



## August 20, 2021 - Staff Update

### **Planning Projects Update**

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#### 1. Zoning Request/Public Hearings

**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.

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 was heard by Council on August 9, 2021. Council continued the public hearing to the September 27 meeting.

Staff found that the application was incomplete, and offered the applicant several solutions to resolve the issue. All solutions involve re-submitting the application and holding all required meetings (community meeting, subcommittee meeting, planning board meeting, and public hearing) over again. The ideal solution is for the applicant to submit a completed application before September, so that all required meetings can be held prior to the continuation of the Public Hearing on September 27. If the applicant is unable to meet the deadline, the application will need to be withdrawn/denied, and the application re-applied for.

**RZ 21.08.01-03.** The applicants are all seeking the same rezoning that Earl and Deborah Deese were granted, i.e. rezone from MU-2 to SFR-1, similar to the R-20 zoning the properties were zoned for prior to 2018. These cases all have separate applications, but are the exact same in nature other than the landowners, so they will be heard together before the Planning Board on September 21, and then at a Public Hearing on September 27.

**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.

This item was heard at a Public Hearing on August 9, 2021, and was approved.

**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 additional 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.

This item was heard at a Public Hearing on August 9, 2021, and was approved.

## 2. Development Agreements/Plan Review

### **ARIA AT IDLEWILD (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. Staff have received a letter from the applicant to determine that the height of the buildings have been met. Staff have reviewed this letter with Legal Counsel and determined that it is adequate. The final plans have not been signed off, but there are no major concerns remaining.

## **BAILEY MILLS (FORMER STALLINGS TOWNHOMES)**

*STATUS:* Approved and Permitted

Under construction.

## **ATRIUM HEALTH**

*STATUS:* Approved and Permitted.

Under Construction. Looking to have first patient in hospital by 12/15/21.

There are a few remaining outstanding issues to discuss with Staff. These are:

Fountain – The DA requires a fountain at the corner of Guion and Stallings. The Hospital does not allow fountains per internal policy. The developer has proposed a smaller fountain, with the option to reduce the flow during high winds. Staff have asked for technical specifications to ensure that the smaller fountain will still reduce algae in the pond, as well as landscaping.

Screening rooftop equipment – The Town’s ordinance requires all equipment on the roof of the hospital to be screened. Most equipment can be screened, but there are a few features that cannot be screened due to air flow concerns. The Town has asked for the developer to provide technical documents detailing this, as well as provide rooftop drawings indicating areas that cannot be screened for administrative approval.

Gribble Road improvement – The hospital is required to add a turn lane to Gribble Road as part of their offsite roadway improvements defined in the TIA. The owner of the property adjacent to where the turn lane is to be has approval for a grading project, but has actually graded all the way to his property line. This means it will be difficult/impossible for the hospital to put in the turn lane to NCDOT specifications. The developer has asked that the Town not approach the landowner regarding the violation until power poles have been installed on the front of his

property, because the power poles are a priority for the hospital, and the landowner will cause issues if anyone approaches them regarding their violation.

### **STALLINGS ELEMENTARY SINGLE-FAMILY TND**

*STATUS:* Approved.

No plans have been submitted for permitting.

### **WILLOWS AT STALLINGS**

*STATUS:* Approved.

Plans were submitted on 11/12/2020 for permitting. Working through ROW and timing of offsite improvements.

Plans showing revisions requested per the first round of comments has been submitted and have been reviewed by Planning and Engineering. The developer is preparing to submit a third round of corrections.

### **STALLINGS FARM**

*STATUS:* APPROVED

Plans for permitting have not been submitted.

### **STONE CREEK (FORMER UNION PARK TOWNES)**

*STATUS:* DA and plans approved.

Under Construction.

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

*STATUS:* DENIED

4. Code Enforcement

**PERIOD: July 1-31, 2021**

TYPES OF VIOLATIONS	CARRIED FROM LAST PERIOD	OPENED THIS PERIOD	CLOSED THIS PERIOD	BALANCE CARRIED FORWARD TO NEXT PERIOD
PUBLIC NUISANCES	10	26	18	18
ABANDONED JUNKED AND NUISANCE VEHICLES	0	0	0	0
MINIMUM HOUSING STANDARDS	2	3	0	5
STALLINGS DEVELOPMENT ORDINANCE	5	8	3	10
NON-RESIDENTIAL BUILDINGS & STRUCTURES	0	0	0	0
TRAFFIC	1	1	2	0
NOISE	2	0	2	0
OPEN BURN	0	1	1	0
HAZARD TREE	0	0	0	0
AT LARGE/NUISANCE DOG/CAT or other animal	2	2	3	1

CITATION Notes:

**Residential Areas (new citations issued):** Arlington Downs – 0, Austin Village - 0, Blackberry Ridge – 1, Brookfield – 0, Buckingham – 0, Callonwood – 0, Camelia Park – 5, Chestnut – 0, Chestnut Oaks – 0, Community Park – 4, 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 – 1, Fairfield Plantation – 0, Forest Park – 1, Franklin Meadows – 0, Gold Dust Ridge – 1, Golden Acres – 0, Hunley Creek – 0, Independence Village – 0, Kerry Greens – 3, Kingsberry - 0, Lakewood Knolls – 6, 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 – 4, Solis at Chestnut Farms – 0, Southstone – 0, Spring Hill – 3, Stallings Farm – 0, Stallings Park – 3, 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

### **Text Amendments:**

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

### **Silverline TOD:**

TOD consultants looking to schedule a joint workshop with Indian Trail elected officials in January at Indian Trail's request. 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:**

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, 2020. A meeting in December, 2020 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.

Staff comments have been addressed, and the applicant is requesting the TIA be started. Engineering has provided the consultant with the TIA documents to begin that process.

### **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.

Due to staff turn-over, this project has been put on hold. There is a potential to complete this project at a smaller scope using the landscaping template provided by NCDOT for the Stallings Road – 74 intersection.

### **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.

A web map has been developed to track all stormwater BMP facilities in Town. This information will help Engineering track when facilities are due for inspections, and could even potentially be used by Public Works to track when Town maintained BMPs are inspected and maintained. The map is currently in the development stage.



## 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 Emergency Management, as needed. The SPD had one covid case this past month.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected under one pound of unwanted medication.
- CID and patrol collaborated on a suicide. CID was also able to obtain arrest warrants on two cases and worked three sexual assault cases.
- SPD patrol were able to arrest a suspect caught breaking into coin operated machines. Officers also made an on scene arrest for a sexual assault.
- Two officers continue progressing through the field training program.

## Engineering Update

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1. Mr. Bo Conerly, P.E., CFM continues to serve as the Interim Town Engineer.
2. Drainage improvements between the lots located north of Freesia Place have been designed and are out for bid. Construction is anticipated to be in early September.
3. Twin Pines design work is complete and preliminary pricing estimate has been provided by a contractor. Coordination with the developer for pricing and cost sharing is ongoing. Construction is anticipated to commence in September.
4. The Town's resurfacing project start date has been delayed until August 31, 2021. The project will start with curb replacement then will proceed with pavement milling and resurfacing. 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

The next resurfacing project will take place this fall.

As previously noted, 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.

5. Staff is on track to submit the MS4 Annual Report to NCDEQ by the end of August.
6. 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.
7. Staff continues to work through and execute stormwater improvement projects throughout the Town.
8. Staff has been coordinating with developers and contractors regarding street acceptance and bond approvals.
9. Engineering and public works staff are coordinating to identify existing flood conditions within Town right-of-way and Town maintained storm water systems that can be improved through the use of ARP funds.

## **Public Works Update.**

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Please find listed the latest update (8/18/2021) from PWX Department. In no order:

- All staff have been issued new ID badges.
- Mayor and 2 council members were issued ID badges.
- Cut back bushes on left side of town hall because of line-of-sight issues.
- Reinstalled panel that fell off back of dumpster enclosure.
- Helped parks and rec repair men's restroom door on shelter D.
- Had terminal air balance done on the AC in old town hall. Several issues were found, and some have been corrected. We are still working on repairing a few more.
- Wrote RFP for roadside landscaping. Melanie has approved and we can do informal bid process. I am making a couple changes to RFP, but I am hopeful we can start sending out by first of next week with a deadline to receive quotes by 8/31/2021.
- Preventative maintenance was performed on AC.

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

## **Parks & Recreation Update**

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### **NCRPA News:**

Nate Halubka and Lisa Fox from the NC PROS office will be joining the Directors Chat on Thursday, August 19 to discuss ARP funding and answer questions as it relates to parks.

### **Events:**

Back to School Bash – Parks & Rec will be assisting Stallings PD with their event on 8/21 at Privette Park.

Stallings Fest is scheduled for 10/23/21 from noon-6pm!

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

Weekly Farmer's Market continues through the end of September with Live music on Aug 21 and Sep 17. Atrium Health provided tote bags for vendors to hand out to the community who purchase fresh produce.

### **Park Maintenance Updates:**

Splash Pad operations have been extended to 8pm to accommodate working families, and after school hours.

Parking lot repairs are being scheduled for Stallings Park to mitigate erosion issues.

**Public Art Installation:** Staff are in discussions about possibly adding another public art piece to Stallings Park with a potential debut at Stallings Fest.

### **Greenway Design:**

Traffic Consultants received feedback from NCDOT regarding HAWK signal review, and are in the process of providing requested feedback.

## Finance Update

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- FY2021 Financial Statement Audit
  - Control testing completed in July.
  - Audit will begin Monday, 8/23/2021.
  
- Equitable Sharing Annual Report for FY2021 .
  - Completed and submitted.
  
- Sales and Use Tax Return for Governmental agencies was filed on 8/17/2021.
  - Refund of \$33,464 is expected .
  
- ARP Funds in the amount of \$2,572,685.12 were collected on 8/13/2021.
  - Staff are compiling a list of possible projects allowable for the use of these funds.
  
- Tax Collections FY2022.
  - Ad Valorem and MVT Collections – Collections this month were accrued in FY2021 financials since they related to June 30, 2021.
    - FY2021 actuals were \$4,197,554 which exceeded budget for the year of \$4,026,000 by \$171,554.
  - Sales and Use Taxes collected in August were \$139,062.49 for a FY2021 total of \$1,592,773.13 through 6/30/21. This exceeded our budget of \$1,252,000 by \$341K for the year.
  
- Cash Balances as of 8/18/2021

▪ General Fund PNC Accounts	\$ 4,510,540
▪ General Fund NCCMT Investment Accounts	\$ 8,286,326
▪ Powell Bill NCCMT Investment Account	\$ 568,903
▪ Sewer Account	\$ 7,984
▪ Storm Water PNC Account	<u>\$ 1,220,784</u>
 TOTAL	 \$14,594,537

## Human Resources Update

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- No report.

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

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### **Gateway Signage**

- Council approved creating the bid documents and going out to bid for the construction of the Monument Sign at the Atrium Roundabout on Stallings Road. Thank you to the Council for their vision as we embark on a significant branding endeavor for the Town.

### **Virtual Hybrid Meetings**

- Staff is researching the costs of adding AV equipment to allow for virtual capabilities in the Town Council Room and various conference rooms.

### **Town Survey**

- Staff is in discussion with Western Carolina University to help develop and administer a Town survey.

### **American Rescue Plan**

- The Town has received its first allotment of funds, \$2,572,685.12. Staff is discussing options with Centralina Regional Council (CRC) to assist with the administration of the funds.

### **Surplus Sales**

- As of 08-18-2021, a grand total of \$429.00 worth of items have been sold in 2021.