



## **February 28, 2022 - Staff Update**



**PLANNING  
& ZONING**  
TOWN of STALLINGS

## **Monthly Report | January 2022**

### **1. Zoning Requests, Public Hearings, and Meeting Items**

#### **• Planning Board:**

- **RZ21.10.01 – 3845 Matthews-Indian Trail Rd, Parcel #07102010C**
  - General Rezoning from MU-2 to C-74
  - Planning Board recommended approval on January 18, 2022
  - Town Council hearing on February 28, 2022
- **RZ21.12.01 – 1149 Stallings Rd, Parcel #07126209**
  - General Rezoning from SFR-3 to MU-1
  - Planning Board recommended approval on January 18, 2022
  - Town Council hearing on February 28, 2022

#### **• Town Council:**

- **TX21.12.01, TX21.12.02, TX21.12.03, Code of Ordinance, and BOA Rules of Procedure Amendments**
- All below were approved by Council on January 24, 2022:
  - TX21.12.01 – Amended Planning Board membership number
  - TX21.12.02 – Amended Planning Board alternate membership appointments and duties
  - TX21.12.03 – Amended Board of Adjustment membership number
  - Code of Ordinances 32.10 (B)(1) – Amended Board of Adjustment membership number consistency and duties
  - BOA Rules of Procedure 5.2 (D) – Amends Board of Adjustment membership number
- **Stallings TOD Workshop** – Held on January 31, 2022

#### **• Other Meetings:**

- Subcommittee Meeting for CZ21.09.01 – Bailey Mills Expansion was held on January 24, 2022

## 2. Development Agreements and Plan Review

- **Aria at Idlewild (Idlewild Mixed-Residential Plan):**
  - STATUS: Approved.
  - No plans have been submitted for permitting.
  - 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.
  - Awaiting Final Plat for approval.
- **Atrium Health:**
  - STATUS: Approved and Permitted.
  - Under Construction. Looking to have the first patient in the hospital by 12/15/21. There are a few remaining outstanding issues to discuss with Staff. These are:
    - Screening rooftop equipment – The Town's ordinance requires all equipment on the hospital roof to be screened. Most equipment can be screened, but a few features cannot be screened due to airflow concerns. Staff have approved a revised landscaping plan that provides screening from the public right of way of the rooftop equipment
    - 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 final Zoning Compliance was issued, and the bond for the remaining improvements was received.
- **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 streetlight installation at Stallings and Stevens Mill Rd.
- **Sawmill Run:**
  - No plans have been submitted for permitting.
  - 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 has been approved.
- **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.

### 3. Code Enforcement

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

TYPES OF VIOLATIONS	CARRIED FROM LAST PERIOD	OPENED THIS PERIOD	CLOSED THIS PERIOD	BALANCE CARRIED FORWARD TO NEXT PERIOD
PUBLIC NUISANCES	20	2	13	9
ABANDONED JUNKED AND NUISANCE VEHICLES	2	0	0	2
MINIMUM HOUSING STANDARDS	1	0	0	1
STALLINGS DEVELOPMENT ORDINANCE	11	2	5	8
NON-RESIDENTIAL BUILDINGS & STRUCTURES	2	0	0	2
TRAFFIC	0	9	9	0
NOISE	0	2	2	0
OPEN BURN	0	1	1	0

HAZARD TREE	0	0	0	0
AT LARGE/NUISANCE DOG/CAT or other animal	0	1	1	0

CITATION Notes:

Demo project at 12008 Stallings Commerce Dr updated. Quote of 9K as of 2/8/2022.

**Residential Areas (new citations issued):** Arlington Downs – 0, Austin Village - 0, Blackberry Ridge – 0, Brookfield – 0, 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 – 0, Fairfield Plantation – 0, Forest Park – 0, Franklin Meadows – 0, Gold Dust Ridge – 0, Golden Acres – 0, Hunley Creek – 0, Independence Village – 0, Kerry Greens – 9, Kingsberry - 0, Lakewood Knolls – 0, 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 – 0, Solis at Chestnut Farms – 0, Southstone – 0, Spring Hill – 0, Stallings Farm – 0, Stallings Park – 0, Sterling Manor – 0, Stevens Mill – 0, Stonewood – 0, Stone Creek – 0, Vickery – 0, Wendover at Curry Place – 0, Willowbrook – 0, Willowcroft – 0, Willows at Stallings – 0, Woodbridge - 1

#### 4. Other

- **Text Amendments:**

- Staff working with Code Enforcement and Engineering identified areas of our ordinances that need to be amended. Staff will begin bringing these amendments to Council for review and approval monthly.
- Town Council directed planning staff to review the Table of Uses 8.1 in Article 8 of the Stallings Development Ordinance at their November 2021 Public Hearing. The staff has decided to review the Table of Uses by zoning district and bring proposed changes periodically to the Board. The intent is to review each zoning district separately for sufficient time to study and review the proposed changes in the Use Table. The staff has decided to recommend updates to the Town Center (TC) zoning district first due to the Town's interest in creating a Downtown core within this district.

- **Silverline TOD:**

- The Town had a Stallings TOD Workshop – Held on January 31, 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 Staffs 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.
- In February, Stallings Staff will have a kickoff meeting with Destination by Design to discuss the Streetscape project.

- **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.

- **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 started a rework on the website for permitting.

## 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 4 covid cases this past month.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected 3.5 pounds of unwanted medication.
- CID cleared 5 cases and obtained arrest warrants for one other case. CID also assisted in the coordination of a lockdown drill for Stallings Elementary School.
- Patrol officers responded to a call of a suicidal male who had a gun. Officers were able to de-escalate the situation and peacefully resolve the incident.

## Engineering Update

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- Mr. Bo Conerly, P.E., CFM continues to serve as the Interim Town Engineer.
- Twin Pines engineering evaluation for updating the channel configuration has been completed and the coordination has been conducted with the property owners. A presentation will be made to the Town Council on 2-28-2022 with a request to proceed to the next phase of the project.
- The pavement condition index (PCI) field work was conducted by Kimley-Horn for all the Town owned streets in the Town of Stallings. The next step in the process involves the use of the field data to demine the condition of the Town's streets. This information will then be used by Kimley-Horn in the pavement management software (DRIVE) to identify street priorities and recommended remediation tasks. The Town is scheduled to review the initial results of the DRIVE program on 3-2-2022. This information will then be used to prioritize the Town streets to receive corrective action with the 2022 resurfacing projects.
- The Freesia Place drainage improvement project is about to start and should be completed within a few weeks (weather permitting).
- Engineering staff continue to work through and execute stormwater improvement and maintenance projects throughout the Town.
- The Engineering Department will be working with NCDEQ to update the Town's MS4 Stormwater Management Plan.
- The Engineering Department will be working over the next few months to update the Town's standard details.

# Public Works Update

2/1/2022 - 2/23/2022

Work Order #	Work Date	Main Status	Request Type	Name	Assigned Department	Work Type	Work Description	Scheduled WO Date	Work Date Closed
15	2/23/2022	IN PROGRESS	1. Internal	Erinn Nichols	Police Department	Sidewalk Replacement	Please place reflective tape/paint in the area that NCDOT needs to fix as Justin identified. Please also place a cone/cones on the sidewalk at this area. This protects the Town incase someone were to trip and fall in that area. Thank you!	2/23/2022	
14	2/23/2022	IN PROGRESS	1. Internal	Erinn Nichols	Public Works		The AC keeps coming on in my office today. The sun is not out so I know it is not the heat from the sun heating up my office making the AC come on	2/24/2022	
13	2/23/2022	PENDING	2. Citizen	Ms. Hutchin	Public Works	Sign Repair/Replacement/New	Edgefield Ct & Brookgreen Ter are pointing in the wrong direction	2/23/2022	
12	2/22/2022	PENDING	1. Internal	Ashley Platts	Parks and Recreation	*Other	Install 2 new Public Art Pieces that are behind Government Center	2/24/2022	
11	2/21/2022	COMPLETE	1. Internal		Public Works	Potholes	2 potholes on Shannamra near Bardsey Ct.	2/21/2022	2/21/2022
10	2/21/2022	PENDING	1. Internal		Public Works	*Other	Swap mortise lock on door exiting out from council chambers to back area. Have new lock to swap with.	2/25/2022	



9	2/21/2022	PENDING	1. Internal		Public Works		Swap mortise locks in Parks and Rec office.	2/25/2022	
8	2/21/2022	COMPLETE	2. Citizen		Public Works	Sign Repair/Replacement/New	Replace stop sign	2/21/2022	2/21/2022
7	2/21/2022	COMPLETE	2. Citizen		Public Works	Sign Repair/Replacement/New	Need to replace 2 stop signs and poles on Strawberry in Chestnut subdivision. They have decorative poles, but HOA asked us to replace, so it will get standard poles and signs.	2/21/2022	2/21/2022
6	2/21/2022	COMPLETE	1. Internal	Justin Russell	Public Works	Storm Drain Lid	Storm grate on bluebonnet fell in (voicemail)	2/21/2022	2/21/2022
5	2/21/2022	COMPLETE		Mary McCall	Public Works	Sign Repair/Replacement/New	Debra Jackson (resident) called Town Hall to report fence cover @ the electrical facility located at the corner of Idlewild and Stevens Mill coming loose.	2/21/2022	2/21/2022
4	2/21/2022	IN PROGRESS	1. Internal	Max Hsiang	Public Works	*Other	Install dimmer switch on lights	2/25/2022	
3	2/21/2022	COMPLETE	4. Town Council	david scholl	Streets	Potholes	a pothole is getting into the gravel- the map option won't let me pick a spot.	2/21/2022	2/21/2022
2	2/15/2022	COMPLETE		Eunice McSwain	Public Works	*General Maintenance/Repair	Replace filter in both lobby water fountains	2/22/2022	2/22/2022

Total Records: 14

2/23/2022

## **Parks & Recreation Update**

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**Vickery Greenway Section:** Receiving NCDOT approval took longer than expected and we received some last-minute comments back from UCPW. The Town is working through those final items. Once complete, then the project will be let.

**Blair Mill Park Playground Project:** Council approved \$90,000 budget and scope in January. Final grading contract is in progress and playground equipment PO is approved.

**Blair Mill Park Maintenance Updates:** “Permanent temporary” signage has been installed. 2 permanent signs to be out with Greenway project. River rock fill in the parking islands at Blair Mill Park is complete. We’ve received positive feedback on the appearance.

## **Finance Update**

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- The monthly report is attached and was presented to the Council on 2/28/22.
- Staff are in the midst of budget preparations and the Council has approved a budget schedule.

## **Human Resources Update**

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

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

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### **Gateway Signage**

- Destination by Design (DbD) has received the encroachment permit from NCDOT for the gateway. As part of the encroachment, NCDOT wanted the landscaping plan removed and reviewed by a different group. That plan has been submitted and we are waiting to hear back. As soon as this piece is complete, the project can go out to bid.

### **American Rescue Plan**

- The Town has received its first allotment of funds, \$2,572,685.12. Staff has utilized services from CRC to develop a draft ARP spending plan for Council to consider. Information will be presented to Council at its March 14, 2022, meeting for consideration.

### **Waste Connections**

- Friday will be added as a collection day throughout Town beginning the week of April 4, 2022. Communication has already begun to inform residents of this change.
- Bulk Pick-up will be the week of April 25, 2022.

### **Surplus Sales**

- As of 02-23-2022, \$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.