



August 2, 2021 - Staff Update

Planning Projects Update (July 26)

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. Agriculturally 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 was held July 12, 2021. It is anticipated that the application will go before Town Council in August.

The Planning Board reviewed this request at their July meeting at which time a recommendation of denial was made. The decision to deny was based on factors including, the intended use of the properties (mulch processing) compatibility with neighboring properties, and a concern for approving speculative uses without a proposed development plan.

This item will be heard by Council on August 9, 2021.

RZ 21.06.01 – Earl and Deborah Deese. The applicant is requesting tax parcel #07057009 to be zoned from MU-1 to SFR-1. The Deese’s property was rezoned by the Town to MU-2 in 2018. Mr. Deese is requesting that his property be rezoned to SFR-1, similar to the zoning designation on his property prior to 2018.

Atrium Master Sign Plan – Atrium Health Union West – The applicant is submitting a Master Sign Plan to allow for signage at the new Atrium Hospital. The Development Ordinance for developers to submit a master sign application that addresses sign needs of mixed-use and campus type developments where addition signage may be required due to the size and scope of a project. Atrium is seeking approval of a sign package that will allow for their proposed monument, wall, and directional signage.

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.

Plans showing revisions requested per the first round of comments has been submitted and are being reviewed by Planning and Engineering.

STALLINGS FARM

STATUS: APPROVED

Plans for permitting have not been submitted.

UNION PARK TOWNES – Stone Creek

STATUS: DA and plans approved. Under Construction.

STINSON FARMS (NORTHSIDE OF IDLEWILD ROAD)

STATUS: DENIED

4. Code Enforcement

June 1 – 30, 2021

TYPES OF VIOLATIONS	CARRIED FROM LAST PERIOD	OPENED THIS PERIOD	CLOSED THIS PERIOD	BALANCE CARRIED FORWARD TO NEXT PERIOD
PUBLIC NUISANCES	23	17	30	10
ABANDONED JUNKED AND NUISANCE VEHICLES	0	0	0	0
MINIMUM HOUSING STANDARDS	3	4	5	2
STALLINGS DEVELOPMENT ORDINANCE	4	5	6	5
NON-RESIDENTIAL BUILDINGS & STRUCTURES	1	0	1	0
TRAFFIC	1	1	0	1
NOISE	0	2	0	2
OPEN BURN	0	0	0	0
HAZARD TREE	0	0	0	0
AT LARGE/NUISANCE DOG/CAT or another animal	0	3	1	2

CITATION Notes: Closed "Sugar Shacks" action and 2509 Oak Springs Rd. Both properties were lengthy in getting them cleaned up.

Residential Areas (new citations issued): Arlington Downs – 0, Austin Village - 0, Blackberry Ridge – 1, Brookfield – 0, Buckingham – 0, Callonwood – 1, Camelia Park – 7, Chestnut – 0, Chestnut Oaks – 0, Community Park – 2, 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 – 0, Fair Forest – 0, Fair Haven – 0, Fairfield Plantation – 0, Forest Park – 0, Franklin Meadows – 0, Gold Dust Ridge – 1, Golden Acres – 0, Hunley

Creek – 0, Independence Village – 0, Kerry Greens – 0, Kingsberry - 0, Lakewood Knolls – 0, Madison Ridge – 0, Mill Ridge Estates – 0, Mill Stone Estates – 1, 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 – 5, Sterling Manor – 1, Stevens Mill – 1, Stonewood – 0, Stone Creek – 0, Vickery – 0, Wendover at Curry Place – 0, Willowbrook – 0, Willowcroft – 0, Willows at Stallings – 0, Woodbridge - 5

5. Other

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.

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 Emergency Management, as needed.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected under one pound of unwanted medication.
- All command officers participated in search and seizure refresher/update training
- CID worked three death investigations and obtained warrants in a breaking and entering of a residence.
- One SPD officer recovered a stolen vehicle from Charlotte.
- Two officers continue progressing through the field training program.

Engineering Update

1. Mr. Bo Conerly continues to serve as the Interim Town Engineer.
2. Twin Pines design work is complete and coordination for pricing is underway.
3. The Town has partnered with Indian Trail to do a joint resurfacing contract. The following streets are included under this contract:
 - Quince Court
 - Flagstick Drive
 - Three Wood Drive
 - Blarney Court
 - Clonmel Drive
 - Drumcliff Court
 - Galway Court
 - Glamorgan Lane
 - Limerick Drive

Curb replacement is tentatively scheduled to commence the week of August 9, 2021, followed by milling and resurfacing. The next resurfacing project will take place this fall.

It should be noted that Amhurst Court and Fairforest Drive were initially included among the streets to be resurfaced. Due to bid prices and budget constraints, they were removed from the current list and will be included in fall cycle of street resurfacing.

4. Staff will be working through the month of August to submit the MS4 Annual Report to NCDEQ.
5. Proposed updates to the language presented in Article 19 – Stormwater Management of the Town of Stallings Unified Development Ordinance. It is anticipated that the proposed language updates will be presented to Council in September.
6. Staff continue to work through and execute stormwater improvement projects throughout the Town.

Public Works Update.

Please find listed the latest update (7/27/2021) from PWX Department. In no order:

- Installed 2 new stop signs in Country Woods East Both directions of Redwood at the intersection of Scaleybark.
- Replaced “Stop Ahead” sign in Shannamara 2122 Caerafon.
- Installed new “Dead End” sign in Shannamara 5630 Angsley.
- Put out 3 potted plants at town hall entrance.
- Patched pothole on Castlemain in Buckingham.
- Patched 2 potholes in Wendover at Curry Place.
- Made repairs to splash pad timers.
- Had a terminal air balance done on town hall building. Working on making all necessary repairs.
- Working on IDs for council and staff.

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

Parks & Recreation Update

Department Updates

Weekly Farmer's Market continues through the end of September with live music every Third Saturday

Stallings Fest planning continues for October 23, 2021, from 12-6pm.

Staff will have next fiscal year's event and program calendar complete soon.

Staff are partnering with Stallings PD for a back-to-school bash and school supply drive in August.

Park Maintenance Updates:

Stallings Splash Pad repairs completed. New strainer baskets installed and working efficiently to reduce debris throughout the system. Variable drive replacement allows for increased water pressure and no loss of pressure on feature pump when daily shut down.

Picnic tables with umbrellas added to splash pad area for families at the splash pad.

New lost and found disc golf receptacle installed at Blair Mill Park in partnership with Disc Golf Deals USA.

Playground repairs scheduled for August in Stallings Park.

Greenway Design:

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

Finance Update

- FY2021 Financial Statement Audit
 - Control Testing completed in July
 - Audit scheduled to begin 8/23/2021

- FY 2022 Budget
 - Completed and loaded into Southern Software
 - 5 Year Forecast in the process of updating

- Tax Collections FY2021 through 6/30/2021
 - Ad Valorem and MVT Collections
 - Ad Valorem collections and accruals through 6/30/2021 are \$3,750,069 - Budget is \$3,630,000
 - Motor Vehicle Tax collections and accruals through 6/30/2021 are \$447,485 – Budget is \$396,000

 - Sales and Use Taxes recorded through 5/31/2021 are \$1,453,711 representing 11 months of collections (July to May)
 - Budgeted Sales and Use tax for FY2021 \$1,252,000

- Cash Balances as of 2/17/2021
 - General Fund PNC Accounts \$ 1,215,356
 - General Fund NCCMT Investment Accounts \$ 9,501,092
 - Powell Bill NCCMT Investment Account \$ 568,898
 - Sewer Account \$ 7,984
 - Storm Water PNC Account \$ 1,252,098

Human Resources Update

- No report.

General Government/Town Clerk Update

Gateway Signage

Destination by Design has completed the Atrium Roundabout sign design/engineering and will present to Council on Aug. 9. Staff was also able to negotiate with Atrium to have conduit piping installed under the roundabout during the current construction for the Town's future electric/irrigation needs