



## July 17, 2020 - Staff Update

### **Planning Projects Update**

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

CZ20.02.01 – Courtyards and Weddington Road. Homeowners are requesting that the condition requiring the installation of an emergency breakaway gate be removed. Planning Board reviewed and recommended approval on 6/16/2020. Public hearing held on 7/13/2020, vote to be taken on 8/10/2020.

CZ20.05.01 – 100 Sherin Lane. Request for a conditional zoning to allow for outdoor long-term storage. Community Meeting was held on 6/17/2020. No one from the public was present. Planning Board will review on 7/21/2020. The item will go before Council on 8/10/2020.

CZ20.05.02 – True Homes. Matthews Indian Trail Road. A resubmittal of a request for approval of a townhome project on the south side of Matthews Indian Trail Road adjacent to Vickie Lane. Request was denied by Town Council on January 13, 2020. By ordinance, a resubmittal can be accepted no sooner than 4 months after a decision is rendered. Community Meeting was held on 6/17/2020. Several members from the public were present. Planning Board will review on 7/21/2020. The item will go before Council on 8/10/2020.

#### 2. Development Agreements

##### **IDLWILD MIXED RESIDENTIAL PLAN –**

**STATUS: Approved**

No plans have been submitted for permitting.

##### **STALLINGS TOWNHOMES**

**STATUS: Approved**

Awaiting preliminary plan submittal.

**ATRIUM HEALTH**

**STATUS: Approved**

Preliminary plans approved and construction has begun.

**STALLINGS ELEMENTARY SINGLE-FAMILY TND**

**STATUS: Town Council Hearing Held: 7/13/2020; Vote: 8/10/2020**

Plan revised to show single family residential. The subcommittee approved on February 10, 2020. The applicant has finalized their draft DA. Planning Board recommend approval of the DA on 6/16/2020. Orissa Holdings is the developer on the project. The builder will be Broadstreet Homes.

**WILLOWS AT STALLINGS**

**STATUS: Approved by Town Council on 02/24/20**

**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 applicant is finalizing their TIA and will return to the subcommittee once completed.

**UNION PARK TOWNES**

**APPROVED: Town Council 4/27/2020**

A Development Agreement for a 217-unit townhome project located on Stallings Road within the Monroe Bypass Corridor Small Area Plan.

Plans have been submitted for engineering review.

**IDLEWILD MIXED USE (NORTHSIDE OF IDLEWILD ROAD)**

**STATUS: Staff Negotiations**

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 has been identified for the property and brought into the DA process. The revised plan will be posted once received and a subcommittee meeting scheduled. The developer is also preparing their required TIA.

A revised site plan has been submitted and staff has provided comments that include the need for single family housing directly adjacent to the Shannamara development. Town Land Use Attorney Mac McCarley has reached out to the applicant’s legal counsel to advise of this concern. The developer has requested a meeting with staff to discuss requested changes to the plan.

3. Text Amendments –

TX20.06.01 – Orissa Holdings – Request to increase the allowed height for attached single family residential from 25’ to 45’. This will allow for a three-story unit with a garage on the main floor and will promote the higher price point desired by the Town.

TX20.06.02/TX20.06.03/TX20.06.04/TX20.06.05 – Text amendments requested by Town Council to address issues with the small area plan and development ordinance. The amendments will be presented to Planning Board on 7/21/2020 and the public hearing will be scheduled before Town Council on 8/10/2020.

4. Code Enforcement

Period: June 1 – 30, 2020

TYPES OF VIOLATIONS	CARRIED FROM LAST PERIOD	OPENED THIS PERIOD	CLOSED THIS PERIOD	BALANCE CARRIED FORWARD TO NEXT PERIOD
PUBLIC NUISANCES	25	55	41	39
ABANDONED JUNKED AND NUISANCE VEHICLES	3	2	0	5
MINIMUM HOUSING STANDARDS	3	1	2	6

STALLINGS DEVELOPMENT ORDINANCE	5	2	4	5
NON-RESIDENTIAL BUILDINGS & STRUCTURES	0	0	0	0
TRAFFIC	0	3	1	2
NOISE	1	3	2	2
OPEN BURN	0	0	0	0
HAZARD TREE	2	0	0	2
AT LARGE/NUISANCE DOG/CAT	0	0	0	0

NOTES:

**Residential Areas (new citations issued):** Arlington Downs – 0, Blackberry Ridge – 0, Brookfield – 0, Buckingham – 0, Callonwood – 0, Camelia Park – 1, Chestnut – 0, Chestnut Oaks – 1, Community Park – 4, Country Woods East – 0, Courtyards at Emerald Lake – 0, Courtyards at Lawyers Rd – 0, Court Yards at Weddington – 0, Creekside – 0, Curry Place – 1, Eaglecrest – 0, Eastwood Forest – 0, Emerald Lake – 0, Fair Forest – 1, Fairfield Plantation – 0, Fair Haven – 0, Forest Park – 3, Franklin Meadows – 0, Gold Dust Ridge – 0, Golden Acres – 0, Hunley Creek – 1, Independence Village – 1, Kerry Greens – 1, Kingsberry - 1, Lakewood Knolls – 2, Madison Ridge – 0, 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 – 10, Stallings Park – 9, Sterling Manor – 0, Stevens Mill – 1, Stonewood – 1, Wendover at Curry Place – 0, Willowbrook – 0, Willowcroft – 0, Woodbridge - 2

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.

## CEM:

Discussing proposed road improvements to Stallings and Smith Farm Roads with CEM Corporation.

## Open Space/Parks and Recreation Requirements

Working on creating ordinance language that will increase open space requirements and tie to the Parks and recreation and Greenway Master Plan. Will be presented to Town Council for comment on June 22.

## Union County Comprehensive Plan Update:

Attending monthly meeting with other Town and county planning staff to discuss the Counties CLUP plan update. A meeting that will involve council is scheduled for August

## Squires Properties:

Code Officer working with property owner to clean up land and houses on site. The owner has expressed a desire to cooperate with the Town.

## Silverline:

Proposed alignment options for the Silverline have been created and presented to staff for comment. The options will be presented to Town Council on August 10 for information purposes. Public meetings will be held in September to gather input and preferences. The selected alignment will be presented at a public meeting in December. CATS will be seeking a resolution of support from the Town early 2021.

## 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. We have experienced three known incidents where officers had potential exposure to COVID 19.
- With the large amount of civil unrest throughout the country the Town of Stallings has been peaceful. We have seen a tremendous outpouring of support from the community. A large number of cards, letters and emails have come into the department voicing support for our officers. I also want to thank the mayor and council for their continued support of the police department.
- One of our patrol squads were able to make an arrest and solved over 40 break-ins at a storage facility. Additionally, our Investigations Unit was able to obtain arrest warrants for a child sex offender.
- Officers Nick Hofford and John Lefor were promoted to the rank of corporal. These promotions will take effect in July. Officer Lauren Hood was selected as a new detective. Her transfer to Investigations will take effect once our three vacant positions are filled and trained.

## Engineering Update.

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- Hydraulics RFQs reviewed (WK Dickson was the highest rated).
- 1006/1008 Twin Pines (Chestnut Place) work has been completed.
- Powell Bill 2020 updated map/certification statement completed.
- 2<sup>nd</sup> floor renovation work is ongoing.
- Solis Chestnut Farm ongoing observations of subgrade proof rolls for the public streets.
- Southstone ongoing sidewalk inspections (Plat review requested for phase 2).
- Matthews-Weddington Rd/Chestnut Lane was closed to traffic on July 6<sup>th</sup>. Work ongoing with a tentative date of 8/24 for completion.

## **Public Works Update.**

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- Stop sign repair in Vickery subdivision.
- Potholes patched in Shannamara subdivision.
- Added “No Outlet” sign to Courtyards at Weddington while they are constructing new round-about.
- Worked on butterfly garden project with parks and recreation.
- Still working through second floor renovations (moving furniture around, etc.).
- Continuing to finish up the beatification efforts at town hall.
- Repaired street sign at new subdivision on Pleasant Plains Rd.
- Put up zoning sign at 100 Sherin Lane.
- Put up zoning sign at 2916 Matthews-Indian Trail Rd.
- Replaced condensate pump on ice machine in PD.
- Replaced out for ice machine in PD.
- Repaired bathroom door on Chiefs bathroom.
- Made repairs to exhaust fan in bathroom in chiefs office.
- Got attic access door open in the evidence building that key had been lost for years.



## **Parks & Recreation Update**

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Stallings Park was voted 2020 Best of The Weeklies' Reader's Choice Award for Best Park in Union County! Many of the public comments praised our attention to maintenance and the park's cleanliness.

### **#StaySmilingStallings Programming**

1. July is National Parks and Recreation Month! We are celebrating through social media activities and highlights including staff features and community features.
  - a. Maintenance Monday
  - b. Together Tuesday
  - c. Wellness Wednesday
  - d. Thoughtful Thursday
  - e. Fun Fact Friday
2. Stallings Parks & Recreation now has an active partnership with Girls on The Run. They have modified their program to be compliant with COVID-19 restrictions and will be utilizing the park intermittently for socially distant training this fall. Eunice McSwain will be acting as a coach.
3. Paint A Planter will launch in July with kits available for pick-up by registration. Each kit will contain a planter, painting and decorating supplies, soil, and either seeds or plants.
4. Park Scavenger Hunt: Every Monday, Starting July 20th, a new photo will be hidden in the park. Each time a new photo is hidden we will post a clue on our Facebook page. When residents find the mysterious photo, they can snap a picture and send it to us. Each photo will also contain a secret word. Once they email the secret word and picture, they will be entered in a raffle prize to win a Stallings Swag pack! There will be one winner announced every week.

### **Future Programming**

In August we will launch Kits 4 Kids, an opportunity for 1st to 5th graders, who live in the town of Stallings, to discover, play, and challenge their mind in the comfort of their home. There will be 4 "themes" for the kits, Nature Explorer, Space Mission, Picasso's Essentials, & Mad Scientist. These kits are designed to promote learning and most importantly...FUN! With our events and in-person programs put to a halt we knew that the community needed us now more than ever. Each kit will include a craft, small gift, lessons/fact sheets, letter from our staff, & even a self-guided project! From rocket ship

making, canvas painting, science experiments, & scavenger hunts. What more could you want? The kits will be kept at the recreation department and will be handed out to participants in a “Drive-thru” style while the employees wear gloves & masks. Each participant will pre-register online and have a specific pickup time. These kits are designed to make our community feel connected in a time when we need it most!

### **Park Project Updates**

1. Tennis Courts were thoroughly cleaned to remove built-up residue.
2. Playgrounds and shelters remain secure due to social distancing requirements.
3. Playground repairs and sanitization were completed, and they will be ready to open when allowed.
4. Equipment and supplies needed for Blair Mill enhancements is on order to begin this month.

### **COVID-19 Impacts**

- Summer Concert Series Cancelled
- Splash Pad Closed
- Stallings Fest Cancelled
- No rentals in Phase 2

## Human Resources Update

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- HR is assisting management and departments with covid-19 operational plans.
- Due to the pandemic, the training for the annual Performance Evaluation process as well as the implementation of NeoGov (which is the software to help with the Performance Evaluation documentation) has been postponed until staff is back in the office full-time.

## Finance

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- Budget 2021
  - FY2021 Budget has been loaded in Southern Software
  - Amendment #1 for Monument Signage and reductions of workers comp and liability insurance will be entered next week
- FY2019 CAFR
  - Town was notified by GFOA that we won the Award for Excellence in Financial Reporting.
  - Will be posting the news on social media and on our website.
- Town Finances
  - Cash Balances as of 7/16/2020

▪ General Fund PNC Accounts	\$ 1,663,176
▪ General Fund NCCMT Investment Accounts	\$ 8,973,153
▪ Powell Bill NCCMT Investment Account	\$ 291,514
▪ BB&T Capital Project Account	\$ 0
▪ Storm Water PNC Account	<u>\$ 1,109,082</u>
TOTAL	\$12,036,925

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

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### **COVID-19**

- Public communication
- Council Meetings electronic facilitation
- Continued Phase 2 plan

### **2<sup>nd</sup> Floor Renovations**

- Furniture selection
- Furniture ordering process has begun

### **Powell Bill**

- Obtaining information for 2020 Powell Bill Report
- Report will be submitted by July 17

### **CARES Funding**

- Beginning application process in order to receive funding

### **Public Information Requests**

- Working on fulfilling a few large request
- Draft a public information policy