park (Stallings, NC)
- 2) "Cane Creek Park Main"(White Tees; Waxhaw, NC)
- 3)"Creeside" at Crooked Creek Park (Indian Trail, NC)
- 4)"Dry Creek - Short Course" at South Piedmont Community College (Monroe, NC)

**Public Art Installation:** 2 new pieces are in production for the Stallings Park Polyhedron Garden.

**Greenway Design:**

Bid package is in staff and legal review.

**Blair Mill Park Project:** Playground design concept has been received. Awaiting quotes for grading work required for ADA compliance.

**Privette Park Project:** Swings only site concept received. Parks and Recreation committee reviewed and staff looking into funding options.

## Finance Update

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- FY2021 Financial Statement Audit
  - Audit is substantially completed
  - Draft statements from the auditor have been received and management is now reviewing
  - Comprehensive Annual Financial report draft is in process as well
  - Expect to submit to LGC by November deadline
  
- Five-Year Financial Plan
  - Updated and submitted draft to Council
  - Will review in November at Council meeting for questions, updates and approval
  
- Tax Collections FY2022
  - Ad Valorem and MVT Collections – Collections through 10-13-2021

Ad Valorem	\$134,808
MVT	\$ 81,188
  - Sales and Use Taxes of \$148,327 collected through 10-13-2021
  - Powell Bill Allocation – 1<sup>st</sup> payment for FY2022 received in the amount of \$187,426
  
- Cash Balances as of 10/13/2021
  - General Fund PNC Accounts \$ 3,699,071
  - General Fund NCCMT Investment Accounts \$ 8,617,721
  - Powell Bill NCCMT Investment Account \$ 756,333

- Sewer Account \$ 7,984
- Storm Water PNC Account \$ 1,201,501

TOTAL \$14,282,610

## Human Resources Update

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- No report.

## **General Government/Town Clerk Update**

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### **Virtual Hybrid Meetings**

- Staff is continuing to develop the quote for this and hope to add it to the ARP funds projects.

### **Town Survey**

- Western Carolina is pleased to be partnering with Stallings on the Town Survey project. The timeline for the project is dictated by the academic semester and will be:
  - January 20: Draft survey to Council
  - February 20: Survey questions finalized
  - March 20: Survey distributed
  - May 1: Results write-up complete.

### **American Rescue Plan**

- The Town has received its first allotment of funds, \$2,572,685.12. Staff is going to utilize services from CRC to develop a draft ARP sending plan for Council to consider and tweak. The plan will be drafted with the Council's 2021-22 in mind. CRC will then come to Council to help facilitate the final plan with the Council.

### **Surplus Sales**

- As of 10-20-2021, a grand total of \$429.00 worth of items have been sold in 2021.