



November 19, 2021 - Staff Update

Planning Projects Update

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 asking 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, which includes processing, selling, and storing landscape materials. The Town issues an NOV for unlawful use of the property. They are requesting conditional zoning to continue their operation and future expansion

and the potential location and function 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 concern for approving speculative uses without a proposed development plan.

Council on August 9, 2021, heard this item. 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 ordinance requirements. Once the corrected application is received, Staff will work to expedite the application through the entire process to resume the Public Hearing.

RZ 21.08.06. The applicant is seeking rezoning from TC to SFR-1, similar to the R-20 zoning the properties were zoned for before 2018.

The item was heard before the Planning Board on September 21 and was recommended for approval. Before the Public Hearing on September 27, RZ 21.08.06 was requested to be deferred until the November 8 Public hearing.

CZ21.09.01 – 3042 and 3038 Matthews Indian Trail Road. The applicant is seeking a conditional rezoning from MU-2 to CZ-MU-2 to build 23 townhomes adjacent to the Bailey Mills subdivision. The staff has been working with the applicant on the site plan; no hearing dates have been set.

CZ21.10.01 – 3845 Matthews-Indian Trail Road. 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 and ten additional small offices and warehouses intended for rent.

The community meeting was held on October 18, 2021.

CZ21.10.02 – 1149 Stallings Road. The applicant is seeking a conditional rezoning from SFR-3, the CZ-MU-2, to use the property as a beauty shop. Services will include skincare, eyelash extension, waxing, and nail services. The staff has been working with the applicant on the site plan; no hearing dates have been set.

2. Development Agreements/Plan Review

ARIA AT IDLEWILD (IDLEWILD 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. The Town has approved plans; they are working through final details and acquiring water/sewer approval from the County. The staff has received a letter from the applicant to determine that the height of the buildings has been met. Staff have reviewed this letter with Legal Counsel and decided that it is adequate. The final plans have not been signed off, but no significant concerns remain.

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 the first patient in the 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 hospital roof to be screened. Most equipment can be screened, but a few features cannot be screened due to airflow 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 must add a turn lane to Gribble Road as part of their offsite roadway improvements defined in the TIA. The property owner is adjacent to where the turn lane is to have approval for a grading project but has graded 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. The power poles are a priority for the hospital, and the landowner will cause issues if anyone approaches them 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. They were working through ROW and the timing of offsite improvements.

Plans showing revisions requested per the first round of comments have been submitted and reviewed by Planning and Engineering. The developer is preparing to introduce 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: October 1-31, 2021

TYPES OF VIOLATIONS	CARRIED FROM LAST PERIOD	OPENED THIS PERIOD	CLOSED THIS PERIOD	BALANCE CARRIED FORWARD TO NEXT PERIOD

PUBLIC NUISANCES	11	10	14	7
ABANDONED JUNKED AND NUISANCE VEHICLES	0	2	0	2
MINIMUM HOUSING STANDARDS	3	0	1	2
STALLINGS DEVELOPMENT ORDINANCE	9	3	4	4
NON-RESIDENTIAL BUILDINGS & STRUCTURES	0	0	0	0
TRAFFIC	0	5	5	0
NOISE	0	0	0	0
OPEN BURN	0	0	0	0
HAZARD TREE	0	0	0	0
AT LARGE/NUISANCE DOG/CAT or other animal	1	1	2	0

CITATION Notes:

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 with the noise reduction. He came up with a date (November 22), but he hasn't been able to get the State to agree to attend. The State is a significant stakeholder and should be involved.

Residential Areas (new citations issued): Arlington Downs – 0, Austin Village - 0, Blackberry Ridge – 0, Brookfield – 0, Buckingham – 1, Callonwood – 0, Camelia Park – 0, Chestnut – 0, Chestnut Oaks – 1, Community Park – 0, Country Woods East – 0, 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 – 2, Franklin Meadows – 0, Gold Dust Ridge – 0, Golden Acres – 0, Hunley Creek – 0, Independence Village – 0, Kerry Greens – 1, Kingsberry - 0, Lakewood Knolls – 1, 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 – 0, Solis at Chestnut Farms – 0, Southstone – 0, Spring Hill – 3, Stallings Farm – 0, Stallings Park – 0, Sterling Manor – 0, Stevens Mill – 0, Stonewood – 1, Stone Creek – 0, Vickery – 0, Wendover at Curry Place – 0, Willowbrook – 1, Willowcroft – 0, Willows at Stallings – 0, Woodbridge - 2

5. Other

Text Amendments:

Staff working with Code Enforcement and Engineering identified areas of our ordinances that need to be amended. The team will begin bringing these amendments to Council for review and approval.

Silverline TOD:

TOD consultants looking to schedule a joint workshop with Indian Trail elected officials in January at Indian Trail's request. A public workshop was held on September 23. 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 because 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.

The staff has requested a combined site plan be submitted for review. We received the integrated plan and provided plan comments before Thanksgiving, 2020. In December 2020, the staff requested that the developer connect to the adjacent property to connect 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 the 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 turnover, 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 intersections.

Cataloging and Mapping Projects:

The staff has created a business inventory by address and parcel ID# in response to Balance Scorecard Goals. 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.

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

Police Department

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 one covid exposures this past month.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected nine pounds of unwanted medication.
- CID made arrests in three cases and obtained arrest warrants in three other cases.
- SPD patrol was able to arrest two people who they caught in the act of cutting off catalytic converters. Another squad was able to make an arrest of suspects breaking into vehicles on the north side of Stallings.
- All department members participated in Stallings Fest. The SPD raffled off an alarm system, Ring doorbell camera, and a Panthers football jersey.

Engineering Update

- Mr. Bo Conerly, P.E., CFM continues to serve as the Interim Town Engineer.
- Twin Pines engineering evaluation for updating the channel configuration is underway and is expected to be complete within the next 45 days.
- The resurfacing project has been completed with the exception of some minor punch list 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.
- The Town of Stallings Stormwater Ordinance updates were presented and approved by the Town Council.
- 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.
- Staff continue to work through and execute stormwater improvement projects throughout the Town.
- 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.

Please find listed the latest update (11/17/2021) from PWX Department. In no order:

Patched pothole on 3 Wood in Emerald Lakes subdivision.

- Patched pothole on Gainsborough in Chestnut Oaks subdivision.
- Override timers were installed for AC/Heat in select rooms. When activated you get 2 hours at 71 degrees.
- Repaired garbage disposal 2nd floor Town Hall breakroom.
- Repaired street sign in Willowbrook.
- Had heat repaired at rental property (329 Stallings Rd.).
- Provided support to PD when gas line was ruptured, and Stallings Rd. had to be shutdown.
- Provided support to PD when concrete truck wrecked, and Stallings Rd. had to be shutdown.

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

Parks & Recreation Update

Safety: The Town has gone 468 days without an OSHA recordable incident as of 11/15/2021.

New corrosive cabinets for chlorine storage have been installed for chemical storage for the splash pad and a propane storage container for public works received to be installed. These are results of our safety audit completed this summer.

Christmas in the Park: Saturday December 4th, 3:00 – 6:00pm. Join us for our annual Christmas in the Park event where Santa and Mrs. Clause will be in attendance with live music, crafts, games, and letters to Santa station! We will have face painters, balloon artists, selfie stations, gift bag decoration, and of course the park will be decorated for the holidays! PopBar Charlotte will be on site with complimentary hot cocoa and

Disc Golf:

Porter Ridge High School Disc Golf Club: Porter Ridge High School recently started a disc golf club and has partnered with Stallings Parks and Recreation to utilize Blair Mill Park as one of their home courses. On November 14 they held a learning clinic at the course and will be engaging in a service project at Blair Mill in the future.

Hyzer's Haul Disc Golf Tournament: formerly the Quad Creek Challenge – Scores are being tabulated and winners should be announced soon!

Signage:

The first round of park signs are complete and will be installed late November. This includes park rules signs, park shelter rules signs, and a sign for the front of Stallings Park. The second batch of signage is in production to

include splash pad signage, playground signage, and tennis court rules signage. Professional greenway/park signage quotes are still in development.

Greenway Design:

Bid package is in staff and legal review.

Park Projects: Playground design concept and quotes for grading work required for ADA compliance at Blair Mill Park and Privette Park concepts will be presented to Council in December.

Park Maintenance Updates:

River rock fill in the parking islands at Blair Mill Park is complete.



Public Art Installation: 2 new pieces for the Stallings Park Polyhedron Garden have been completed and delivered. We anticipate installation prior to Christmas activities.



Finance Update

- The monthly report is enclosed and being presented to the Council Monday along with the 5-Year Financial Plan.

Human Resources Update

- No report.

General Government/Town Clerk Update

New Council Members

- Staff is collecting information and preparing for the new Council Members to take office on December 13, 2021.

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.

Code Update

- The latest code update has been submitted to American Legal for codification. As soon as the update is complete, it will be brought to Council for final approval.

Surplus Sales

- As of 11-17-2021, a grand total of \$429.00 worth of items have been sold in 2021.