



June 25, 2021 - Staff Update

Planning Projects Update

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

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 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 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.

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 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

May 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	47	18	23
ABANDONED JUNKED AND NUISANCE VEHICLES	1	0	1	0
MINIMUM HOUSING STANDARDS	0	3	0	3
STALLINGS DEVELOPMENT ORDINANCE	4	5	1	4
NON-RESIDENTIAL BUILDINGS & STRUCTURES	1	0	0	1
TRAFFIC	4	1	4	1
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	0	0	0	0

CITATION Notes: Open Burning Amendment passed by the Town Council 5/24/2021

Patience with Tall Grass and Weeds – Cannot cite until the grass reaches 18” tall.

Residential Areas (new citations issued): Arlington Downs – 0, Austin Village - 0, Blackberry Ridge – 2, Brookfield – 0, Buckingham – 2, Callonwood – 0, Camelia Park – 2, Chestnut – 0, Chestnut Oaks – 0, Community Park – 1, 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 – 1, Emerald Lake – 0, Fair Forest – 0, Fair Haven – 1, Fairfield Plantation – 1, Forest Park – 15, Franklin Meadows – 0, Gold Dust Ridge – 0, Golden Acres – 0, Hunley Creek – 2, Independence Village – 2, Kerry Greens – 1, Kingsberry - 0, Lakewood Knolls – 2, 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 – 2, Stallings Farm – 0, Stallings Park – 1, Sterling Manor – 0, Stevens Mill – 1, Stonewood – 0, Stone Creek – 0, Vickery – 0, Wendover at Curry Place – 0, Willowbrook – 0, Willowcroft – 0, Willows at Stallings – 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. 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.

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 next steps determined.

Text Amendments:

Staff working with Code Enforcement on identifying areas of our ordinances that need to be amended. Staff will begin bringing these amendments to Council for review and approval this summer.

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. An open house for the public to give input will be held in early August.

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 cases within the department.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected 2.5 pounds of unwanted medication.
- The Chief and Assistant Chief participated in a law enforcement roundtable with Congressman Dan Bishop and other Union County law enforcement leaders.
- May 15 was Peace Officers Memorial Day. Asst. Chief John Flynn was asked to play taps at the memorial service and at the funeral of two Watauga County deputies who were killed in the line of duty.
- All administrative officers completed training in Strategies for Mass Gatherings.
- One SPD officer initiated a traffic stop that resulted in the seizure of a loaded firearm and small amount of cannabis.

Engineering Update

- Mr. Bo Conerly continues to serve as the Interim Town Engineer.
- Twin Pines design work is nearing completion.
- 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 received; Lynches River Contracting is the lowest responsive bidder. Indian Trail has advised this contractor is projected to begin about mid-July but will share a more specific date when finalized.
- Staff have submitted all required documentation for MS4 permit compliance.
- Staff continue to work through and execute stormwater improvement projects throughout the Town.

Public Works Update.

Please find listed the latest update (6/23/2021) from PWX Department. In no order:

- Installed the soccer ball statue in Stallings Park for Parks and Rec.
- Repaired outlet in breakroom at old Town Hall.
- Installed new plantings in front of Town Hall.
- Removed zoning sign from Smiths Towing on Stallings Rd.
- Set timer for splash pad in Stallings Park.
- Repaired door to women's restroom upstairs Town Hall admin.
- Worked with PD on a few projects.
- Worked with NCDOT to get tree debris removed from residents' yard that was placed there after tree fell.
- Trimmed back bushes outside of park that were hanging over sidewalk.
- Installed room location signage in PD.
- Found a solution that seems to be working killing weeds in grass at Town Hall.

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

Parks & Recreation Update

Farmer's Market:

Music at the Market launched June 19 and was widely popular. Staff is looking into possibility of expanding to weekly for August and September.

Farmer's Market promotional video live on social media.

Programs:

Chalk The Walk: We will start check-in right at 9:00am on July 2nd at the Band Shell! Each Participant will have from the time they check-in till 11:00am to complete their Chalk the Walk Designs. A panel of three Stallings "Celebrity" Staff Judges will choose a winner from each age group as well as an Overall Winner who has the best American Themed Design! To participate in our Chalk the Walk Competition participants MUST pre-register. Registration will open at Noon on June 21st and will be open until all 75 Spots are Filled.

****Registration Opens June 21st at NOON****

****Open to Stallings Residents ONLY****

****First 75 Participants to Register****

Star Search – Scavenger Hunt: Do you know what state, in the U.S, has the largest production of Maple Syrup? What state had the first Umbrella factory? Or maybe you want to know in what state the oldest rock in the world has been found? We have just the things to get your brain a spinning!

We have hidden 50 stars all throughout Stallings Municipal Park. Each star represents a different state & has one fun fact about each of them! Make sure to check out our Little Free Library, located in the middle of the park, where we will put activity sheets for you to navigate your way around to all 50 stars! If you are looking for something fun to do then this is the perfect family-friendly activity!

This scavenger hunt will be going on from Tuesday, June 29th at 8:00am till Sunday, July 11th! Come out and learn something new while enjoying a nice walk in the park!

Park Maintenance Updates:

Stallings Splash Pad up and running. Variable drive and check valve parts are on order, pending installation.

Playground sanitization and refresh of safety mulch is underway. Parts still on backorder to repair broken piece on the forward 5-12 playground.

Public Art Installation: The truncated icosahedron (aka soccer ball) public art piece has been installed in Stallings Park. We will be incorporating its reveal into our Chalk The Walk event on July 2nd.

Greenway Design:

Awaiting NCDOT plan review for engineering of HAWK signal. Plans submitted to Raleigh for review.

Finance Update

- The May monthly report is attached.

Human Resources Update

- No report.

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. The supplement is complete and able on the website. The Council will ratify the supplement at its June 28, 2021, Council Meeting

American Rescue Plan

- Please see update sent from Town Manager Alex Sewell on 06-11-2021.

Surplus Sales

- As of 06-22-2021, a grand total of \$429.00 worth of items have been sold in 2021.