



## April 22, 2022 - Staff Report



## Monthly Report | March 2022

### ZONING REQUESTS, PUBLIC HEARINGS, AND MEETING ITEMS

#### **Planning Board:**

- Planning Board canceled their regular meeting and received joint Quasi-Judicial training with the Town of Waxhaw and Indian Trail.

#### **Town Council:**

- CZ21.09.01 – Bailey Mills Expansion
  - Impact LLC requests a Conditional Zoning for 23 Townhomes adjacent to the approved Bailey Mills Townhome Subdivision.
  - Town Council approved this request on March 14, 2022, with the following conditions:
    - The development meet the standards of the submitted concept site plan.
      - Including:
        - Density limit increase from 6 units/acre to 13 units/acre.
        - Open space decreased to 3.9% total open space from 10% total open space.
        - Reduced buffers from Type A 40' buffer around the entire site to Type C buffer along the Good News Church Building with 6-foot-high composite fence material with landscaping inside.
        - Allow no more than 23 Townhomes.
      - One Homeowner's Association for both Bailey Mills and the expansion.
      - Architecture be in harmony with the Bailey Mills Subdivision.
      - All permits required by Federal, State or Local governments must be issued.
      - The Hendrick area will be acquired and owned by the developer and the developer will build the sidewalk before the Town issues any permits.

- The Union County Fire Marshal to give written approval to the developer before construction document approval by the Town.
- TX22.01.01 – Table of Use updates. MU-1, MU-2, and IND
  - Town Council approved this on March 28, 2022.

**Other Meetings:**

- N/A

**DEVELOPMENT AGREEMENTS AND PLAN REVIEW**

**Aria at Idlewild (Idlewild Mixed-Residential Plan):**

- STATUS: Approved.
- The construction documents are awaiting approval from staff. Staff is still awaiting three permits before the construction documents can be signed: Driveway permit (NCDOT), Erosion control (NCDEQ), and Water/sewer accessibility letter (UCPW).
- 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. The Town has approved plans; they are working through final details and acquiring water/sewer approval from the County. The staff has received a letter from the applicant to determine that the height of the buildings has been met. Staff have reviewed this letter with Legal Counsel and decided that it is adequate. The final plans have not been signed off, but no significant concerns remain.
- The owner has received a letter from Union County Public Works indicating that they will not receive a letter of sewer accessibility until at least early 2022.

**Bailey Mills (Formerly Stallings Townhomes):**

- STATUS: Approved and Permitted.
- Under construction.
- Staff is awaiting the Final Plat for approval. The developer is awaiting the decision from Town Council on Bailey Mills Expansion before submitting.

**Atrium Health:**

- STATUS: Approved and Permitted.
- Gribble Road improvement – The hospital must add a turn lane to Gribble Road as part of their offsite roadway improvements defined in the TIA. The property owner is adjacent to where the turn lane is to have approval for a grading project but has graded 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. The power poles are a priority for the hospital, and the landowner will cause issues if anyone approaches them their violation.
- The attorneys are drafting an interlocal agreement with Indian Trail on TIA road improvements associated with the Atrium Hospital located in Indian Trail.

**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. They were working through ROW and the timing of offsite improvements.
- Plans showing revisions requested per the first round of comments have been submitted and reviewed by Planning and Engineering. The developer is preparing to submit the third round of corrections.
- The Willows have difficulty acquiring ROW from Stallings Farm for street light installation at Stallings and Stevens Mill Rd.

**Sawmill Run:**

- Submitted construction documents, but the DA will need to be recorded before staff approves them.
- DA not yet recorded with Union County.

**Stallings Farm:**

- STATUS: APPROVED
- Plans for permitting have not been submitted.
- DA not yet recorded with Union County.

**Stone Creek (Former Union Park Townes)**

- STATUS: DA and plans approved.
- Under Construction.
- The final plat for phase 1 has been approved.
- The final plat for phase 2 is awaiting engineering bond approval.

**CZ21.04.01 - 4416 Stevens Mill Road (Wilson):**

Status: APPROVED

Staff is awaiting the applicant's updated site and landscaping plan before issuing any permits.

## CODE ENFORCEMENT

PERIOD: **March 1-31, 2022**

TYPES OF VIOLATIONS	CARRIED FROM LAST PERIOD	OPENED THIS PERIOD	CLOSED THIS PERIOD	BALANCE CARRIED FORWARD TO NEXT PERIOD
PUBLIC NUISANCES	8	8	8	8

ABANDONED JUNKED AND NUISANCE VEHICLES	1	0	0	1
MINIMUM HOUSING STANDARDS	1	0	0	1
STALLINGS DEVELOPMENT ORDINANCE	4	9	9	4
NON-RESIDENTIAL BUILDINGS & STRUCTURES	1	1	1	1
TRAFFIC	3	1	4	0
NOISE	0	1	1	0
OPEN BURN	0	0	0	0
HAZARD TREE	0	0	0	0
AT LARGE/NUISANCE DOG/CAT or other animal	0	4	4	0

**CITATION Notes:**

**Residential Areas (new citations issued):** Arlington Downs - 0, Austin Village - 0, Blackberry Ridge - 0, Brookfield - 1, Buckingham - 0, Callonwood - 0, Camelia Park - 1, Chestnut - 0, Chestnut Oaks - 0, Community Park - 0, 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 - 0, Franklin Meadows - 0, Gold Dust Ridge - 0, Golden Acres - 0, Hunley Creek - 0, Independence Village - 0, Kerry Greens - 3, Kingsberry - 0, Lakewood Knolls - 0, Madison Ridge - 0, Mill Ridge Estates - 0, Mill Stone Estates - 0, Morningside - 0, Olde Blairs Mill - 0, Parkside - 1, Park Meadows - 0, Pleasant Plains - 0, Potters Point - 0, Shannamara - 0, Solis at Chestnut Farms - 0, Southstone - 0, Spring Hill - 4, Stallings Farm - 0, Stallings Park - 0, Sterling Manor - 0, Stevens Mill - 0, Stonewood - 0, Stone Creek - 1, Vickery - 0, Wendover at Curry Place - 0, Willowbrook - 0, Willowcroft - 0, Willows at Stallings - 0, Woodbridge - 4

CHICKENS - 1 permit previously denied; resubmitted and approved. No other received for this month.

## OTHER

**Text Amendments/Code of Ordinance Updates:**

- Staff working on bringing the following to Town Council in the upcoming months (exact month TBA):
  - PB Code of Ordinance Change
  - Criminal Charges Text Amendment
  - Outdoor Storage Text Amendment

**Silverline TOD:**

- Staff will bring forward a text amendment proposal for a TOD by the end of 2022.

### **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 because 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.
- The staff has requested a combined site plan be submitted for review. We received the combined plan and provided plan comments before Thanksgiving, 2020. In December 2020, the staff asked that the developer connects to the adjacent property to connect to the proposed Stinson Farms project.
- The applicant has expressed interest in moving forward with this project and has submitted a site plan addressing Staff's comments. The plan is being reviewed and the 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.
- The staff had a meeting with Destination by Design on December 7, 2021, to discuss the streetscape project.
- Stallings Staff had a kickoff meeting with Destination by Design on February 16, 2022, to discuss the Streetscape project furniture and preliminary plans.
- Planning Staff intends to bring a presentation to update the Town Council on April 25, 2022.
- The final document is planned to go before Town Council in July, 2022.

### **Cataloging and Mapping Projects:**

- The staff has created a business inventory by address and parcel ID# in response to Balance Scorecard Goals. 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.
- The staff has also created a spreadsheet of all approved CUPs. The Town used conditional Use Permits before Conditional Zoning to establish project conditions. This information was cataloged by address and parcel ID#. This will also be placed into GIS so that properties with conditions attached can be easily identified and future employees who may not be familiar with the Town history can easily access it.
- 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 potentially be used by Public Works to track when Town maintained BMPs are inspected and maintained. The map is currently in the development stage.
- There is now a mapping page on the website to upload maps for the public.
- Staff intends to create interactive maps and add them to the website by the end of summer, 2022.

### **Permit Projects:**

- Staff is reworking all the permits and will bring ordinance changes and a new fee schedule to the Council in summer 2022.
- The staff has completed a rework on the website for permitting.

## Police Department

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See attached chart for data.

### Other Highlights

- Union County Emergency Management has discontinued its weekly COVID situational report. They are still maintaining the Covid Dashboard at <https://www.unioncountync.gov/government/departments-f-p/public-health/covid-19-coronavirus-information>
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected 23.5 pounds of unwanted medication.
- CID continues to follow up on last month's homicide and was called out to a bank robbery at Wells Fargo. CID had a detective resign to take a position with an agency in another county. The new community officer participated in a number of events with local community groups and has been working on fundraising projects within the department.
- Patrol and the Traffic Education Safety Team hosted a multi-jurisdiction traffic checkpoint that resulted in 91 charges.
- The SPD swore in two new officers this month. Officers Tai Pham and Eric Tallent are in the field training program, to prepare to be on solo patrol.

## Engineering Update

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- Mr. Bo Conerly, P.E., CFM continues to serve as the Interim Town Engineer.
- The Engineering Department is preparing bid documents for the Twin Pines Phase I project (maintenance). The Engineering Department has coordinated with WK Dickson for the stream modification design (Phase II) and their work is expected to be completed by the end of May.
- The Engineering Department has incorporated the collected data into the DRIVE program (pavement management software) and has developed proposed budget scenarios to present to Council during the FY2023 budget presentation.
- The Freesia Place drainage improvement project is still pending due to the need for a consistent dry weather pattern for approximately 1 week. The project is expected to commence in May.
- Engineering staff continue to work through and execute stormwater improvement and maintenance projects throughout the Town. There is a current backlog of approximately 26 maintenance projects. Scheduling contractors continues to be a challenge due to shortage of labor.
- The Engineering Department will be working with NCDEQ to update the Town's MS4 Stormwater Management Plan.
- The Engineering Department will be working to update the Town's standard details.
- A sidewalk inventory and evaluation will be completed by the end of the June.
- The Engineering Department continues to conduct site inspections of construction activities, review as-built documents, and proposed development plans.

## Public Works Update

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This is the latest update (03/23/2022) from PWX Department. In no order:

- Staff was able to figure why flooding was occurring at Town Hall. Dug out ditch line and removed some rip rap to get water flowing.
- Had new tires installed on PW work truck.
- ID badge was made for new code enforcement officer.
- PW continues to monitor neighborhoods and roads to perform preventive maintenance on roads and street signs.
- Below is a detailed report from the work order system outlining workorders completed in the last month.

Work Order #	Work Order Date	Main Status	Request #	Entered By	Request Type	Assigned Department	Work Type	Work Description	Location of Issue	Scheduled WO Date
60	4/20/2022	COMPLETE	523579599		2. Citizen		Work for other departments	Recycling Bin not picked up this week	4845 Potter Road, Matthews, 28104	4/20/2022
59	4/20/2022	COMPLETE	523290799		1. Internal	Public Works	*General Maintenance/Repair	Conference Room 3 door stuck again	315 Stallings Rd, Stallings, NC 28104, USA	4/20/2022
58	4/18/2022	COMPLETE	522130906		4. Town Council	Parks and Recreation	*Other	Residences reporting that bathrooms were not in a clean state - Do we potentially need to review this?	332 Stallings Rd, Stallings, NC 28104, USA	4/18/2022
57	4/18/2022	COMPLETE	522124408		4. Town Council	Parks and Recreation	*General Maintenance/Repair	Lights out in the parking lot of Stallings Park	324 Stallings Rd, Matthews, NC 28104, USA	



56	4/18/2022	COMPLETE	522463026		2. Citizen	Parks and Recreation	Mowing	The Stallings Park needs to be mowed and edged.	Stallings Rd, Stallings, NC, USA	4/18/2022
55	4/18/2022	COMPLETE	521578576		1. Internal	Public Works	*General Maintenance/Repair	Glass Door to Conference room #3 will not open	315 Stallings Rd, Stallings, NC 28104, USA	4/11/2022
54	4/18/2022	PENDING	522918608		1. Internal	Public Works	Sign New Install	Need to install Hide,Lock,Take signs in neighborhoods, etc.	Neighborhoods	4/21/2022
53	4/13/2022	COMPLETE	522130906					Residences reporting that bathrooms were not in a clean state - Do we potentially need to review this?	332 Stallings Rd, Stallings, NC 28104, USA	
52	4/13/2022	COMPLETE	522124408		4. Town Council	Parks and Recreation	*General Maintenance/Repair	Lights out in the parking lot of Stallings Park	324 Stallings Rd, Matthews, NC 28104, USA	
51	4/8/2022	COMPLETE	520637449		1. Internal	Public Works	*General Maintenance/Repair	Booking Room - need hole in countertop for plug wires, fix electrical outlet in cabinet (also need cover)	315 Stallings Rd, Stallings, NC 28104, USA	4/7/2022

50	4/5/2022	COMPLETE	520227353		1. Internal	Public Works	*Other	Earlier this morning I found a baby brown snake in the lobby area Men's bathroom. The new doors exterior doors to the lobby needs better seals to prevent snakes and other critters from getting inside the PD/Town Hall	315 Stallings Rd, Stallings, NC 28104, USA	4/5/2022
49	4/4/2022	COMPLETE	0	Brian Price	1. Internal	Public Works	Dead Animal	2 dead animals	1 is near Blair Mill Park in ditch near disc golf course. 1 is off Lawyers on righthand side of road just past the shopping center.	4/4/2022
48	4/4/2022	COMPLETE	0	Brian Price		Public Works	Sign Repair/Replace/New	Install new post and sign for "Road Ends"	3229 Fairforest	
47	4/4/2022	COMPLETE	0	Brian Price	1. Internal	Public Works	Potholes	Patch pothole	1209 Hammond	4/4/2022
46	4/4/2022	COMPLETE	519899204		1. Internal	Public Works	Sign Repair/Replace/New	Need more speed limit signs in the Woodbridge subdivision	4009 Lawrence Daniel Drive	4/6/2022

45	3/30/2022	COMPLETE	502215980		1. Internal	Public Works	*General Maintenance/Repair	There are several locations in the lobby areas of TH that need some touch up paint. 1.) When you enter TH from the parking lot the first opening you encounter to the left. 2.) the opening to the right of the women's restroom door. 3.) to the upper left of the door by the police window. 4.) a small location in the first set of stairs to the right. 5.) on the second floor, by the women's restroom entrance. Thank you Brian! - Alex	315 Stallings Rd, Stallings, NC 28104, USA	4/6/2022

Total Records: 16

4/20/2022

## **Parks & Recreation Update**

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### **Greenway Design:**

Bid documentation is being prepared while revisions to the sewer easement are being reviewed by Union County.

### **Past Programs:**

National Take A Walk In A Park Day: (Thursday, March 30<sup>th</sup>) Chalk the Walk Station setup for families to enjoy as they enjoy a stroll in the park.

Peter Cottontail's Bunny Trail: (Thursday, April 14<sup>th</sup>) Cancelled due to weather. Rebranded and rescheduled for May 13, 2022.

### **Future Events:**

Shred It: (Saturday, April 23<sup>rd</sup>) An opportunity for our Stallings Citizens to come & shred all though important documents they need to get rid of. Shred-it will supply us one vehicle & two helpers to ensure a smooth process.

Paint-A-Planter: (Friday, May 5<sup>th</sup>) Paint, Plants, & People....oh my! We are inviting our Stallings citizens to come out & paint their very own planter just intime for summer. This program will require pre-registration; however, will be FREE to all Stallings citizens. *Limited to the first 50 participants!*

Spring into Wonderland: (Friday, May 13, 2022) : We are SPRING-ing into all the fun at Stallings Municipal Park. The park will transform into a magical wonderland for one night only. From butterfly stilt walkers, light up mushrooms, huge blow-up rabbits, & so much more. Even Alice & her friends couldn't resist a wonderland experience so they're tagging along for the adventure!

Sunset Sounds: ( 2<sup>nd</sup> & 4<sup>th</sup> Friday of June/July) Kick off the weekend with Live Music, good food, & some tasty Beverages! We will have a variety of artist coming to Stallings Municipal Park this summer & we are so excited. Grab your comfiest lawn chair, your favorite fuzzy blanket, & care-free attitude!

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

This year's Farmer's Market season will open with a kick-off event on Memorial Day weekend, along with the Splash Pad grand opening and the market will run through Labor Day weekend, when the splash pad season ends.

### **Blair Mill Park:**

Playground equipment has been ordered and is scheduled to ship in May. Grading work will be scheduled approximately 2 weeks prior to scheduled installation of the playground with landscaping and fencing work to occur after installation and inspection.

### **Stallings Park Maintenance:**

New park rules signs have been installed and we are testing a new camera system for monitoring park usage.

### **Privette Park:**

Park design bids and quotes are being gathered for staff review.

## **Finance Update**

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- A draft budget has been submitted to the Town Council.
- The first budget workshop meeting is scheduled for Monday, April 25<sup>th</sup>.

## **Human Resources Update**

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- New Code Enforcement Officer Brian DeBois will be starting Monday, April 25<sup>th</sup>.
- Kolleen Dickinson will be retiring May 20<sup>th</sup>.

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

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### **Gateway Signage**

- Destination by Design (DbD) is working on the bidding documents for the monument roundabout sign.

### **American Rescue Plan**

- Staff submitted the required reporting stating that to-date no ARPA Funds had been expended yet it was the intent with the FY22-23 Budget Ordinance to use the funds as revenue replacement.

### **Waste Connections**

- New collection routes began the week of April 4.

### **Council Room Video Conferencing**

- Upgrades are set to commence on April 27.

### **Citizen Survey**

- Due to unforeseen personal circumstances, Dr. Cooper with WCU was unable to begin this project as early as expected. Because of this delay, WCU has offered these services to the Town free of charge. Staff is currently reviewing the first draft and will bring to Council after that review.

### **Surplus Sales**

- As of 04-21-2022, \$68.39 worth of items have been sold so far in 2022. A total of \$429.00 worth of items were sold in 2021.

### **Old Monroe Road**

- NCDOT reports that the project is still scheduled to let in June 2024.