



## **December 18, 2020 - Staff Update**

### **Planning Projects Update**

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#### 1. Zoning Request/Public Hearings

CZ20.12.01 – Atrium Health. Conditional Zoning for property involved with the roundabout at the project entrance and EZ Smith Towing.

BOA Appeal Hearing – 1005 Kara Court. An appeal to the accuracy of a recorded plat.

#### 2. Development Agreements

##### **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.

##### **STALLINGS TOWNHOMES – Bailey Farms**

**STATUS: Approved and Permitted**

##### **ATRIUM HEALTH**

**STATUS: Approved and Permitted**

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

**STATUS: DA Approved. No plans have been submitted for permitting.**

## **WILLOWS AT STALLINGS**

**STATUS: DA Approved. Plans were submitted on 11/12/2020 for permitting.**

## **STALLINGS FARM**

**STATUS: 1<sup>st</sup> Meeting Sub Committee 2/24/2020**

A Development Agreement was submitted for the Stallings Farming LLC property located at the intersection of Stallings and Stevens Mill Road. The property is in the Stallings Elementary SAP and is designated for residential development.

The subcommittee met to discuss on February 24, 2020.

The TIA was completed. The next subcommittee meeting is scheduled for January 11, 2021.

## **UNION PARK TOWNES – Stone Creek**

**STATUS: DA approved. Plans have been submitted and are being reviewed for permitting.**

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

**STATUS: 1<sup>ST</sup> Subcommittee Meeting 8/10/2020; 2<sup>nd</sup> Subcommittee Meeting 8/24/2020; 3<sup>rd</sup> Subcommittee Meeting 9/28/2020; 4<sup>th</sup> Subcommittee Meeting 10/26/2020.**

A Development Agreement has been submitted for the Armistead and Withrow Capital properties that include a combination of apartments, townhomes and commercial outparcels fronting Idlewild Road. A single developer, DR Horton, has been identified for the property and brought into the DA process.

A revised site plan has been submitted addressing comments received from the subcommittee members.

A TIA has been prepared and submitted to the Town for the project.

The subcommittee agreed to forward the DA to the Planning Board with no recommendation due to the fact that they are of the opinion that the proposed plan does not meet the Town’s vision for a walkable activity center at this location.

The DA will go before the Planning Board on 12/15/2020 for a recommendation (the Planning Board recommended Denial). The public hearing for the DA is tentatively scheduled for 1/25/2021. (NOTE: PB Recommended denial).

#### 4. Code Enforcement

Period: November 1 – 30, 2020

TYPES OF VIOLATIONS	CARRIED FROM LAST PERIOD	OPENED THIS PERIOD	CLOSED THIS PERIOD	BALANCE CARRIED FORWARD TO NEXT PERIOD
PUBLIC NUISANCES	15	6	7	14
ABANDONED JUNKED AND NUISANCE VEHICLES	2	1	2	0
MINIMUM HOUSING STANDARDS	6	1	5	1
STALLINGS DEVELOPMENT ORDINANCE	3	3	3	3
NON-RESIDENTIAL BUILDINGS & STRUCTURES	0	1	0	1
TRAFFIC	0	1	0	1
NOISE	1	0	0	1
OPEN BURN	0	0	0	0
HAZARD TREE	0	0	0	0
AT LARGE/NUISANCE DOG/CAT	1	2	3	0

NOTES: Quiet Month....

CITATION Notes:

**Residential Areas (new citations issued):** Arlington Downs – 0, Blackberry Ridge – 0, Brookfield – 0, Buckingham –0, Callonwood – 0, Camelia Park – 0, Chestnut – 0, Chestnut Oaks – 1, Community Park – 0, Country Woods East – 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, Fairfield Plantation – 0, Fair Haven – 1, Forest Park – 2, Franklin Meadows – 0, Gold Dust Ridge – 0, Golden Acres – 0, Hunley Creek – 0, Independence Village – 0, Kerry Greens – 0, Kingsberry - 0, Lakewood Knolls –1, Madison Ridge – 1, Mill Ridge Estates – 0, Mill Stone Estates – 0, Morningside – 0, Parkside – 0, Park Meadows – 0, Pleasant Plains – 0, Potters Point – 0, Shannamara – 0, Southstone – 0, Spring Hill – 1, Stallings Park – 1, Stallings Road Ext – 0, Sterling Manor – 0, Stevens Mill – 0, Stonewood – 0, Wendover at Curry Place – 0, Willowbrook – 0, Willowcroft – 0, Woodbridge - 0

## 5. Other

### 160D Ordinance Updates.

Staff working through updating ordinance to include new references to NCGS 160D and to includes all new language that conflicts with our current ordinance. First round of amendments has been submitted to legal for review.

### Open Space/Parks and Recreation Requirements

Contract signed with CCOG to begin the re-write of DO Article 21. A kickoff meeting was held with staff on 12/11/2020.

### Silverline:

Preliminary proposed alignment was shared with the Town Council on 12/14/2020. CATS will be seeking a resolution of support from the Town in February 2021.

### Union Park Towns Grading Violation:

Union Park Townes (Exeter Development was cited for removing trees and commencing work on their site without a permit. A Cease-and-Desist letter was sent on December 11, 2020. A follow up letter outlining next steps was sent on December 16, 2020. Staff will continue to work with Exeter Development of rectifying this situation.

### 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. A meeting with the project engineer is scheduled for December 21, 2020.

## 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 and Mecklenburg County Emergency Operation Centers. SPD had three potential COVID exposures-all returned negative.
- The SPD made the last release of new policies for all officers to read and acknowledge, as part of our new policy manual system.
- The SPD unwanted medication disposal unit was launched in September. In this month, the department collected 2.4 pounds of unwanted medication.
- The department is in the process of implementation on the in-car dash mounted cameras.
- Officer Caleb Payne and Corporal John Lefor completed Field Training Officer school.
- Officer Dale Larson successfully completed his field training program and has moved onto the solo patrol phase for the duration of his probationary period.
- The SPD Criminal Investigations Unit and Patrol made one arrest involving a vehicle break-in and was able to clear six other break ins, along with recovering a stolen firearm. CID also assisted the Union County Fire Marshall on a suspicious fire.

## Engineering Update

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- Stormwater repair project to be finalized (Weather permitting) – landscaping (5385 Shannamara Drive/861 Clonmel Drive)
- Stormwater repair project to be completed (Weather permitting) – curb to be poured (200 Limerick)
- Stormwater repair project completed. (Catch basin sinkholes- 204 Limerick, 861 Clonmel, 719 Donegal Ct)
- Southstone ongoing sidewalk/catch basin inspections and proofrolls for Phase 2. (Asphalt first lift completed for Phase 2)
- Plan review and further comments for Courtyards at Lawyers Clubhouse and The Willows at Stallings
- Vickery subdivision punchlist walkthrough and inspection of punchlist items completed
- Olde Blair Mill stormwater walkthrough with developer (rough initial preliminary punchlist drafted)

## **Public Works Update.**

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Please find listed the latest update (*12/16/2020*) from PWX Department. In no order:

- Continue working on a couple of projects for PD...booking room, patrol room.
- Repaired stop signs on Campus Ridge Rd.
- Posted zoning sign at 1217 Clover Lane.
- Posted zoning sign at EZ Smith Towing.
- Removed zoning sign at 100 Sherin Lane.
- Removed zoning sign at 1217 Clover Lane.
- Put new furnishings in 2<sup>nd</sup> floor breakroom...table, stools, microwave cart, trash cans.
- Placed TV in one of the small conference rooms.
- Working with Hoss Construction to get water meter uncovered for Union County Public Works.
- Working with Hoss on repairs needed for the new town hall building fire alarm system.
- Had data lines pulled and moved in patrol room for PD for remodel project.
- Worked on cleaning up roadsides. Trying to do some cleanup where NCDOT did their final cut. Trying to spruce up our sidewalks.
- Continue working with Mary on getting items listed on GovDeals, and quite a few things have sold already.

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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### **Greenway Design:**

- Still awaiting vote from Vickery residents on easement agreement.
- Still finalizing contractual details with DOT pertaining to the HAWK crossing.

### **Park Maintenance Updates:**

- Christmas lights will remain on continuously to avoid overloading the electric circuit at dusk when the timers switched on.

### **Programming:**

- **Santa Mail** – Santa responded to over 60 children who wrote to the North Pole!
- **Adopt an Elf** – Families posted #Elfie on Facebook with their new friends!
- **Virtual Tree Lighting** – Staff and the Mayor bringing holiday greetings to the community in video format reached over 1500 people on Facebook!

## **Human Resources Update**

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- No updates from the Human Resources Department.

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

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### **CARES Act**

- As you know, Stallings received \$223,851 from Union County the CARES Act from the federal government to assist with COVID-19 related expenses. Stallings has completed submitting all reports and expects to receive the total amount in reimbursement, the majority of which has already been received.

### **Gateway Signage**

- Staff is meeting with Destination by Design, NCDOT, and Atrium to collaborate on the best location and sign design.

### **Surplus Sales**

- Staff is continuing to sell surplus items on GovDeals. For November 2020, \$275.28 worth of items were sold.