



December 17, 2021 - Staff Update



Monthly Report | November 2021

1. ZONING REQUESTS AND PUBLIC HEARINGS

❖ RZ 21.08.06:

- The applicants seek 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 before 2018. These cases all have separate applications but are the same other than the landowners.
- These items were all heard before the Planning Board on September 21 and recommended approval. Before the Public Hearing on September 27, RZ 21.08.05 was requested to be withdrawn, and RZ 21.08.06 was asked to defer until the November 8 Public hearing.
- At the November 8 Public Hearing, the applicant requested a further deferral.
- This case is scheduled to go before the Town Council again on December 13, 2021. (Update – Application Withdrawn)

❖ CZ21.04.01 – 4416 STEVENS MILL ROAD (WILSON):

- The Conditional Rezoning application (CZ21.04.01) to rezone 4416 Stevens Mill Road, Parcel # 07078012C, from the Mixed Use 2 (MU-2) zoning district to Conditional Zoning – Agriculture (CZ-AG) was APPROVED by the Town Council at their regularly

scheduled meeting on November 22, 2021. Effective November 22, 2021, this property is now zoned CZ-AG and will be required to meet all requirements and regulations of this zoning district, submit site-plan and agreed-on conditions.

- The Conditions agreed to by the Stallings Town Council and the property owners are below:
 - 4416 Stevens Mill Rd - Conditional Zoning-Agriculture (CZ-AG)
 - Conditions:
 - Continue existing landscaping business, including the processing of mulch.
 - Six selected uses allowed in the AG (Agricultural) district:
 1. Accessory Building Units
 2. Agricultural Based Business Facilities
 3. Agricultural Production with Crops and Livestock
 4. Agricultural Production within Building(s)
 5. Landscape Services with Outside Storage
 6. Single Family Dwelling
 - Site-Specific Conditions:
 1. From point L8 to #4, Rebar found near lot 398 Fairhaven provide a Type B buffer per the SDO.
 2. From point L15 to point L8, provide a Type C Buffer per the SDO
 3. Any necessary permits must be acquired from the State, County, and Town as applicable.
 4. All requirements of the Agricultural zoning district and Stallings Development Ordinance shall be met, except where explicitly modified by the conditions agreed by both the Town Council and the applicant.
 5. A revised site plan be provided to the Town including all conditions approved before any

permits are issued. (Note: Conditions listed on the site plan must be adhered to, including the mulching area, the trees along the internal road and the fence along the front, etc.)

6. All landscaping buffers must be installed before any new or expansion of uses.
- Staff is now awaiting the applicant's updated site and landscaping plan before any permits are issued.

❖ **Planning Board Special Meeting – November 30, 2021, at 6 pm:**

- The Planning Board held a Special Meeting to change the December regular meeting date from December 21, 2021, at 7 pm to December 13, 2021, at 6 pm.
- The Regular Meeting date for December was approved.

2. DEVELOPMENT AGREEMENTS AND 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 (FORMERLY STALLINGS TOWNHOMES):

- STATUS: Approved and Permitted
- Under construction.
- Final Plat under review by Staff.

❖ ATRIUM HEALTH:

- STATUS: Approved and Permitted.
- Under Construction. Looking to have the first patient in the hospital in early 2022. 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 final Zoning Compliance was issued, and the bond for the remaining improvements was received.

❖ 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 submit the 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.
- The final Plat has been approved.

❖ **Stinson Farms (Northside of Idlewild Road)**

- STATUS: Settlement agreement approved.

3. CODE ENFORCEMENT

❖ **PERIOD: November 1-30, 2021**

TYPES OF VIOLATIONS	CARRIED FROM LAST PERIOD	OPENED THIS PERIOD	CLOSED THIS PERIOD	BALANCE CARRIED FORWARD TO NEXT PERIOD
PUBLIC NUISANCES	7	2	5	4
ABANDONED JUNKED AND NUISANCE VEHICLES	2	0	1	1
MINIMUM HOUSING STANDARDS	2	0	1	1
STALLINGS DEVELOPMENT ORDINANCE	4	16	10	10
NON-RESIDENTIAL BUILDINGS & STRUCTURES	0	0	0	0
TRAFFIC	0	0	0	0
NOISE	0	0	0	0

OPEN BURN	1	0	1	0
HAZARD TREE	0	0	0	0
AT LARGE/NUISANCE DOG/CAT or another animal	0	0	0	0

CITATION Notes: Out of the office from 4-22 November 2021. I hope a very slow month shows the people are aware of code enforcement and keeping their properties clean. Happy Thanksgiving.

Residential Areas (new citations issued): Arlington Downs – 0, Austin Village - 0, Blackberry Ridge – 0, Brookfield – 0, Buckingham – 0, Callonwood – 0, Camelia Park – 0, Chestnut – 0, Chestnut Oaks – 13, 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 – 0, Forest Park – 1, Franklin Meadows – 0, Gold Dust Ridge – 0, Golden Acres – 0, Hunley Creek – 0, Independence Village – 0, Kerry Greens – 0, 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 – 0, Solis at Chestnut Farms – 0, Southstone – 0, Spring Hill – 3, 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

4. OTHER

❖ Text Amendments:

- Staff working with Code Enforcement and Engineering identified areas of our ordinances that need to be amended. Staff will begin bringing these amendments to Council for review and approval monthly.
- Town Council directed planning staff to review the Table of Uses 8.1 in Article 8 of the Stallings Development Ordinance at their November 2021 Public Hearing. The staff has decided to review the Table of Uses by zoning district and bring proposed changes periodically to the Board. The intent is to review each zoning district separately for sufficient time to study and review the proposed changes in the Use Table. The staff has decided to recommend updates to the Town Center (TC) zoning district first due to the Town's interest in creating a Downtown core within this district.

- Staff plans to bring forth a Text Amendment in December 2021 for the Planning Board and Town Council's consideration. (Update – Approved).

❖ **Silverline TOD:**

- TOD consultants are looking to schedule a joint workshop with Indian Trail elected officials at Indian Trail's request at a date TBD.

❖ **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 combined plan and provided plan comments before Thanksgiving, 2020. In December 2020, the staff asked 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 Staff's 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.
- The staff planned a kickoff meeting with Destination by Design on December 7, 2021, to discuss a streetscape project. Council

approved moving forward with this project contingent on State approval.

❖ **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.
- 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

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 0 covid exposures this past month.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected three pounds of unwanted medication.
- CID made arrests in two cases and obtained arrest warrants and search warrants for other cases. CID and patrol worked together to locate an elderly woman who went missing for two days. Three background investigations were also completed.
- Officer Lauren Armand has been selected to fill the vacant community officer position. She will begin her new role in early 2022.
- Patrol officers responded to an 18-year-old unconscious male. Officers and fire personnel administered life-saving efforts but were unable to revive the man. Other officers were able to arrest a suspect involved in several car break ins. Officers, during a traffic stop, recovered a stolen motor vehicle from South Carolina. The driver was arrested on multiple charges.
- Administrative officers attended training on "Making Excellence the Norm".

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 expected to be completed and submitted to the Town this week. Upon receipt, the Town Engineer will review the results, coordinate with the consultant, identify the scope of the project and associated costs, and coordinate with the property owners.
- The resurfacing project has been completed with the exception of some minor punchlist items.
- The pavement condition index (PCI) field work was conducted by Kimley-Horn for all the Town owned streets in the Town of Stallings. The next step in the process involves the use of the field data to demine the condition of the Town's streets. This information will then be used by Kimley-Horn in the pavement management software (DRIVE) to identify street priorities and recommended remediation tasks. The PCI values will be computed by the end of the year and the Town's pavement management program and street prioritization will be ready in January of 2022. This information will then be used to identify the Town streets to receive corrective action with the 2022 resurfacing project.
- Engineering staff continue to work through and execute stormwater improvement and maintenance 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 (12/15/2021) from PWX Department. In no order:

- River rock was installed around the trees in front of Town Hall campus.
- Lights were place on the trees along driveway of Town Hall campus.
- Helped Parks and Rec with the Town tree lighting event.
- Attended Flagger Certification course. Jake, Ryan, Chuck, Henry, and Kolleen were also in attendance.
- Patched pothole in Chestnut Oaks.
- Smith Grounds has started our landscaping maintenance and so far, everything is going well.
- Worked with Bruce at NCDOT to get landscaping around Bypass mowed and cleaned up.
- Reported streetlight for repair in Callonwood and Duke Energy has repaired.
- Patched pothole in Maddison Ridge.

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

Parks & Recreation Update

Staff Update: Events Coordinator Eunice McSwain won the 2021 Marie K Garris Employee of the Year Award. It is truly an honor to have Eunice as our Event Coordinator. She is passionate, kind, enthusiastic, giving, and brings out the best in everyone around her. Way to go Eunice!

Christmas in the Park: The Christmas in the Park event was well-attended, and we received positive feedback. Thank you to all Parks and Public Works Staff for their efforts, and the Mayor for leading the Christmas Tree lighting.

Greenway Design: The Town received NCDOT approval on the hawk beacon. The last two remaining approvals we need are from Union County Public Works and Union Power. We are tracking to let the project in the January/February time range.

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

Park Maintenance Updates:

River rock fill in the parking islands at Blair Mill Park is complete. We've received positive feedback on the appearance.

Finance Update

- The monthly report is enclosed.
- The Council is scheduled to revisit the 5-Year Financial Plan in January.

Human Resources Update

- No report.

General Government/Town Clerk Update

New Council Members

- Members have email access and new member information.
- Preparations for New Member Bootcamp on Tuesday, January 4, 2022, are underway

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.
- Karen Reid and I are working on an employee incentive with the ARP funds that addresses hazard pay during COVID-19.

Surplus Sales

- As of 12-15-2021, a grand total of \$429.00 worth of items have been sold in 2021.