



## **April 26, 2021 - Staff Update**

### **Planning Projects Update (As of 4/21/21)**

---

#### 1. Zoning Request/Public Hearings

CZ21.02.02 – Stinson Farms request to conditional zone 5.43 acres located at Idlewild Road and I-485. The request is to allow use of the property for a convenience store with gas pumps, fast food, and a 24-unit multifamily building. The property will be added to the Stinson Farms development plan. Subcommittee Meeting 2/22/21, 4/7/21; Community Meeting 3/2/21; Planning Board Approved on 3/16/22; Town Council Hearing 3/22/21, 4/26/21

CZ20.07.02 – Shirley White CZ Amendment. Pulte Homes has requested condition #2 of the originally approved CZ to be amended to allow for a change in the approved elevations. The project will be a 39-unit townhome project located on the Shirley White property on Matthews Weddington Road that was originally approved in 2007 and has received vested rights to the use due to the substantial financial investment made by the original developer, Larry Raley, in making intersection improvements at Antioch Church Road and Matthews Weddington Road. Planning Board Meeting 3/16/21; Town Council Hearing 5/10/21.

BOA Appeal Hearing – 1005 Kara Court. An appeal to the accuracy of a recorded plat. – Ongoing. The hearing has consisted of two meeting to date. The process has been delayed due to COVID and scheduling of the next meeting will be reassessed next month.

#### 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. Plans have been approved by the Town, they are working through final details and working on acquiring water/sewer approval from the County. Also working with applicant to ensure height of buildings meet established requirement.

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

**STATUS: Approved and Permitted**

### **ATRIUM HEALTH**

**STATUS: Approved and Permitted. Under Construction; seeking Temporary CO 8/31/21. Looking to have first patient in hospital by 12/15/21.**

### **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. Provided comments for first round review 12/20 and have not received response.**

### **STALLINGS FARM**

**STATUS: Planning Board Meeting 3/16/21 – Approved; Town Council Hearing 4/26/2021.**

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 has recommended approval and moved onto the Planning Board for consideration.

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

**STATUS: DA and plans approved. Under Construction.**

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

**STATUS: Town Council Review and possible vote 4/26/21.**

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.

### 3. Code Enforcement

March 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	9	12
ABANDONED JUNKED AND NUISANCE VEHICLES	5	0	4	1
MINIMUM HOUSING STANDARDS	2	0	1	1
STALLINGS DEVELOPMENT ORDINANCE	8	10	9	9
NON-RESIDENTIAL BUILDINGS & STRUCTURES	1	0	0	1
TRAFFIC	0	1	1	
NOISE	0	0	0	0
OPEN BURN	0	2	1	
HAZARD TREE	0	0	0	0
AT LARGE/NUISANCE DOG/CAT or other animal	1	4	3	2

**CITATION Notes:**

**Residential Areas (new citations issued):** Arlington Downs – 0, Austin Village - 0, Blackberry Ridge – 1, Brookfield – 1, Buckingham –1, Callonwood – 0, Camelia Park – 3, Chestnut – 1, 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 – 1, Fair Forest – 0, Fairfield Plantation – 1, Fair Haven – 1, Forest Park – 2, Franklin Meadows – 0, Gold Dust Ridge – 0, Golden Acres – 0, Hunley Creek – 1, Independence Village – 0, Kerry Greens –0, Kingsberry - 0, Lakewood Knolls – 1, Madison

Ridge – 0, Mill Ridge Estates – 0, Mill Stone Estates – 0, Morningside – 0, Olde Blairs Mill – 1, Parkside – 0, Park Meadows – 0, Pleasant Plains – 0, Potters Point – 0, Shannamara – 0, Solis at Chestnut Farms – 1, Southstone – 0, Spring Hill – 4, Stallings Farm – 0, Stallings Park – 1, 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

##### **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. All amendment as required by the State have been sent to legal for review. Public Hearing for adoption will need to be held in June 2021.

##### **Open Space/Parks and Recreation Requirements:**

Consultants met with Planning Board and Town Council to gather information and is in the process of creating a draft for staff review. The draft is scheduled to be presented to the Town Council on 4/12/21. With the final draft presented for adoption on 4/26/21.

##### **Silverline:**

Final Alignment being presented to the NTC for approval April 28, 2021. The Town Resolution of Support has been forwarded to CATS.

##### **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 in December with staff requested that the developer provided for a connection to the adjacent property that will create connectivity to the proposed Stinson Farms project.

##### **Tree Disturbance Permit:**

Amending the Development Ordinance to reference the tree disturbance permit requirements to the permitting process language. This allows developers to begin the installation of erosion control devices with an approved Erosion Control and Driveway Permit.

**Fee Schedule:**

Reviewing fee schedule to ensure current fees are covering town staff, legal and advertising expenses. Adjustments to the schedule will be presented during the budget process. An amended fee schedule will be included with the 2021-2022 budget.

**Text Amendments:**

Staff working with Code Enforcement on identifying areas of our ordinances that need to be amended.

## 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 and Mecklenburg County Emergency Operation Centers. SPD had one COVID exposures this month.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected 8.1 pounds of unwanted medication.
- The SPD Criminal Investigations Unit made an arrest on a 2019 vehicle break in and obtained two arrest warrants on other cases.
- SPD officers completed ASP baton training.
- One officer attended the Commission on Law Enforcement Accreditation two-day conference.
- SPD has hired a new records clerk, Melissa Carnes, who came from Mecklenburg County Sheriff's Office and hired a new police officer, Lauren Armand. Officer Rasheal Pittman completed her field training program and has been moved to solo patrol.

## **Engineering Update**

---

- Mr. Bo Conerly is serving as the Interim Town Engineer.
- Staff are seeking approval from Town Council on working together with Indian Trail on the annual resurfacing contract in an effort to reduce costs.

## **Public Works Update.**

---

Please find listed the latest update (4/19/2021) from PWX Department. In no order:

- Repaired street sign at intersection of Two Pines/Stone Hill.
- Had cracked glass replaced in council chambers new town hall building.
- Had roof leak over PD garage repaired.
- Relocated outlet in PD evidence building for refrigerator.
- Helped PR put out new trash cans at Blair Mill.
- Replaced gauge on domestic water line by town hall building.
- Replaced broken concrete storm drain cover in Forest Park subdivision.
- Patched pothole on Shannamara Dr.
- At Blair Mill Park: tore down old signage, tore out old benches, tore out old planters, etc.

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

## **Parks & Recreation Update**

---

**Public Art Installation:** Mr. Robert Sebrosky is donating a truncated icosahedron (aka soccer ball) public art piece to Stallings Park. This piece will be similar to other pieces found in Matthews on their Greenways.

### **Greenway Design:**

Awaiting NCDOT plan review for engineering of HAWK signal.

Next steps: finalize plans/specs and prepare for bidding process.

### **Park Maintenance Updates:**

Light fixtures in Stallings Park shelters have been replaced with energy efficient LED fixtures.

New trash cans placed in Blair Mill Park. Cans are at holes 3, 6, 8, 9, 13, 17, and 18. One can also be placed near the picnic tables.

Old wooden structures removed from Blair Mill with help of Public Works staff.

Landscaping – trees, bushes, and flower gardens trimmed and groomed. Weekly mowing in progress.

New heaters and vent fans placed in Stallings Park restrooms.

Working on quotes for cleaning/staining wooden structures in Stallings Park.

### **Programs:**

**Eggapalooza:** Registration filled in ONE DAY! Modified event to be held in the Parks and Recreation building due to inclement weather. All attendees arrived on a staggered schedule to meet current COVID guidelines for indoor gatherings.

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

Met with UC Extension Director Andrew Baucom and Farmer's Market Coordinator Jessica King as well as local vendors. Market will begin May 1, with live music on the 2<sup>nd</sup> Saturday of the month beginning in June.

**Park Rentals:**

Shelter Rentals are now live online with some modifications due to anticipated capacity issues during the Farmer's Market. On Saturday mornings only, rentals will resume at 12:30.

**Union County Parks and Recreation:** Area Parks and Recreation Directors met at the new recreation facility being built at Jesse Helms park. This new facility was designed to host indoor/outdoor agriculture and youth events and will be a great asset to the community once completed. It will eventually connect the UC Ag Center to their soccer complex creating a recreation campus for families and events.

## **Finance Update**

---

- The Town is focused on internal annual budget development and is looking forward to working with Council in the coming months on the budget.
- The March monthly finance report will be sent out at the same time.

## **Human Resources Update**

---

- The Engineering Department has an opening for a Town Engineer, please refer any candidate to the HR Department.

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

---

### **Gateway Signage**

- Staff is continuing meetings with Destination by Design (DbD), NCDOT, and Atrium to collaborate on the best location and sign design. At this time, Staff and DbD are awaiting some additional specifications from NCDOT. April 30 is the goal for the deliverable date.

### **Code Book**

- An additional Code Book Supplement is being analyzed and codified by American Legal. As soon as this supplement is complete, it will be updated on the website.

### **American Rescue Plan**

- Under this plan, it has been reported that Stallings could receive up to \$4.72M. North Carolina does not expect to receive its first allocation of funds (approximately 50%) until May which will be followed by the remaining allocation 60 days later. NCLM has sent out some preparation steps that staff is investigating and following.

### **Website Security Update**

- The hosting environment currently remains at Granite Sky's same hosting provider. They are still contracted with Armor to manage the Security suite and monitoring of the server, and have implemented backup processes that is backing up the website in the same hosting environment as well as an offsite environment with Amazon Web Services (AWS). Granite Sky is making an offline backup weekly that is air gapped and disconnected from any internet connection. That was all the first phase of their plans to shore up the security and backup processes. They are also offering additional security backups for a monthly fee. More information to come about this option.

### **Budget**

- Work continues as staff has presentations and discussions with Council.

### **Surplus Sales**

- As of 04-20-2021, a grand total of \$429.00 worth of items have been sold in 2021.