



January 20, 2023 - Staff Report



Monthly Report | December 2022

GENERAL UPDATE

- N/A

ZONING REQUESTS, PUBLIC HEARINGS, AND MEETING ITEMS:

Planning Board:

- Planning Board was canceled in December due to having no items.

Board of Adjustments:

- The Board of Adjustments was canceled in December due to having no items.

Town Council:

- Town Council approved the following planning & zoning items at their December 12, 2022, regular meeting:
 - TOD Overlay Development: In-House. Implement the basic preservation techniques in exchange for development bonuses in a more limited area. Wait to see if we receive the CRTPO grant.
- Town Council continued the public hearing for the following item to their January 9, 2022 meeting:
 - RZ22.09.02 - General rezoning on Stevens Mill Rd from SFR-1 to MU-2. The Council was concerned about the buffer requirements between MU-2 and CZ and directed staff to research the issue further.

Other Meetings:

- N/A

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):

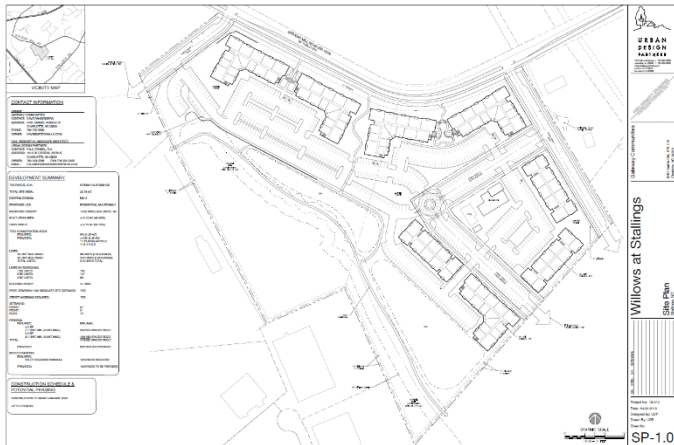
- Development progress: N/A
- Development Agreement: Yes
- STATUS:
 - Construction Documents approved. They need to meet with engineering for a pre-construction meeting, and then they can start grading
 - Final Plats not approved. They have received their Water and Sewer Accessibility letter, NCDEQ Permit, and NCDOT Driveway Permit.
- By-right development.
- Location: Idlewild Rd behind Idlewild Shopping Centre.
- Site Data:
 - Total Site Area: 48.83ac in Stallings
 - 270 Multi-Family Units (Aria)
 - 148 Townhomes in Stallings (Inactive)
 - 115 Townhomes in Matthews (Inactive)
 - 3.41 acres of retail/commercial (Inactive)



Bailey Mills (Formerly Stallings Townhomes):

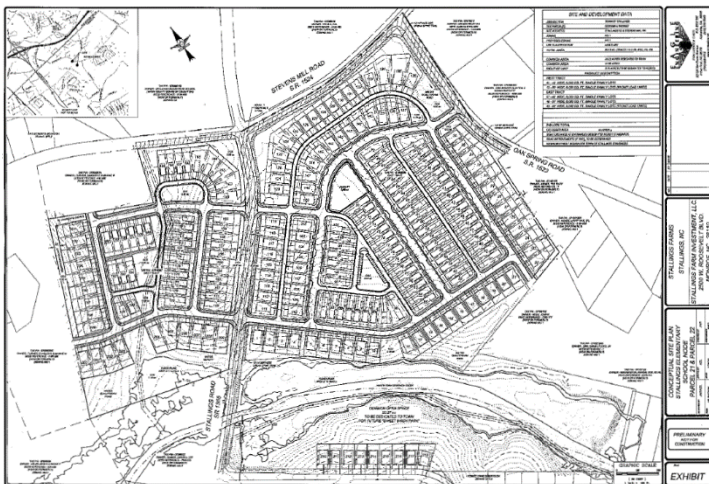
- Development progress: N/A
- STATUS: Construction Documents Approved; Staff is awaiting Final Plat for approval.
- By-right development.
- Location: Marie Garris Rd and Matthews Indian Trail Rd
- 92 Single-Family Attached Residential.

- Location: Stevens Mill Rd.
- 315 Multi-Family 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:

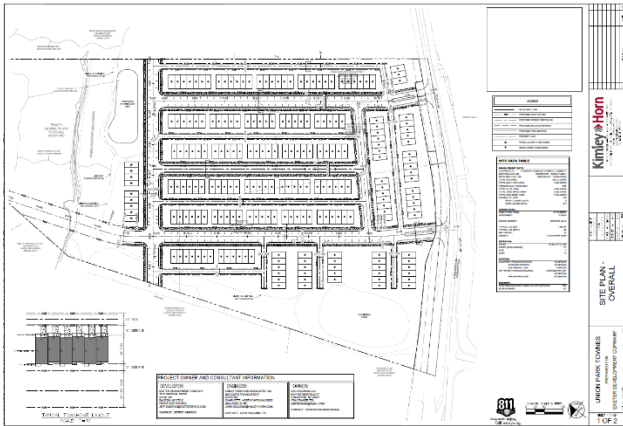
- Development progress: Comments submitted for 1st review of Construction Documents. We have not received 2nd review request.
- STATUS: Approved; Construction Documents and Final Plats not permitted.
- By-Right Development.
- Location: Stallings Rd and Stevens Mill Rd.
- 216 Single-Family Residential.
- 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:

- Permitting for new Construction is ongoing.
- STATUS: Approved and Permitted.
- By-Right Development.
- 220 Single-Family Attached Units.
- Location: Stallings Rd.
- Under Construction.
- 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.



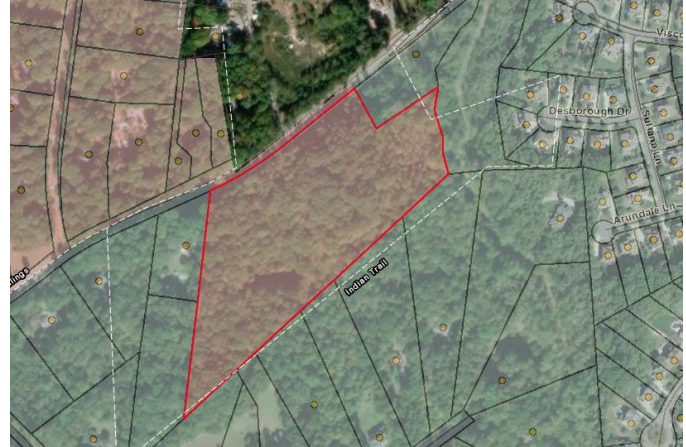
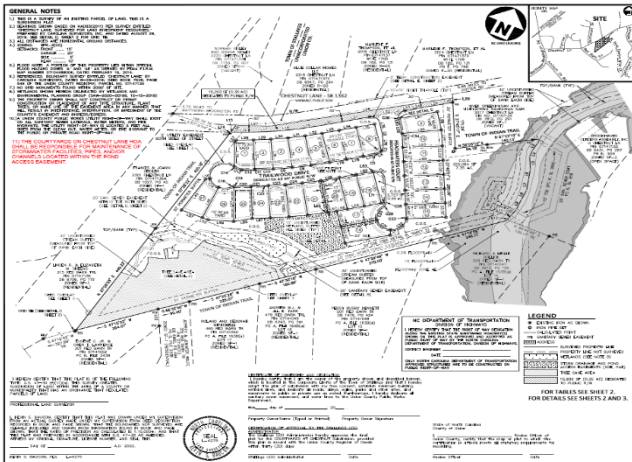
4416 Stevens Mill Road (Wilson):

- 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 is awaiting the applicant's updated site and landscaping plan before issuing permits.
- They appear to have expanded the use, and code enforcement is investigating.



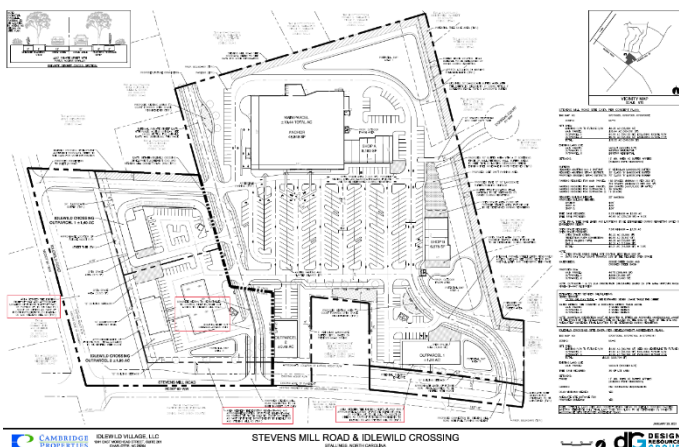
Courtyards at Chestnut (Epcor):

- 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):

- A site plan has been submitted for the property at 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 are determined.
- Staff comments have been addressed, and the applicant requests that the TIA be started. Engineering has provided the consultant with the TIA documents to begin that process.
- The TIA is nearing completion.



OTHER:

Text Amendments/Code of Ordinance Updates:

- Staff is working on bringing the following to the Planning Board and Town Council:
 - Parking Citations (TBA).
 - Buffers adjacent to residential regardless of zoning category.
 - Brewery Use Table Edits.

Silverline TOD:

- Council has directed staff to create the TOD overlay In-House.
 - Implement the basic preservation techniques in exchange for development bonuses in a more limited area.
 - Wait to see if we receive the CRTPO grant.

Streetscape Plan:

- In response to Council's retreat and land use goals established by the Comprehensive Land Use Plan, the 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 met 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.
- Council approved the Streetscape design direction on June 13, 2022.
- Final Streetscape Design package complete and in hand. Will present to the public during StallingsFest 2022.
- Streetscape plan adoption now to be in line with the DFI study.
 - Incorporate public input into the DFI timeline.

Cataloging and Mapping Projects:

- The staff intends to create interactive maps and add them to the website starting in January 2023.

QUICK UPDATES:

- 409 Stallings Rd (Seela Salon) Concept Site Plan approved.
- Steelpoint (200 Beltway Blvd) submitted construction documents to expand their parking lot (In review).
- 5100 Potter Rd. Submitted a minor subdivision for four extra lots (In review).
- 3843 and 3827 Privette Rd submitted a minor subdivision for four lots (In review).

REPORTS:

- CODE ENFORCEMENT

- ❖ The following Code Enforcement report can also be viewed on our Code Enforcement website here:
<https://stallingsnc.org/Your-Government/Departments/Planning-Zoning/Code-Enforcement>

Violations	
Public Nuisance	7
J/A/N Vehicles	0
SDO	0
Traffic	1
Open Burn	1
Hazard	0
Noise	0
MHS	0
Total Opened	9

December Cases	
Open	4
Closed	6
Total	10

Acronyms:

- PN - Public Nuisance
- TGW - Tall grass & Weeds
- J/A/N - Junk/Abandoned/ Nuisance
- MHS - Minimum Housing
- SDO - Stallings Development Ordinance

December Monthly Report - Code Enforcement

Case Date	Description	Found By	Status	Address
12/6/2022	Chicken Permit	Complaint	Closed	231 Post Office Rd Ste B8
12/6/2022	PN - Deteriorated Awning	Complaint	Closed	3131 LEICESTER DR
12/8/2022	Traffic - JV in right of way	Ride Around	Open	3225 SAVANNAH HILLS DR
12/9/2022	PN - Mulch Pile	Ride Around	Closed	3024 BEECH CT
12/12/2022	PN - Construction Debris	Ride Around	Closed	4001 PURPLE VALE DR
12/13/2022	Open burn	Ride Around	Closed	301 SMITH CIR
12/13/2022	PN -TGW	Ride Around	Closed	4600 STALLINGS RD
12/22/2022	PN - Tree Debris	Ride Around	Open	1034 WOODGLEN LN
12/30/2022	PN - Junk vehicle	Ride Around	Open	3716 BIRCHDALE CT
12/30/2022	PN - Junk	Ride Around	Open	P O BOX 1142

- PERMIT REPORT

❖ The following permit report can also be viewed on our Permit Reports website here:
<https://stallingsnc.org/Your-Government/Departments/Planning-Zoning/Permit-Reports>

Permit Totals	
Total # of Permits	26
Fee Totals	\$ 1,940.00
Payment Totals	\$ 1,840.00

December 2022 Monthly Report - Permitting

Permit #	Description	Date	Status	Total Fees	Total Payments	Parcel Address	Subdivision	Zoning	Parcel #
1731	New townhome UP2014E Legal lot 69	12/29/2022	Approved	\$ 100.00	\$ 100.00	2310 Autumn Olive Ln	Stone Creek	MU - 2	7099350
1730	New townhome UP2014D Legal lot 68	12/29/2022	Approved	\$ 100.00	\$ 100.00	2308 Autumn Olive Ln	Stone Creek	MU - 2	7099349
1729	New townhome UP2014C Legal lot 67	12/29/2022	Approved	\$ 100.00	\$ 100.00	2306 Autumn Olive Ln	Stone Creek	MU - 2	7099348
1728	New townhome UP2014B Legal lot 66	12/29/2022	Approved	\$ 100.00	\$ 100.00	2304 Autumn Olive Ln	Stone Creek	MU - 2	7099347
1727	New townhome UP2014A Legal lot 65	12/29/2022	Approved	\$ 100.00	\$ 100.00	2302 Autumn Olive Ln	Stone Creek	MU - 2	7099346
1726	New townhome UP2013E Legal lot 64	12/29/2022	Approved	\$ 100.00	\$ 100.00	2210 Autumn Olive Ln	Stone Creek	MU - 2	7099345
1725	New townhome UP2013D Legal lot 63	12/29/2022	Approved	\$ 100.00	\$ 100.00	2208 Autumn Olive Ln	Stone Creek	MU - 2	7099344
1724	New townhome UP2013C Legal lot 62	12/29/2022	Approved	\$ 100.00	\$ 100.00	2206 Autumn Olive Ln	Stone Creek	MU - 2	7099343
1723	New townhome UP2013B Legal lot 61	12/29/2022	Approved	\$ 100.00	\$ 100.00	2204 Autumn Olive Ln	Stone Creek	MU - 2	7099342
1722	New townhome UP2013A Legal lot 60	12/29/2022	Approved	\$ 100.00	\$ 100.00	1722 Autumn Olive Ln	Stone Creek	MU - 2	7099341
1721	Sunroom addition	12/29/2022	Approved	\$ 50.00	\$ 50.00	312 Hidden Cove Lane	Willowcroft	CZ	7141204
1720	New Home Construction	12/28/2022	Approved	\$ 75.00	\$ 75.00	1027 Gradison Drive	Courtyards on Lawyers Road	CZ	8321333
1719	New Home Construction	12/28/2022	Approved	\$ 75.00	\$ 75.00	2023 Trailwood Dr	Courtyards on Chestnut Lane	CZ	7147907
1718	Add a screen room over existing patio	12/27/2022	Approved	\$ 50.00	\$ 50.00	4213 Lawrence Daniel Dr	Woodbridge	MFT	7099248
1717	Covered patio 22x14 with 4 can lights and one ceiling fan	12/22/2022	Approved	\$ 50.00	\$ 50.00	1003 Morningside Meadow Lane	Morningside at Stallings	SFR-3	7129822
1716	Removing existing extruded aluminum walls and vinyl windows from rear porch and install wood frame with Low-E, tempered windows	12/20/2022	Approved	\$ 50.00	\$ 50.00	3015 Chalet Lane	Vickery	SFR - 1	7075337
1715	New Home Construction	12/14/2022	Approved	\$ 75.00	\$ 75.00	2011 Trailwood Drive	Courtyards on Lawyers Road	CZ	7147904
1714	New Home Construction	12/14/2022	Approved	\$ 75.00	\$ 75.00	2003 Trailwood Drive	Courtyards on Chestnut Lane	CZ	7147902
1713	New Home Construction	12/14/2022	Approved	\$ 75.00	\$ 75.00	1334 Millview Lane	Courtyards on Lawers Road	CZ	8321318
1712	New Home Construction	12/14/2022	Approved	\$ 75.00	\$ 75.00	1345 Millview Lane	Courtyards on Lawyers Road	CZ	8321352
1711	Back yard fence	12/12/2022	Approved	\$ 50.00	\$ 50.00	6130 Colchester Ln	Buckingham	SFR - 3	8315055
1710	New fence- replacing old fence	12/12/2022	Payment Pending	\$ 50.00	\$ -	2251 Redwood Dr	Country Woods East	SFR-2	7033219
1709	New single-family home	12/8/2022	Approved	\$ 75.00	\$ 75.00	2025 Woodshorn Drive,	Callonwood	MFT	7147572
1708	Pod Placement on Street outside home in residential districts, portable on-demand (POD) storage units may be located for a period of time not to exceed ninety (90) consecutive days in duration from the time of delivery to the time of removal, two (2) times per calendar year, provided they are placed in a location where sight visibility is not obstructed. Further, these units shall be located in a manner which does not hinder access to the site or to off-street parking spaces	12/6/2022	Withdrawn	\$ 50.00	\$ -	6132 Abergele Ln #222	Shannamara	SFR-2	7054895
1707	10x18 screenporch	12/6/2022	Approved	\$ 50.00	\$ 50.00	1208 Millbank Dr	Callonwood	MFT	7144774
1706	Grand opening banner	12/1/2022	Approved	\$ 15.00	\$ 15.00	2700 Old Monroe Rd	N/A	TC	07129311A

Police Department

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 zero pounds of unwanted medication.
- CID assisted with the recovery of a stolen vehicle. Detectives obtained four search warrants for case investigations and had 17 cases assigned to the unit.
- SPD Community Officer coordinated a canned food drive for the Union County Homeless Shelter. Multiple officers participated in "Shop with a Cop" at Target. SPD SRO conducted fire, lockdown, and tornado drills at Stallings Elementary.
- The SPD K9 unit assisted in the recovery of 100 pounds of marijuana and a large sum of cash. Two different patrol squads were dispatched to medical emergency calls. One squad was able to perform life-saving measures that were successful. Another squad performed, along with fire department staff, life-saving measures, but were unsuccessful.
- Three new officers are progressing through the field training program.

Engineering

- 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 has a meeting with USACE on 01/30/2023.
 - Costs for design and construction have significantly increased.
 - No timeline for design or construction.

- Resurfacing Contract
 - J.T Russell and Sons, Inc. were lowest bidders at \$1,060,291.50, and were awarded the contract on 12/12/2022
 - This contract will focus on more reconstructive pieces (patching, milling and overlay, full depth reconstruction).
 - Staff is working to obtain core samples on the “reconstruction” roadway segments within the contract.
 - Resurfacing expected to begin in spring of 2023.
 - A Phase 2 Contract is expected to be let for bids in 2nd Quarter of 2023, and focus on preventative maintenance (crack sealing and rejuvenation treatments)

- Storm Water
 - Staff has several storm water repairs lined up and will begin work as soon as the January storm water revenues have been received from Union County.
 - The following projects are catch basin seals and sink hole repairs.
 - Willowbrook - 2719 Bent Oak Drive
 - Willowbrook - 2901 White Locust Court
 - Stonewood - 5028 Weatherly Way
 - Callonwood - 2028 Woodshorn Drive

- Shannamara - 717 Clifden Drive
 - Hunley Creek – 2191 Millhouse Lane
- Staff is analyzing the current storm water fees and evaluating modifying the current storm water fee payment system.

- Ongoing Plan Review
 - Privette Road Subdivision
 - First Review due February 2, 2023
 - Bailey Mills Phase 1 Final Plat
 - Review due February 6, 2023

- Idlewild Crossing TIA
 - Initial TIA was provided and reviewed by Staff with Ramey Kemp
 - Ongoing coordination between developer and NCODT to come to determine final transportation improvements.
 - A second analysis may be needed to compare several different roadway improvement scenarios.

Public Works

This is the latest update (*1/18/2023*) from PWX Department. In no order:

- Had NCDOT remove dead deer from Lawyers Rd. near Buckingham subdivision.
- Replaced backflow preventer for shelter A in Stallings Park.
- Unclogged the bathroom sink in Chiefs office.
- Repaired PD breakroom garbage disposal because screws were found inside.
- Worked on cleaning floor drains in bathrooms. When staff returned after Christmas break, they noticed a foul odor.
- Had NCDOT remove dead deer from Lawyers Rd. near Harris Teeter shopping center..
- New HDMI Cable ran for camera system in PD.
- New camera installed in lobby for PD.
- Work completed for door access control to gym and PD evidence building.
- Tree moved out of road behind Rock Store. It fell due to the storms.

Parks & Recreation

Privette Park

Privette Park construction will begin NEXT WEEK.

Initially, we were told that it would be a 16-20 week turn around for equipment due to Covid-19 ; however, the playground installers were able to get ahold of all the equipment earlier than expected. This means that they will be out on the property next week, starting on Tuesday, delivering equipment, and getting everything together. Just wanted to go ahead & let everyone be aware of this.

If you have any questions, please let me know. This is SUCH exciting news & I am so happy we're all on this journey together!

Greenway Design:

The Blair Mill Greenway is making great headway. The greenway has been paved; however, construction will begin to slow down during the winter months. The installation crew will begin some landscaping at the entrance of the Greenway while waiting the HAWK signals arrival. We are looking at a completion date around the summer of 2023.

Upcoming Events:

2023 Event Schedule Finalized

The Parks & Recreation Department is excited to announce the finalization of the 2023 Event Schedule. This year we really wanted to focus on our local community & emphasis the importance of staying connected. We have added a new BBQ event that will highlight different regions of BBQ, expanding our current Christmas in the Park, & also offering events tailored to Middle School Aged students. These changes are going to bring a wide variety of age groups out to our parks, and we couldn't be more excited!

Farmers Market

The Parks and Recreation Director & Special Event coordinator met with Union County to discuss the future for a Downtown Farmers Market in Stallings, NC. After last year's low attended Market, we have begun the conversation on how to make the market sustainable & an exciting experience for the community. After discussing with the county, we believe that there are multiple markets that are on Saturdays that are competing with what is being brought to the park. In hopes to increase attendance we are planning to move the market to the 1st and 3rd Thursdays of June, July, August & September. This will allow us to see if there is any need for a week-day market while also being able to utilize our parks staff more efficiently!

Programs:

2023 Program Schedule

This year we are adding on 14 NEW programs for the year. These programs consist of everything from Leprechaun hunts in the park, Pastries with Parents, The Great Stallings Scavenger Hunt, & so much more. The programs will be tailored to a variety of ages & will surely bring smiles to everyone's face.

Stallings Municipal Park:

Stallings Municipal Park is starting to see shelter rentals slow down. Typically, this has been normal for this time of year due to the cold weather & citizens looking for indoor event spaces to hold baby showers, gender reveals, birthday parties, etc. While the park is seeing fewer daily attendance numbers, we are using this as an opportunity to start cleaning up the park. The

Department is looking to replace the picnic tables, trash cans, & other items throughout the park that are starting to show their age.

Also, we are currently dealing with some water issues in Stallings Municipal Park. The beginning of December AT&T contracted our companies to run fiberoptic lines on the side of the roads. Unfortunately, the contractor hit two main water lines that fed into Stallings Municipal Park. This has led to us having water issues, torn up sidewalk & landscaping troubles. We have been working diligently to get these problems resolved; however, the running of the fiberoptic lines are out of our control.

Finance

- New Finance Officer Jamie Privuznak has started and has been transitioning into her new role.

Human Resources

- Please welcome Pam Furr, our new Administrative Assistant in the Parks and Recreation Department
- Brian Price's last day with the Town will be January 27th
- Currently the Town is looking for an Intern for the Planning Department, please check the Town's website for more information

General Government/Town Clerk

ARPA

- The next CRC-ARPA Mock Audit will be January 25. Staff received a good review on the first mock audit and is continuing to monitor Federal reporting requirements.

Surplus Sales

- \$17,239.11 worth of items have been sold so far in 2022. A total of \$429.00 worth of items were sold in 2021.

Waste Connections

- Continued negotiations on contract extension and possible contract additions.

Old Monroe Road NCDOT Project (U-4714)

- NCDOT advises that their goal is still to let the project in June 2024. However, NCDOT is experiencing some challenges related to right-of-way acquisition and utility relocation. NCDOT will advise us if/when a new schedule is set.