



September 20, 2019 - Staff Update

Planning Projects Update

1. Zoning Request/Public Hearings

CZ19.08.01	Epcon	Chestnut Lane	33 lot 55+ subdivision	CM – 8/27/19 PB – 9/17/18 TC – 10/14/19
CZ19.09.01	True Homes	Matthews Indian Trail Road	44 Townhomes	CM – 9/18/19 PB – 10/15/19 TC – 11/12/19

2. Development Agreements

Idlewild Mixed Residential Plan

STATUS: Approved

Awaiting preliminary plans to begin review for permitting.

A question as to the availability of sewer on the Mecklenburg County side of the project has arisen.

Stallings Townhomes

STATUS: Approved

Awaiting preliminary plan submittal.

Atrium Health

STATUS: Approved

Grading plans have been submitted and initial review comments provided.
Awaiting tree survey.

Stallings Elementary Single-Family TND

STATUS: 1st Sub Committee meeting scheduled for 6/26.

On-Hold to on process decision

Willows at Stallings

345-unit apartment complex on Stevens Mill Road

STATUS: Awaiting TIA to proceed with Sub Committee Meeting

Sterling at Idlewild

304-unit apartment complex on north side of Idlewild Road at 485

STATUS: On hold

Idlewild Mixed-Use

STATUS: Awaiting TIA to proceed.

A Development Agreement was submitted for the Armistead property located on the north side of Idlewild Road that showed an apartment complex with several retail outparcels including a QuikTrip and a possible Chick-fil-a. Staff has provided the applicant with written comments outlining where the plan conflicts with the Goals of the Small Area Plan.

The applicant is re-working their site plan to show compliance with Town goals.

3.Text Amendments

TX19.08.01 – Amending the DO to clarify Table 8.4-6 clarifying the application.

TX19.08.02 – Amending the DO to change language defining Conditional Zoning

TX19.09.01 – Amending the use table changing multifamily housing as a use by right to CZ in the TC, TNDO, MU-1 and MU-2 Districts.

TX19.09.02 - Amending the DO to increase the distance of mail notification for rezoning request to 500’

4. Code Enforcement –

PERIOD: **August 1-31, 2019**

TYPES OF VIOLATIONS	CARRIED FROM LAST PERIOD	OPENED THIS PERIOD	CLOSED THIS PERIOD	BALANCE CARRIED FORWARD TO NEXT PERIOD
PUBLIC NUISANCES	17	19	11	17
ABANDONED JUNKED AND NUISANCE VEHICLES	6	3	6	3
MINIMUM HOUSING STANDARDS	7	2	2	4
STALLINGS DEVELOPMENT ORDINANCE	5	4	5	4
NON-RESIDENTIAL BUILDINGS & STRUCTURES	1	0	0	1
TRAFFIC	0	0	0	0
NOISE	2	0	2	2
OPEN BURN	0	0	0	0

NOTES:

Residential Areas (new citations issued): Forest Park – 8, Woodbridge - 0, Country Woods East – 0, Kingsberry - 0, Blackberry Ridge – 0, Camelia Park – 0, Spring Hill – 0, Stevens Mill – 0, Buckingham – 1, Independence Village – 1, Stallings Park – , Callonwood – 0, Stonewood – 1, Southstone – 0, Arlington Downs – 0, Kerry Greens –0, Gold Dust Ridge – 0, Emerald Lakes – 1 Eastwood Forest – 0, Hunley Creek – 0, Mill Ridge Estates – 0, Kingsberry – 0, Lakewood Knolls – 1, Curry Place – 0, Willowbrook – 0, Shannamara – 2, Park Meadows – 0, Emerald Lake - 0, Gold Dust Ridge – 1, Park Meadows - 0, Morningside – 0, Community Park - 2

Police Update

- We (along with Union County) have had a rash of vehicle break-ins recently. The case is being worked however no suspects at this time.
- On September 19, a serious injury crash occurred on Hwy 74. A disabled vehicle was in the roadway and was struck in the rear by a vehicle traveling at approximately 60 mph. The seriousness of the accident was caused when the front passenger was ejected from the vehicle. She is in critical condition at this time.
- Det Sgt Cranford and Captain Harrington traveled to Arkansas to retrieve a suspect in a Sexual Assault case.
- The PD Special Olympics Car Show was held and was a great success. Over \$4000 was raised for NC Special Olympics. Sgt. Ben Davis is to be commended for his continued hard work for this very worthy cause.

Engineering Update

Town Hall Public Works – Government House Infrastructure

- Case work continues on the new Town Hall facility
- Concrete aprons and sidewalk pours complete

Potter - Pleasant Plains Intersection Improvements

- Relocation of aerial utilities ongoing

U-4714 Old Monroe Rd Widening

- Indian Trail section (Segment B) is funded and is moving forward on the current schedule.
- The Stallings section (Segment AC) and the I-485 interchange (Segment AB) are moving forward on the current schedule.
- The Matthews section (Segment AA) has been delayed per the request of Matthews.

Idlewild Rd Widening

- Work session with NCDOT/Council to be scheduled to affirm a preferred alternative.

Lawyers Rd./Stevens Mill Rd Intersection

- Union County has advertised an RFQ for developing conceptual designs/cost estimates for six intersections from the Critical Intersection Analysis.
- This intersection is one of the six
- Proposal due date is 10-4-2019 at 2:00 pm

Chestnut – Weddington Rd Roundabout

- NCDOT is working with developer to integrate 4th leg into the design.
- NCDOT will enter into an agreement with the developer for design and construction reimbursement for the infrastructure associated with the development.
- Moving forward with the current schedule. R/W 2019 Const 2020.

Lawyers – Emerald Lake Roundabout

- R/W 2020 Const 2021.
- Intersection will be closed during construction (summer while school is out) .
- Country Woods and Emerald Lake have alternate access points for ingress/egress during construction.
- During the R/W acquisition phase, NCDOT will send out a mailer to vicinity residents outlining the nature of the project.

I-485 Express Lanes

- Design-Build contract awarded.
- Construction commenced

2019 Resurfacing contract

- Project advertised on 9-6-2019
- Bids due 9-27-2019 at 2:00 pm

Monroe Expressway

- Final surface lift installed
- Current ridership is on pace with projections.

Forest Park Pump Station Improvement (Union County)

- Construction ongoing

Public Works Update

- Several repairs had to be made to the FACP (25 trouble codes) due to a lightning strike.
- AC unit in evidence building was leaking. We just had to clear drain line and it's working fine now.
- Installed missing stop bar on pavement at 4 way stop on Divide Dr. near golf course.
- HVAC unit 4 was freezing up. Unit was found to be overcharged. TXV was replaced under warranty. Additional parts were needed to complete repair and unit was charged to correct level.
- Had to replace HVAC AHU bypass actuator on all units. They were sticking and not working properly.
- Working with engineering to come up with a more cost effective way to make sidewalk repairs. We have a quote from Precision Sidewalk and once me and Chris have a chance to review Fairhaven subdivision may be our test site for this new process.
- Parks and Rec had their final concert event for the summer, and from the PWX side it seemed to be a success. We had no major issues the setup and tear down went well. Largest attendance for the concert series.

This is a highlighted list of projects in addition to the normal daily Public Works activities.

Parks & Recreation Update

Splash Pad Update:

Union County finally issued the required permits and W.P. Law is scheduled to begin new equipment installation on 9/18/19.

Greenway Design:

The wetland delineation is complete for the Vickey/Blair Mill greenway. They are awaiting final surveying results to complete the preliminary design. At that point, we will schedule a community meeting with Vickery residents and staff planning sessions with NCDOT.

Upcoming Events:

September 20, 2019 – Backyard Blockbusters: Footloose (1984) LAST movie of the summer series!

Food/Beverage Sales open at 7:30pm; Movie at sundown

October 19, 2019 – Stallings Fest is on Saturday, October 19th from 1-9pm. We have shuttles secured to get participants to the event from parking at CPCC. We have 15 food & dessert vendors registered and 30 business & craft vendors registered. Two live, local bands will be performing on the park stage, free amusement rides will be open all day, and the fireworks display will be at 8:00pm.

October 26, 2019 – Shred Day will be held in the Stallings Park parking lot again from 9:00-12:00.

Event Recaps:

We have received an abundance of positive feedback for our summer events. Meredith's efforts to bring quality, new events to Stallings has been noticed throughout the community. We received numerous messages through social media and our website praising the latest concert.

Friday, August 16th

We had a Backyard Blockbuster on this night and played Wreck It Ralph 2: Ralph Breaks the Internet. Kona Ice was the only vendor on site to sell snow cones to participants. We included a door knocker craft for kids to color before the movie began. I would say there were 50-60 people there in attendance.

Friday, September 6th

The last concert in the A Tribute to Summer Concert Series hosted On the Border – the ULTIMATE Eagles Tribute band. Concertgoers began arriving at 3:45 to get a

seat for the show. A rough estimate of 250-300 people were in attendance at the show. Hog n Dog, JessKakes, Velo Pops, Cabarrus Brewing Co., and Red Clay Ciderworks were all vendors at the event. We are excited to have another concert series next summer.

NC and National Recreation & Parks Conferences:

Parks and Recreation staff are attending the joint NC/SC Conference and the National Conference this month to receive training and guidance on the newest industry trends, safety practices, and innovative services to implement here in Stallings.

Park Maintenance Updates:

Due to storm damages in previous months, 2 trees are being removed at the Blair Mill property. We have an arborist consulting on a tree in Stallings Park on 9/19/19 to see what our next course of action will be for the tree directly next to Shelter A.

Human Resources Update

- Mary McCall started on July 24th she is our Accounting Technician working at the front desk, please welcome Mary to the Administrative staff
- Kim Jones is now in her new position as the Police Administrative Services Coordinator, Kim is doing a wonderful job in the Police Department

Finance

- Finance Report in 9/23/19 Council packet.
- FY2019 Audit – Potter & Company began the FY2019 on Aug. 19th and completed most of their field work. Expect the draft report by Sept 30 so we can begin compiling the CAFR.
- Completed and filed the ESAC Asset Forfeiture report for FY2019 and are now in compliance with the program.
- Completed and files the Powell Bill Expenditure Report for FY2019.
- Responded to 4 public requests for information since the beginning of FY2020
- Received reimbursement check from NCDOT for Potter Road/Pleasant Plains in the amount of \$1.2M for right of way acquisition costs spent to date.
 - Expect to receive an additional \$1.6M in construction costs once the intersection is complete.

General Government Update

- Waste Connections contract amendment is being finalized. New/additional pick up schedules will be communicated to the residents via mailer and social media.
- Fall newsletter has been finalized and will go to press this week.
- New facilities furniture bid packet is in progress.
- All public information requests are actively being addressed.
- Exit interview research is ongoing.