



## September 22, 2023 - Staff Report



## Monthly Report | August 2023

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

#### **Planning Board:**

- A Planning Board meeting was not held due to being unable to meet quorum.

#### **Board of Adjustments:**

- A Board of Adjustments meeting was not held due to no items.

#### **Town Council:**

- The Town Council heard the following planning items at their July 10, 2023 meeting:
  - RZ23.06.01 – 14721 Lawyers Rd A. General Rezoning from Union County R-20 to MU-2
    - Denied
- Streetscape Plan
  - Approved

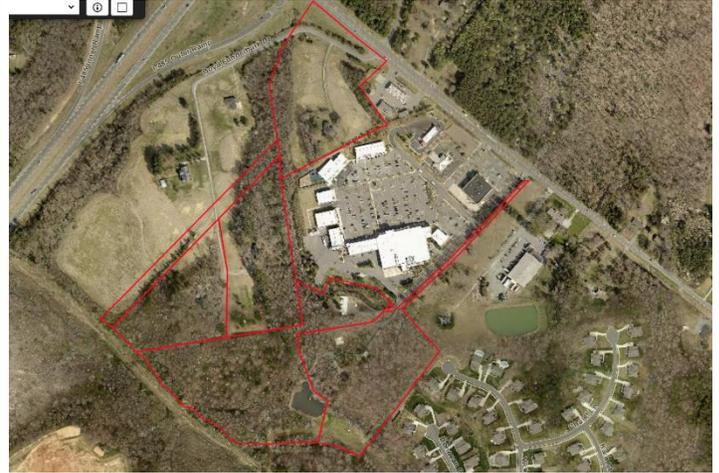
### CURRENT DEVELOPMENT PROJECTS:

- ❖ The following project plans and locations can also be viewed on our Current Development Projects interactive mapping website here:  
<https://stallings.maps.arcgis.com/apps/instant/attachmentviewer/index.html?appid=118efffae1eb47b9910a9e77b0c9c2a0>

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

- Development progress: Building permitted and construction on apartment buildings have started.
- Development Agreement: Yes -recorded
- STATUS:
  - Construction Documents approved.
  - Final Plats approved. They have received their Water and Sewer Accessibility letter, NCDEQ Permit, and NCDOT Driveway Permit.

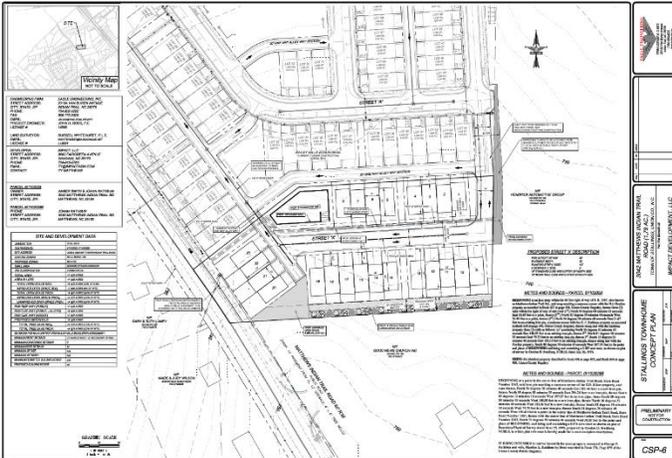
- By-right development.
- Location: Idlewild Rd behind Idlewild Shopping Centre.
- Site Data:
  - Total Site Area: 48.83ac in Stallings
  - 270 Multifamily Units (Aria)
  - 148 Townhomes in Stallings (Inactive)
  - 115 Townhomes in Matthews (Inactive)
  - 3.41 acres of retail/commercial (Inactive)





## Bailey Mills Expansion (Phase 2):

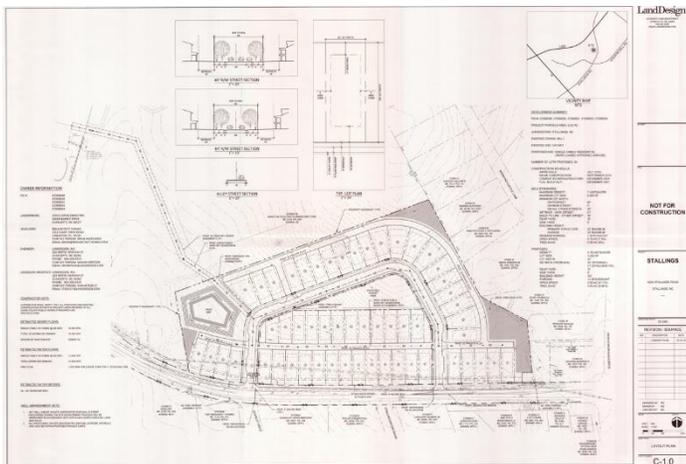
- Development progress: Received 3<sup>rd</sup> Construction Documents for review – review comments provided.
- STATUS: Construction Documents and Final Plat not approved.
- Town Council approved CZ22.09.01 on March 28, 2022.
- Location: Marie Garris Rd and Matthews Indian Trail Rd.
- Per the conditional zoning approval, the developer has acquired more land to widen the primary



access.

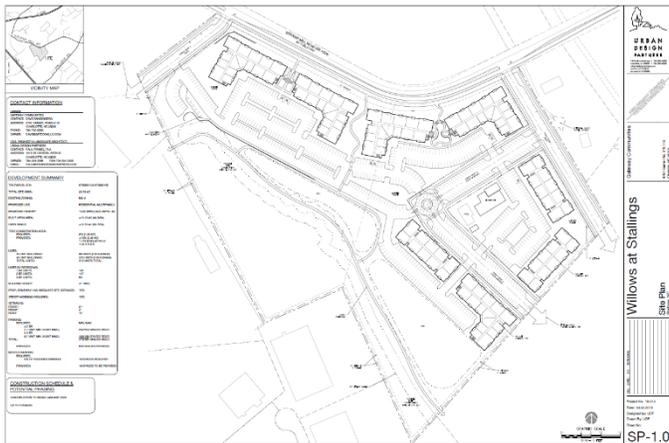
### Stallings Elementary Single-Family TND (Sawmill Run):

- Development progress: N/A - The land is now for sale, and other developers are interested in this property.
- STATUS: The first set of Construction Documents has been reviewed and submitted to the developer. They have not received their Water and Sewer Accessibility letter, NCDEQ Permit, and NCDOT Driveway Permit. The developer has gone silent and staff has seen reports of this land for sale.
- Development Agreement: Yes - NOT recorded.
- By-right Development.
- Location: Stallings Rd adjacent to Stallings Elementary School.
- 40 Single-Family Detached Residential.
- Development Agreement not recorded with Union County.



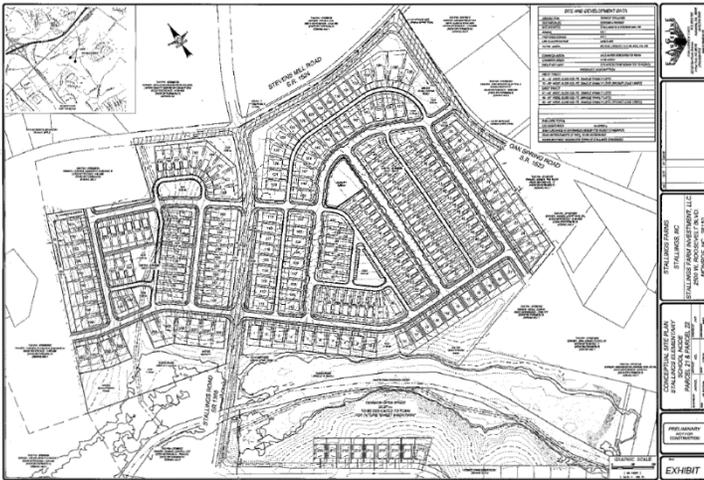
## Willows at Stallings:

- Development progress: They have received conditional approval for water and sewer accessibility.
- STATUS: Construction Documents approved, and Final Plat not approved.
- Development Agreement: Yes -recorded
- By-Right Development.
- Location: Stevens Mill Rd.
- 315 Multifamily Residential.
- The Willows have difficulty acquiring ROW from Stallings Farm for street light installation at Stallings and Stevens Mill Rd.
- They are close to receiving their Water/sewer accessibility letter (UCPW).



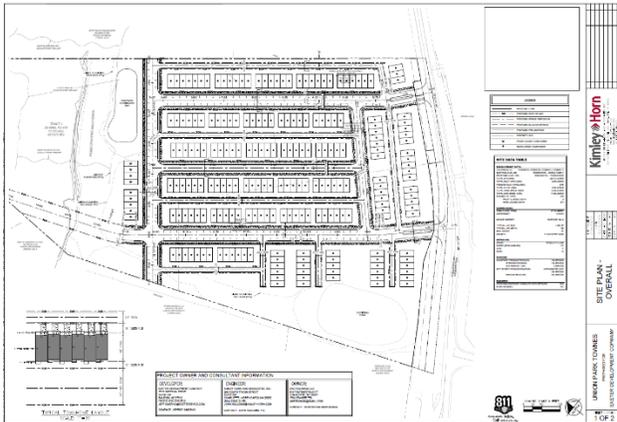
**Stallings Farm:**

- Development progress: Comments submitted for 1<sup>st</sup> review of Construction Documents. We have not received 2<sup>nd</sup> review request.
- STATUS: Approved; Construction Documents and Final Plats not permitted.
- Development Agreement: Yes - Recorded
- By-Right Development.
- Location: Stallings Rd and Stevens Mill Rd.
- 216 Single-Family Residential.
- Plans for permitting have not been submitted.
- DA has not yet been recorded with Union County.



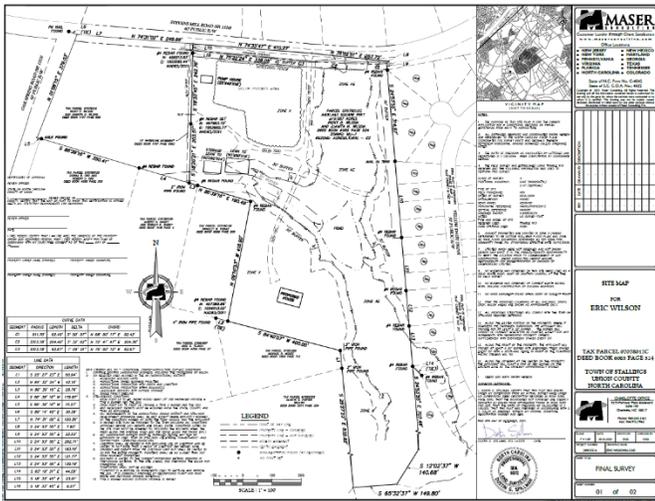
**Stone Creek (Formerly Union Park Townes):**

- May 2022 development progress:
  - Under Construction.
  - Permitting for new construction is ongoing..
  - All bonds have been released.
- STATUS: Approved and Permitted.
- Development Agreement: Yes -recorded
- By-Right Development.
- 220 Single-Family Attached Units.
- Location: Stallings Rd.
- The final plat for phase 1 has been approved.
- The final plat for phase 2 has been approved.
- The street lights will temporarily be wooden but replaced when they get the aluminum ones. The Duke Energy aluminum lights are on a long backorder of 222 days+ from May 2022.



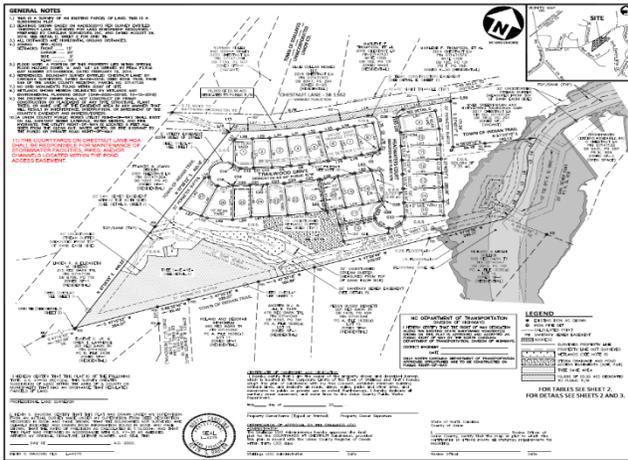
**4416 Stevens Mill Road (Wilson):**

- Development progress: Landscaping for the project was installed in November 2022.
- STATUS: the applicant installed plantings along the frontage in late 2022. Final Plans not approved; will need to be approved before November 22, 2023, or the Conditional Zoning is void.
- Town Council approved CZ21.04.01 on November 22, 2021.
- Staff awaits the applicant's updated site and landscaping plan before issuing permits.
- They appear to have expanded the use, and code enforcement is investigating.



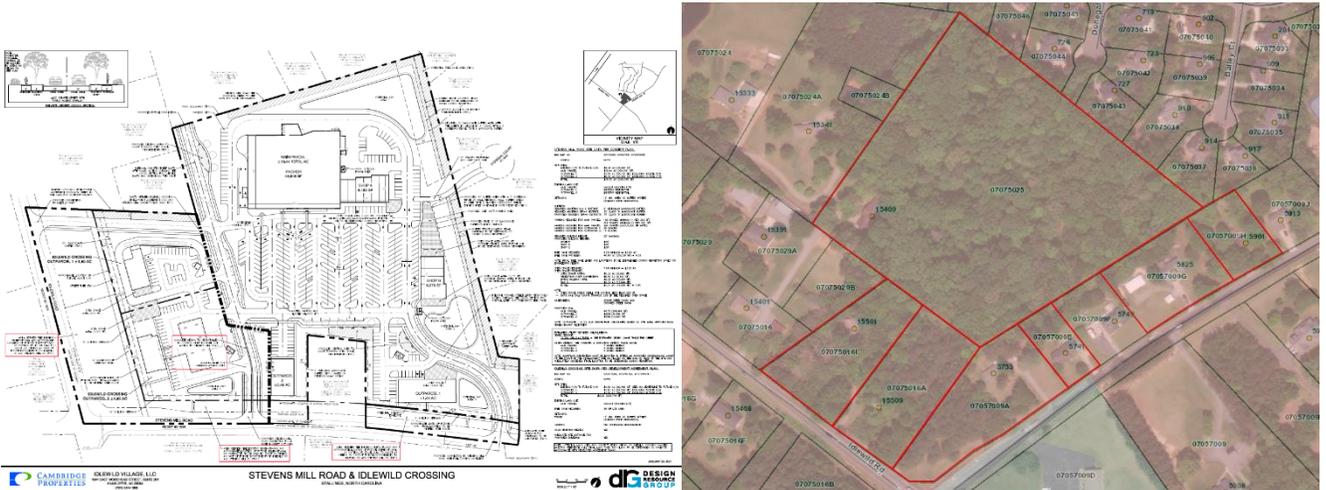
### Courtyards at Chestnut (Epcon):

- Development progress: Under construction
- Status: Approved; Final Plat approved. The development has started submitting new construction permits. All zoning permits for new construction have been approved.



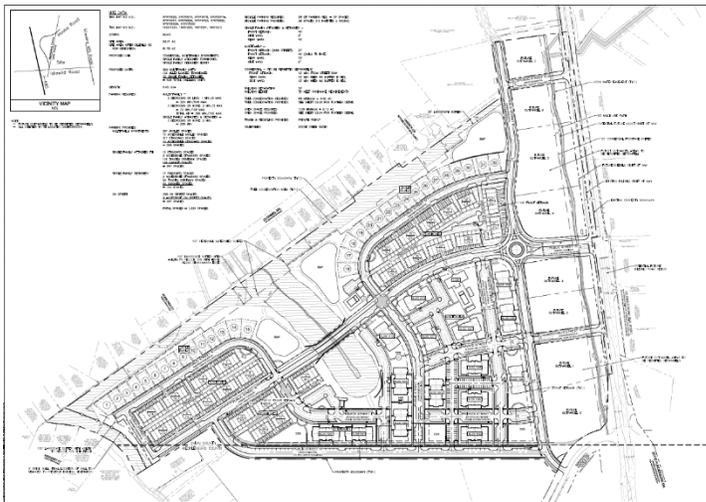
## Idlewild and Stevens Mill Project (Idlewild Crossing):

- Development Agreement: Yes – NOT recorded
- STATUS: Concept plan reviewed
- A site plan for the property at the corner of Idlewild and Stevens Mill Roads has been submitted. 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 out parcels for the grocery store.
- The staff has requested that 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 progressing with this project and has submitted a site plan addressing Staff's comments. The plan is being reviewed, and the next steps are determined.
- The TIA is now approved as of September 2023.



## Stinson Farm:

- Development progress: N/A
- Development Agreement: Yes - recorded.
- STATUS: Construction Documents 1<sup>st</sup> review submitted.
- Location: Idlewild Rd on the opposite side of Idlewild Shopping Centre.
- Site Data:
  - Total Site Area: 83.71ac
  - 360 Multifamily Units
  - 136 Attached-Homes
  - 32 Single-Family Detached Homes
  - 8 Future Outparcels of retail/commercial (Inactive)



❖ **Housing Unit Projections:**

- The following chart shows an estimate of the future homes with approved development agreements, Council approval, or plans to be built in Stallings. Some development housing unit counts are subject to change during the plan review.

Development Name	# of Housing Units
Idlewild Mixed Use Development (Aria at Idlewild location)	<ul style="list-style-type: none"> <li>• 270 Multifamily Units (Aria)</li> <li>• 148 Attached-Homes</li> </ul>
Bailey Mills	<ul style="list-style-type: none"> <li>• 92 Attached-Homes</li> </ul>
Bailey Mills Expansion (Phase 2)	<ul style="list-style-type: none"> <li>• 23 Attached-Homes</li> </ul>
Courtyards on Chestnut	<ul style="list-style-type: none"> <li>• 27 Single-Family Homes</li> </ul>
Courtyards on Lawyers	<ul style="list-style-type: none"> <li>• 133 Single-Family Homes</li> </ul>
Sawmill Run	<ul style="list-style-type: none"> <li>• 40 Single-Family Homes</li> </ul>
Stallings Farm	<ul style="list-style-type: none"> <li>• 216 Single-Family Homes</li> </ul>
Stinson Farm	<ul style="list-style-type: none"> <li>• 360 Multifamily Units</li> <li>• 136 Attached-Homes</li> <li>• 32 Single-Family Homes</li> </ul>
Stone Creek Townhomes	<ul style="list-style-type: none"> <li>• 220 Attached-Homes</li> </ul>
The Willows	<ul style="list-style-type: none"> <li>• 315 Multifamily Units</li> </ul>
<b>Total Future Projections</b>	<ul style="list-style-type: none"> <li>• 448 Single-Family Detached Homes</li> <li>• 471 Attached-Homes</li> <li>• 945 Multifamily Units</li> </ul>
Legend - Under Construction	
Legend - Plans Approved	
Legend - Awaiting Plan Approval	

OTHER:

**Silverline TOD:**

- We have received the CRTPO Grant, and there are three main initiatives for the Silver Line Plan Integration:
  - 1) Integrate the future Lynx Silver Line Project into the Stallings Comprehensive Land Use Plan to include timelines, benefits, studies, and education;
  - 2) Reimagine the Monroe Expressway Small Area Plan/create a Silver Line Station/Atrium Hospital Small Area Plan to include renderings and specs;
  - 3) Incorporate an updated Transportation Oriented Development Overlay in the Development Ordinance with preservation and promotion techniques along the proposed Silver Line alignment.

**Permit Report**

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08/01/2023 - 08/31/2023

Permit #	Description	Permit Date	Main Status	Total Fees	Total Payments	Parcel Addresses	Subdivision	Zoning	Parcel #
1989	44 unit apartment building	8/31/2023	Approved	\$100.00	\$100.00	2008 Aria Village Dr.		MU - 2	
1988	Deck addition on back of home	8/31/2023	Approved	\$50.00	\$50.00	4109 Cedar Point Ave.		MFT	07147305
1987	Warehouse Distribution	8/30/2023	Approved	\$50.00	\$50.00	13114 BLEINH EIM LN			07102188
1986	130 Aurora Blvd	8/30/2023	Incomplete						
1985	126 Aurora Blvd	8/30/2023	Incomplete						
1984	CMU Retaining Wall	8/28/2023	Online Submission	\$50.00		1100 MILLBANK DR	CALLONWOOD		07144781

1983	22x 16 gable roof over existing patio. Extending concrete 16x16 on side.	8/28/2023	Approved	\$100.00	\$100.00	910 LANDRY DR	FRANKLIN MEADOWS		07141168
1982	Driveway extension	8/24/2023	Approved	\$100.00	\$100.00	2720 CAMERON COMMONS WAY		SFR - 2	07099179
1977	A screened porch and deck addition is being built on the rear of the home.	8/23/2023	Incomplete			5641 ANGLES EY CT			07054936
1976	Add 5 ft. welded wire fence with T-posts to back of property (wooded portion)	8/22/2023	Approved	\$50.00	\$50.00	7006 GOLD DUST LN	GOLD DUST RIDGE	SFR - 3	08315019

1975	Custom Gabled Patio Cover 25W x 14P, Screened, Electrical for fan/lights and outlets	8/22/2023	Approved	\$50.00	\$50.00	5721 BARDSEY CT			07054777
1974	Deck Awning - not to exceed existing deck boundary	8/18/2023	Approved	\$75.00	\$75.00	620 DRUMCLIFF CT	SHANNA MARA		07075115
1973	New Single-Family Home	8/17/2023	Approved			4515 STEVENSMILL RD		SFR - 1	07078005
1972	Extend existing porch 80 sqft, shed roof design and add electrical - 1 fan, 2 outlets, 1 floodlight	8/10/2023	Approved	\$50.00	\$50.00	1017 ST JOHNS AVE	CHESTNUT OAKS		07147421
1971	Warehouse Distribution	8/9/2023	Approved	\$50.00	\$50.00	141A-F CUPPED OAK LANE #11			07102010X

1970	Replacement of existing retaining walls	8/7/2023	Approved	\$50.00	\$50.00				
1969	Detached garage	8/7/2023	Payment Pending	\$50.00		9008 GRINDS TONE CT			07054411
1968	Install inground 16x32 vinyl liner with 400 sq. ft. concrete perimeter (updated 8/29/2023)	8/2/2023	Approved	\$100.00	\$100.00	6600 STONEY RIDGE RD			07054119
				<b>\$925.00</b>	<b>\$825.00</b>				

**Total Records:  
18**

**9/20/  
2023**

## 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>
- SPD Detectives cleared three cases and had four crime scene callouts. CID obtained two arrest warrants and three juvenile petitions for the ongoing investigation of cases. One detective completed a two-week crime scene investigations course.
- SPD patrol corporal, Rasheal Pittman, hosted the 3rd annual Back-To-School Bash. There were over 300 people in attendance. The PD gave out 115 backpacks full of school supplies and raffled off over 30 items for school kids to get ready to head back to the classroom. Additionally, the SPD hosted its National Night Out Against Crime in Stallings Park.
- Our two K9 teams had seven uses. Both teams had drug seizures with over 40 pounds of illegal narcotics taken off the street.
- SPD received 52 responses on our citizen feedback efforts. All 52 responses rated their interactions with the SPD as professional and courteous.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected almost 1 pound of unwanted medication.

- Officer Tyler Dennis was sworn in and started the field training program. Dennis is a lateral transfer from the Town of Wingate.

## Engineering

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- Twin Pines Storm Water Project
  - Phase 1 is complete.
  - Phase 2 has been delayed due to permitting issues.
    - Significant coordination with the United States Army Corps of Engineers will be needed for permit approval.
      - Staff had a meeting with USACE on 01/30/2023.
        - No notice of violation will be issued by USACE.
        - Staff will continue to work with the USACE through design to improve the capacity of the stream as much as possible implement restorative environmental features in accordance with USACE.
    - Costs for design and construction have significantly increased.
    - Council approved a contract for the final design and permitting of the project with the intent to complete design in FY 2024 and implement construction in summer of 2024 (FY 2025).
  
- Resurfacing Contract
  - Staff is putting together a Resurfacing Contract with the intent to let out for bid in October and begin construction in Fall of 2023.
  - A Phase 2 Contract is expected to be let for bids in the 1st Quarter of 2024 and focus on preventative maintenance (crack sealing and rejuvenation treatments).
    - Staff has been actively coordinating with a pavement management company to implement a pilot program for preventative roadway maintenance.

- Storm Water
  - One storm water sink hole repair was completed.
    - Kerry Greens – 8001 Sheckler Lane
  - Tentatively, the following projects are catch basin seals and sink hole repairs scheduled to be completed next.
    - Fairhaven – 1309 Yellow Daisy
    - Fairhaven – 1308 Afternoon Sun
    - Kerry Greens - 4017 Suttle Place
    - Shannamara - 2323 Caernarfon Lane
    - Spring Hill – 240 Springhill Road
  - NCDEQ has approved the Town’s Storm Water Management Plan (SWMP), and Stallings’ MS4 Permit became effective August 1, 2023.
  - The Federal Emergency Management Agency (FEMA) is updating their Flood Insurance Rate Map (FIRM) for numerous counties, Union County being one of them. The update includes changes to Special Flood Hazard Areas (SFHA) and changes to the FEMA Regulated Floodways.
    - Stallings has approximately 160 Parcels affected by this FIRM updated.
    - Union County hosted, and Staff attended, an information and comment meeting on September 13<sup>th</sup>, 2023, from 5:00 pm to 8:00 pm, for all affected residents to attend.
  
- Ongoing Plan Review
  - N/A
  
- Idlewild Crossing TIA
  - NCDOT approved the TIA on 09/18/2023.
  
- Sanitary Sewer Capacity Study

- Staff has selected the most qualified firm for the study and is currently in scope of work and contract negotiations.
    - Council approved the contract with Kimley-Horn to perform the study.
- 325 Stallings Road
  - Council chose to not pursue a commercial upfit nor demolition, with the intent to bring the topic up during FY2025 budgetary discussions.
- 2725 Old Monroe Road
  - Staff is coordinating with KWC and the County to determine if the sanitary sewer line needs to be upgraded for a restaurant/taproom use, and if the upgrade will be permitted.
    - Existing 4-inch PVC sewer line.
- Chestnut Roundabout Landscaping
  - Staff received informal approval from NCDOT for the proposed landscaping plan.
  - Staff is currently coordinating to obtain a quote for implementation and maintenance to bring to Council for decision.
- Old Monroe Road Widening Update (STIP# U-4714)
  - NCDOT is currently coordinating several design changes and pursuing right-of-way acquisition throughout the corridor.
  - The anticipated construction let date for the project is Summer of 2025.

## **Parks & Recreation**

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### **Greenway Design:**

The Blair Mill Greenway is roughly 95% complete! A fence was installed around the retention pond at the Vickery Neighborhood as one of the last “big” construction projects. Hopefully the Town will do the final walkthrough with our Greenway Contracts soon to finalize the greenway & land on a “Opening” date!

### **Upcoming Events:**

#### **Great Stallings Scavenger Hunt | Sept 21<sup>st</sup> – Oct. 21<sup>st</sup>**

Here's the scoop: the hunt officially kicks off on September 21st, and you'll have until Saturday October 21st to complete it! So, mark your calendars for Thursday, September 21st, from 4:00pm to 6:00pm as that's the day you can swing by Town Hall and pick up your scavenger hunting card. The hunt also involves local businesses that are participating as well – truly a great family adventure for the community!

#### **Bike at Blair | Blair Mill Park | Oct. 6<sup>th</sup>**

Thursdays in Stallings are going to get so much better! We are super excited to share that in collaboration with the Union County Farmers Market, every 1st and 3rd Thursday, Stallings Municipal Park will host a summer market! The markets will be themed – 1<sup>st</sup> Thursdays will be Food Truck Thursdays & 3<sup>rd</sup> Thursdays will be trivia!

#### **Stallings Fest| Stallings Municipal Park| Oct. 21<sup>st</sup>**

On Saturday, October 21st join us for a family fun day in Stallings Municipal Park. We cannot wait to see you all there and

to celebrate everything that we love about Stallings! There will be something for the entire family to enjoy. An afternoon filled with activities, crafts, performances, and amazing food!

### ***ACTIVITIES***

-  Ninja Nation Mobile Course
-  Rock Wall
-  Interactive Games
-  Inflatables
- Cartoon Ally
- Crafts

### ***FOOD & DESSERT TRUCKS***

-  Sandwich Express
-  King of Fire
-  Apostle Que
-  Boba Tea
-  Boss Lady Lemonade
-  Flippin' Minis CLT
-  Kings of Pops

## **Ghouls Night Out| Stallings Municipal Park| Oct. 26<sup>th</sup>**

Spend the evening dressed to impress and join the costume contest. Compete against all the creatures of the town in Halloween Trivia. Make sure to never forget the night by taking a picture with a coffin car!

### **Stallings Municipal Park**

- Bathroom Renovations – Parks Maintenance Staff are planning to paint ALL restrooms and install new light fixtures before Stallings Fest! This will increase the overall aesthetic of the restrooms and result in an overall cleaner look for the Stalls.
- Playground Construction – The Parks Department received 6 Designs for the new playground in SMP. The Parks department and committee have voted on their overall favorite and will move forward with getting the approval of Town Council before making a final decision.

### **Blair Mill Park**

#### ***Disc Golf Course Updates***

The parks and recreation department, along with Porter Ridge High School Disc Golf Coach & Charlotte Disc Golf Club Director, crafted a new layout for the Blair Mill Disc Golf Course. The course upgrades include a new course layout, better signage & an increase # of tee pads allowing for more play-time for individuals.

#### ***Signage***

The Parks and Recreation Department is currently waiting on the signage supplier to decide on an implementation date for the Park Signage to be installed at the Entrance of Blair Mill Park.

## **Privette Park**

### ***New Park Cameras***

Two new park cameras were installed in Privette Park thanks to our maintenance department! These cameras will have 24-Hour Surveillance and will allow us to monitor the park at all hours of the days. We hope this will ensure a safe environment for the community to stay and play!

## **2024 Event Schedule**

### ***New Event/Program Schedule***

The Parks and Recreation Department has been working together to get a cohesive Event Schedule for the 2024 Calendar. We are *roughly* a few weeks away from finalizing the calendar. Stay tuned to next month's staff report for an update!

## **Finance**

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### **FY23 Year-end Close and Audit Site Visit**

Potter and Company conducted a weeklong audit visit in late August. The Potter team reviewed the General Fund Trial Balance, the Powell Bill Expenditure Report, the ARPA funds, and various Accounts Payable and Accounts Receivable year-end reports to name a few. Finance staff continues to work on follow-up items from this site visit. The Potter team is expected to check back with the Town on the status of a revised trial balance, fixed assets and other items in mid-October.

#### Underway:

- Continued collaboration with Clifton Larson on GASB 96 software subscription and preparing the basic financial statements for the AFIR.

#### Completed:

- ✓ Submitted Asset Forfeiture year-end report on use of federal funds on behalf of Town's Police Department.

## Cash and Investments

Table 1: **DRAFT** and **Unaudited** General Fund Balance by Type

Fund Balance Type	Audited Beginning June 30, 2022*	Change	Ending June 30, 2023
Unrestricted General Fund Balance	\$6,545,483	(258,397)	\$6,287,086
Restricted			
<i>Stabilization by State Statute</i>	\$552,759	-	\$552,759
<i>Powell Bill</i>	\$713,769	(237,693)	\$ 476,076
<i>Drug Forfeiture (Federal)</i>	\$10,362	44,400	\$54,762
<i>American Recovery Act</i>	\$5,147,440	(1,411,524)	\$3,735,916
Committed:			
<i>Potter Road/Pleasant Plains</i>	\$887,324	532,403	\$1,419,727
<i>Fees in Lieu of Park Land<sup>1</sup></i>	\$456,761	456,761	-
Assigned:			
<i>Subsequent year expenditures</i>	\$208,200	(102,443)	\$105,757
<i>20 Percent Reserve</i>	\$2,198,840		\$2,495,062
Total DRAFT Fund Balance:	\$16,720,938		\$15,127,145

\*Source data for the Beginning Fund Balance is taken from the FY22 Audit/AFIR. The “Ending” Balance is in draft form and will change after the FY23 audit is complete.

<sup>1</sup> This amount was appropriated to the Park and Recreation Department FY23 capital outlay budget for the Blair Mill Parkway.

Table 2: Cash Balances in PNC and NCCMT as of 8/31/2023

Cash Account	Account Balance
<b>PNC Accounts:</b>	
<i>General Fund Cash*</i>	\$175,787.17
<i>PD State Forfeiture (Asset Forfeiture/Dept of Justice)</i>	\$38,946.11
<i>PD Federal Forfeiture (Asset Forfeiture/Dept of Treasury)</i>	\$130,327.57
<i>PD Evidence Custodian</i>	\$6,766.69
<i>Storm Water</i>	\$296,991.73
<b>NCCMT Accounts:</b>	
<i>ARPA Investment Account</i>	\$3,247,906.58
<i>General Fund Investment Account</i>	\$12,237,139.44
<i>Powell Bill Investment Account</i>	\$476,075.77
<i>Sewer Investment Account</i>	\$8,258.58
<i>Storm Water Investment Account</i>	\$770,590.54

\*Cash flow here is an area to watch carefully until the Town starts receiving larger portions of the Ad Valorem later in the fiscal year.

## **Human Resources**

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The Town has an opening for a Code Enforcement Officer; the full job description is available on the Town's website.

## **General Government**

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### **Emergency Management Training**

- Staff worked with Union County Emergency Management on a Emergency Tabletop Exercise on Thursday, August 17. Staff is incorporating the county's suggestions into its emergency management procedures.

### **ARPA**

- Staff is continuing to monitor Federal reporting requirements. On-going reporting continues and the annual reporting requirement has been submitted. Next CRC review – October 2023.

### **Old Monroe Road ROW Appraisals**

- Negotiations have been finalized with NCDOT and the Council is slated to approve the final amount of \$286,450 for various right-of-ways on three parcels.

### **2725 Old Monroe Road (John Deere) Property**

- Council is slated to discuss the property's use options based on the various interest in the property.

### **Surplus Sales**

- \$5439.85 worth of items have been sold so far in 2023. A total of \$17,239.11 worth of items were sold in 2022.

### **Stallings Source**

- August blog post, *On the Road Again*, can be found [here](#).