



August 21, 2020 - Staff Update

Planning Projects Update

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

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. This item went before Council on 8/10/2020 and voted on 8/24/2020.

CZ20.07.01 – Vallah Pushti Samaj. The applicant is seeking to expand their facilities by adding a 6,297 square foot building on their site located at Vickie Land. Under the old ordinance, religious institutions were a permitted use in residential districts. However, the new Ordinance does not allow religious institutions in residential districts. The existing facility is grandfathered from new Ordinance regulations, making it a legally nonconforming use. For any expansion to occur, the site will need to come into compliance with new Ordinance regulations, making this conditional zoning necessary. Planning Board recommended approval on 8/18/20 and this will go before Council on 9/14/20.

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: Approved

WILLOWS AT STALLINGS

STATUS: Approved

STALLINGS FARM

STATUS: 1st 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:

Plans have been submitted for engineering review.

STINSON FARMS (NORTHSIDE OF IDLEWILD ROAD)

STATUS: 1ST Subcommittee Meeting 8/10/2020; 2nd Subcommittee Meeting 8/24/2020

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, DR Horton, has been identified for the property and brought into the DA process.

A revised site plan has been submitted addressing comments received from the subcommittee members.

A TIA has been prepared and submitted to the Town for the project.

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 small area plans and development ordinance. The amendments will be presented to Planning Board on 7/21/2020 and the public hearing went before Town Council on 8/10/2020. A Council vote is scheduled for 8/24/20.

4. Code Enforcement

Period: July 1 – 31, 2020

TYPES OF VIOLATIONS	CARRIED FROM LAST PERIOD	OPENED THIS PERIOD	CLOSED THIS PERIOD	BALANCE CARRIED FORWARD TO NEXT PERIOD
PUBLIC NUISANCES	25	21	21	25
ABANDONED JUNKED AND NUISANCE VEHICLES	3	4	4	3
MINIMUM HOUSING STANDARDS	3	2	3	2
STALLINGS DEVELOPMENT ORDINANCE	5	2	3	4
NON-RESIDENTIAL BUILDINGS & STRUCTURES	0	0	0	0
TRAFFIC	0	2	2	0
NOISE	1	0	0	1
OPEN BURN	0	0	0	0
HAZARD TREE	2	0	1	1
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 – 2, Chestnut – 1, Chestnut Oaks – 0, Community Park – 0, Country Woods East – 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 – 0, Fair Haven – 0, Forest Park – 0, Franklin Meadows – 0, Gold Dust Ridge – 0, Golden Acres – 0, Hunley Creek – 0, Independence Village – 2, Kerry Greens – 0, Kingsberry - 0, Lakewood Knolls – 1, Madison Ridge – 0, Mill Ridge Estates – 2, Mill Stone Estates – 0, Morningside – 0, Parkside – 0, Park Meadows – 0, Pleasant Plains – 0, Potters Point – 0, Shannamara – 0, Southstone – 0, Spring Hill – 3, Stallings Park – 2, Stallings Road Ext – 1, Sterling Manor – 1, Stevens Mill – 0, Stonewood – 0, Wendover at Curry Place – 0, Willowbrook – 1, 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 action strategies that will increase open space requirements and tie to the Parks and Recreation/Greenway Master Plan. Will be presented to Town Council for on September 28, 2020.

Silverline:

CATS presented alignment options 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

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. For a second month in a row we have experienced known incidents where department members had exposures to COVID 19.
- Three new police officers were hired and have begun their field training program. Our new officers are Nicholas Ivy-Brooks, Dwight Littlejohn, and Dale Larson. All three have a variety of previous experiences and will make a great addition to the Stallings Police Department.
- The SPD has been working on the new departmental policy manual. The first four policies were released in May. In July, we made our first major release of new policy, which included 59 new policies. Officers have been using the new online policy system, Lexipol, to review and acknowledge the policies.
- Captain Tim Harrington retired on July 28. Harrington was one of the original members of the department from its inception in 2004.

Engineering Update

- Legal has completed the review of the contract for services from WK Dickson (Twin Pines stream analysis). Comments have been submitted and addressed. The contract has been executed with the notice to proceed issued on 8-14.
- Certificate of Occupancy received for the 2nd floor renovation project on 8-19.
- Matthews-Weddington Rd/Chestnut Lane was closed to traffic on July 6th. Work ongoing with an estimated completion date of 9-10.
- Four storm water repair projects recently completed (Castlemaine-Buckingham, Claireborne-Callonwood, Divide-Shannamara, Curry Way-Curry Place).
- Southstone ongoing sidewalk inspections continue.
- Southstone subgrade and stone proof rolls completed for Phase 2. (Second stream crossing stoned).
- Street sweep of roadways completed 8-13.

Public Works Update.

- Repaired Cupped Oak street sign in Forest Park subdivision.
- Working on putting furniture together for second floor.
- Worked on fire alarm strobe/horn to get fire inspection passed so we could get CO.
- Patched pothole in Callonwood subdivision.
- Got 3 pair of shoes removed from overhead lines hanging in various locations.
- Had an exhaust fan installed in PD evidence building.
- Installed hand sanitizing stations throughout town hall.
- Installed COVID-19 caution signage throughout town hall.
- Installed mask/glove station in town hall.
- Built plexiglass barriers for town hall.
- Installed Wi-Fi for IT in new town hall building.
- Had vendor run data cables for town hall.
- Took down zoning sign at Courtyards Weddington.
- Took down zoning sign on Matthews Indian Trail Rd.
- Put up zoning sign at end of Vickie Ln in front of Hindu church.

Parks & Recreation Update

Greenway Design:

Surveying for the easement areas with Vickery HOA has been completed, and a draft easement document prepared. NCDOT decision for a HAWK crossing incorporated into design plans. Update for Council scheduled for September meeting.

Park Maintenance Updates:

- Quote for shade for Stallings Park received, and ready for action. Quoted is a 20x20 cantilever shade with a concrete pad for the large playground, to accommodate seating. Currently there is no shade in this area of the park. The bid was \$1250 over budget, but within the 10% variance due to the addition of the concrete pad. We have funds in other budget areas to make up the difference and it should save on mulch costs in the long run.
- The zero-turn lawnmower suffered a critical component failure and is down until repairs can be made. This will greatly impact our ability to keep up with grass cutting in both the parks and for Public Works ROW work.
- Toilets at Blair Mill Park need to be replaced as part of the site upgrades.
- Quotes for Privette Park amenities are underway.

Programming:

- Paint-A-Planter: 25 residents picked up kits with supplies to paint mini-planters!
- Kits-4-Kids: 36 families received our Nature Explorer Kits, and registration for the Space Mission kit opens Aug 21.
- Hidden-in-the-park – Dino Hunt: 36 families participated in the Dino themed hunt in the park!
- Upcoming programs:
 - 2 more Kits-4-Kids pick-ups
 - Captain Hook's Treasure Hunt in October
 - Partnership with Indian Trail for Christmas

Training:

- The National Recreation and Park Association is hosting their annual conference virtually. Staff will attend sessions remotely from Oct 27-29.
- NCDOL Online webinars are available for free Safety Training

- Special Events Coordinator Eunice McSwain registered to take her Certified Parks and Recreation Professional exam!

Human Resources Update

- 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

- FY 2019 Audit work continues.
- FY2019 CAFR - Town was notified by GFOA that we won the Award for Excellence in Financial Reporting.

General Government/Town Clerk Update

NAGARA – National Association of Government Archives and Records Administrators

- Assistant Manager/Town Clerk Erinn Nichols received the Local Government Archives and Records Administration (LGARA) National Certification. This is a national certification which required 40 hours of courses/training.

CARES Act

- The state of NC received approximately \$300 million through the CARES Act from the federal government to assist with COVID-19 related expenses. Union County received approximately \$8.8 million of that allotment and was mandated to distribute 25% of those funds to municipalities. Parks and Recreation Director Ashley Platts and Manager Nichols completed and submitted the grant application through Union County and received \$223,851 for the Town based on the application.

2nd Floor Renovations

- Council allotted \$20,000 for the 2nd floor furniture needs. Manager Nichols pieced together items from four different vendors that would result in a significant decrease in the cost of acquiring the furniture needed. Manager Nichols was able to come in under budget at a final cost of \$17,860.50. All pieces have been ordered and most of the pieces have already been received. Special thanks to the Public Works Department for accepting, storing, and assembling all the pieces.

Powell Bill

- The Powell Bill Report is a report required by the state of NC for the Town to receive Powell Bill Funds. Staff completed the report and submitted it to the state in July.