



May 21, 2021 - Staff Update

Planning Projects Update (As of 5/19/21)

1. Zoning Request/Public Hearings - Planning Board and Town Council Hearing Postponed

CZ20.07.02 – Shirley White CZ Amendment. Pulte Homes has requested condition #2 of the originally approved CZ 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; Town Council Vote 5/24/21.

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 Notice of Violation (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 is scheduled for 5/25/21; the subcommittee meeting will be scheduled for early June. It is anticipated that the application will go before the Planning Board in June and Town Council in July.

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. Staff is still awaiting cross section(s) establishing ordinance height requirements are met.

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. Working through ROW and timing of offsite improvements.

STALLINGS FARM

STATUS: APPROVED

UNION PARK TOWNES – Stone Creek

STATUS: DA and plans approved. Under Construction.

STINSON FARMS (NORTHSIDE OF IDLEWILD ROAD)

STATUS: DENIED

4. Code Enforcement

April 1 - 30, 2021

TYPES OF VIOLATIONS	CARRIED FROM LAST PERIOD	OPENED THIS PERIOD	CLOSED THIS PERIOD	BALANCE CARRIED FORWARD TO NEXT PERIOD
PUBLIC NUISANCES	12	33	24	11
ABANDONED JUNKED AND NUISANCE VEHICLES	1	0	0	1
MINIMUM HOUSING STANDARDS	1	0	1	0
STALLINGS DEVELOPMENT ORDINANCE	9	6	11	4
NON-RESIDENTIAL BUILDINGS & STRUCTURES	1	0	0	1
TRAFFIC	0	11	7	4
NOISE	0	1	1	0
OPEN BURN	0	1	1	0
HAZARD TREE	0	0	0	0
AT LARGE/NUISANCE	2	5	7	0

DOG/CAT or other animal				
<p>CITATION Notes: Spring has Sprung [along with the grass]!</p> <p>Residential Areas (new citations issued): Arlington Downs – 0, Austin Village - 0, Blackberry Ridge – 0, Brookfield – 0, Buckingham – 0, Callonwood – 0, Camelia Park – 1, Chestnut – 1, Chestnut Oaks – 0, Community Park – 1, Country Woods East – 0, Courtyards at Chestnut Lane – 0, Courtyards at Emerald Lake – 1, 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 – 1, Fair Haven – 0, Forest Park – 0, Franklin Meadows – 0, Gold Dust Ridge – 0, Golden Acres – 0, Hunley Creek – 3, Independence Village – 0, Kerry Greens – 1, Kingsberry - 0, Lakewood Knolls – 1, Madison Ridge – 0, Mill Ridge Estates – 0, Mill Stone Estates – 0, Morningside – 1, 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 – 11, Stallings Farm – 0, Stallings Park – 3, 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 - 2</p>				

5. Other

160D Ordinance Updates:

Staff working through updating the ordinance to include new references to NCGS 160D and to includes all new language that conflicts with our current ordinance. Staff working through final amendments with Mac McCarley. Draft will be forwarded to Council by no later than 5/28/21. Will be presented to the Planning Board on 6/15/21 and advertised for Council Public Hearing on 6/28/21.

Silverline TOD:

TOD consultants looking to schedule a joint workshop with Indian Trail elected officials in mid to late July. 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: No Change or Updates

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.

Text Amendments:

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

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. A project introduction will be provided by Staff on June 14, 2021. At which time feedback and direction will be sought.

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.

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 two COVID exposures this month.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected 12.5 pounds of unwanted medication.
- SPD officers were dispatched to US 74 overpass in reference to someone sitting on the ledge. This person was subsequently pulled off by an officer. It was determined that this person had suicidal intentions. Three officers from D squad were recognized by Hearts and Hands regarding their response to a subject suffering from cardiac arrest.
- The SPD Criminal Investigations Unit investigated two cases involving child abuse. This unit also launched a video partnership program to assist in community collaboration to solve crimes.
- All command officers completed training in Dealing with Toxic Employees.
- Officer Lauren Armand was sworn in and has begun her 12-week field training program.
- April was Child Abuse Awareness Month. The SPD and Stallings Parks Dept. collaborated on a pinwheel display to help bring awareness to the issue of child abuse. All SPD officers wore pinwheel lapel pins on their uniforms. April was also Motorcycle Awareness Month. The SPD used our message boards to put out safety messages regarding motorcycles being out on the road now that the weather is warmer.

Engineering Update

- Mr. Bo Conerly is serving as the Interim Town Engineer.
- The Town has partnered with Indian Trail to do a joint resurfacing contract. Both towns hope to reduce our individual costs through this partnership. The project has been let and bids are due to early June.
- Staff have submitted all required documentation for MS4 permit compliance.
- The Town continues to advertise and receive applications for the vacant Town Engineer position.

Public Works Update.

Please find listed the latest update (5/19/2021) from PWX Department. In no order:

- Finished planters at main entrance.
- Cleaned concrete debris out of Shannamara resident's yard.
- Replaced battery backup in PD detective office.
- Had a door in PD moved from hall to records room to make more secure.
- Had carpet installed in PD reception area.
- There were thought to be termites in the park. We had Carolina Pest look and treat as necessary.
- Installed a dry erase board in planning technician's office.
- We have done several treatments of fertilizer and weed and feed on town hall campus.
- Serviced all landscape equipment.
- Put new shelf up in breakroom for microwave and toaster oven.
- Requested service on a few street light outages.
- Worked with outside vendors to gather material for jobs.
- Repaired toilet in PD women's room that kept running.
- Repaired men's toilet in downstairs lobby that was flushing slow.

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

Parks & Recreation Update

- Fit4Moms is having a book drive this Friday, May 21st, to help restock our Little Free Library Inventory
- Our Splash Pad Contractors are meeting with our maintenance team tomorrow, May 20th, in hopes to be able to set a date for the Splash Pad to open this year.
- Farmers Market has been going well & shown a great turnout for the community. (Multiple vendors sell out every weekend)
- Live music has been lined up for every Third Saturday for the months of June, July, August, and September to be played during the Farmers Markets.
- Dates have been set for Stallings Day & Shred-it
 - Stallings Day: Saturday, Oct. 23rd
 - Shred-It: Saturday, Oct. 2nd
- Shelter Reservations from the public have been VERY popular. Multiple phones call a day spiking interest in the community asking about the park, splash pad updates, & what we have to offer.

Finance Update

- The April monthly finance report will be sent out simultaneously with this report.
- FY2022 Budget
 - Completed draft budget, budget message and CMIP.
 - Draft Budget Schedule distributed to council and staff for review with Council at the next scheduled budget meeting on Monday, May 24th.
- Tax Collections FY2021 Year-to-date
 - Ad Valorem and MVT Collections
 - Ad Valorem collections through 4/30/2021 are \$3,735,992 - Budget is \$3,630,000
 - Motor Vehicle Tax collections through 4/30/2021 are \$331,549 – Budget is \$396,000
 - Sales and Use Taxes recorded through 4/30/2021 are \$1,045,504 representing 8 months of collections (July to February)
 - Budgeted Sales and Use tax for FY2021 \$1,252,000
- Cash Balances as of 2/17/2021

▪ General Fund PNC Accounts	\$ 2,551,021
▪ General Fund NCCMT Investment Accounts	\$ 8,834,176
▪ Powell Bill NCCMT Investment Account	\$ 680,275
▪ Sewer Account	\$ 7,984
▪ Storm Water PNC Account	<u>\$ 1,309,967</u>
 TOTAL	 \$13,383,423

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 and right of way. At this time, Staff and DbD are working with NCDOT for encroachment agreements for conduit for water and electric to the site.

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 update on the website.

American Rescue Plan

- Under this plan, it has been reported that Stallings could receive up to \$4.72M. As a non-entitled municipality, Stallings will receive its allotment of federal funds via the State. Staff is following guidance from the NCLM in completing initial financial steps to be ready for these funds. More guidance is coming on how the funds will be allowed to be spent; however, it is now known that restrictions will be tight on the use of these funds which must be spent by Dec. 31, 2024.

Budget

- The draft budget has been submitted to Council.

Surplus Sales

- As of 05-19-2021, a grand total of \$429.00 worth of items have been sold in 2021.