



## July 22, 2022 - Staff Report



## Monthly Report | June 2022

### GENERAL UPDATE

Matthew West's last day was June 3, 2022, and we hired Patrick Blaszyk as our new Planning Tech; he started on June 1, 2022. We hired a new Code Enforcement officer, Ruben Ortiz, who began working on June 29, 2022.

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

#### **Planning Board:**

- Planning Board recommended approval for the following at their June 21, 2022, regular meeting:
  - TX22.05.01 to add Floor Covering, Drapery, and/or Upholstery and Market Showroom as S (10.1-36) to the VSR zoning district in the Table of Uses.
  - TX22.06.01 to amend SDO Articles 4.21 through 4.2-5 to clarify and update the duties and responsibilities of the Stallings planning board and to harmonize the development ordinance with §32.10 of the Town code

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

- The Board of Adjustments approved the following at their June 21, 2022, regular meeting:
  - V22.05.01 – A variance at 1092 Callonwood Dr. PID#07144004E to request relief from Article 2.13-7(B) of the Stallings Development Ordinance.
    - a. 2.13-7 (B) Swimming Pools - Located a minimum of fifteen (15') feet from any property line

#### **Town Council:**

- Town Council approved the following at their June 13, 2022 meeting:
  - The Streetscape design direction, and for the Streetscape Designs to be on the same timeline as the DFI study.

## Other Meetings:

- N/A

## PLAN REVIEW

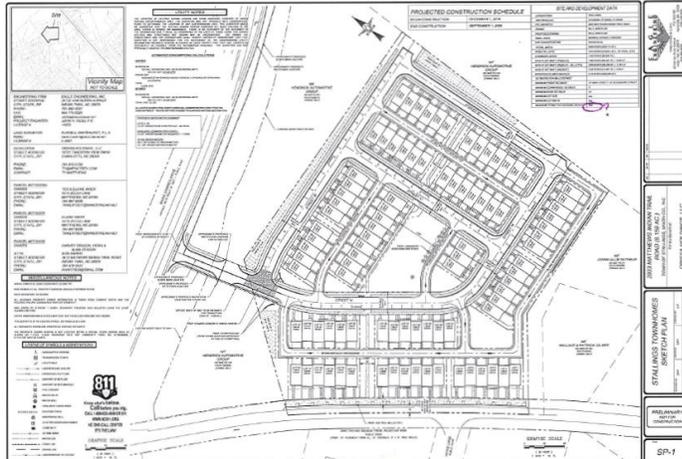
### **Aria at Idlewild (Idlewild Mixed-Residential Plan):**

- Development progress: N/A
- STATUS: Approved; Construction Documents and 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.
- 150 Single-Family Attached Residential, 270 Multi-Family Residential, 3.41 acres of retail/commercial.
- The construction documents are awaiting approval from staff. They have received their Water/sewer accessibility letter (UCPW) and may start Construction soon.
- 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 final plans have not been signed off, but no significant concerns remain.



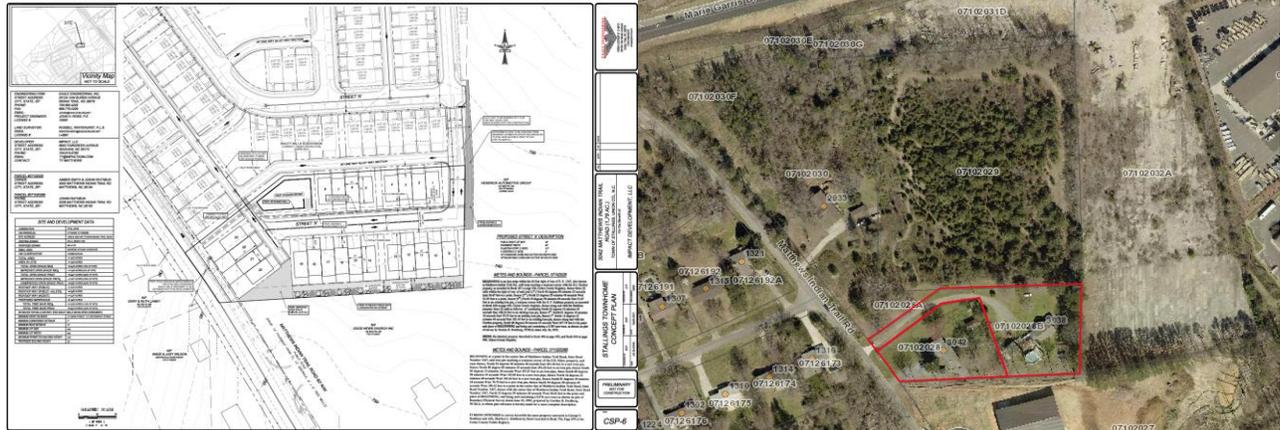
## Bailey Mills (Formerly Stallings Townhomes):

- 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.
- Under Construction.



## Bailey Mills Expansion:

- Development progress: N/A
- STATUS: Approved; Construction Documents and Final Plats not approved.
- Town Council approved CZ22.09.01 on March 28, 2022.
- Location: Marie Garris Rd and Matthews Indian Trail Rd.
- The construction documents have not been submitted to the Staff for review. Per the conditional zoning approval, the developer will need to obtain additional land to widen the primary access.



## Atrium Health:

- STATUS: Complete; Approved and Permitted.
- By-right Development.
- Location: Stallings Rd, Matthews Indian Trail Rd, and Independence Blvd.
- 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 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 with their violation.
- Street Trees along Stallings Rd – The location of the street trees meets Stalling ordinance requirements but not NCDOT requirements. They intend to relocate the trees in November 2022 to improve the tree's chance of survival.
- The attorneys are drafting an interlocal agreement with Indian Trail on TIA road improvements associated with the Atrium Hospital in Indian Trail.

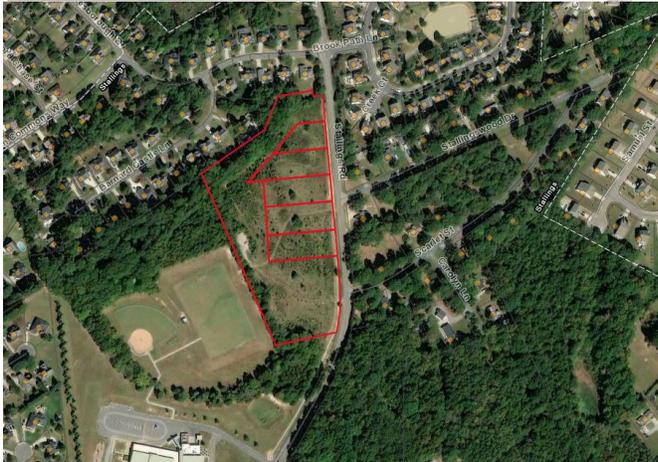
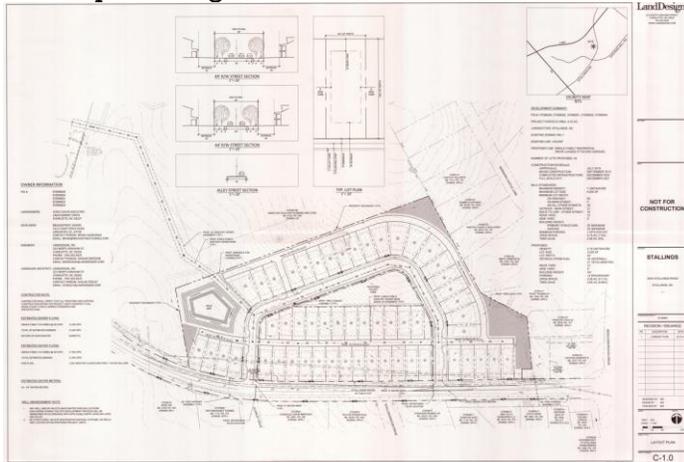


Atrium Health Kimley-Horn BE&K Conceptual Site Plan Illustrative  
Atrium Health Union West Campus - Stallings, North Carolina  
February 20, 2019



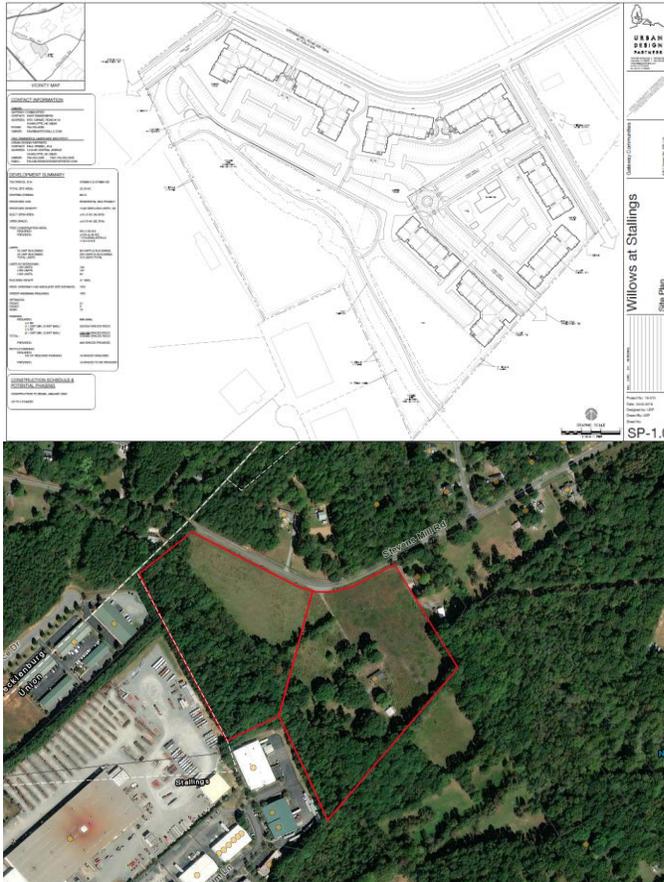
## Stallings Elementary Single-Family TND (Sawmill Run):

- Development progress: N/A
- STATUS: Approved; Construction Documents have been submitted. They have not received their Water, and Sewer Accessibility letter, NCDEQ Permit, and NCDOT Driveway Permit, and they have not yet recorded the Development Agreement.
- 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:

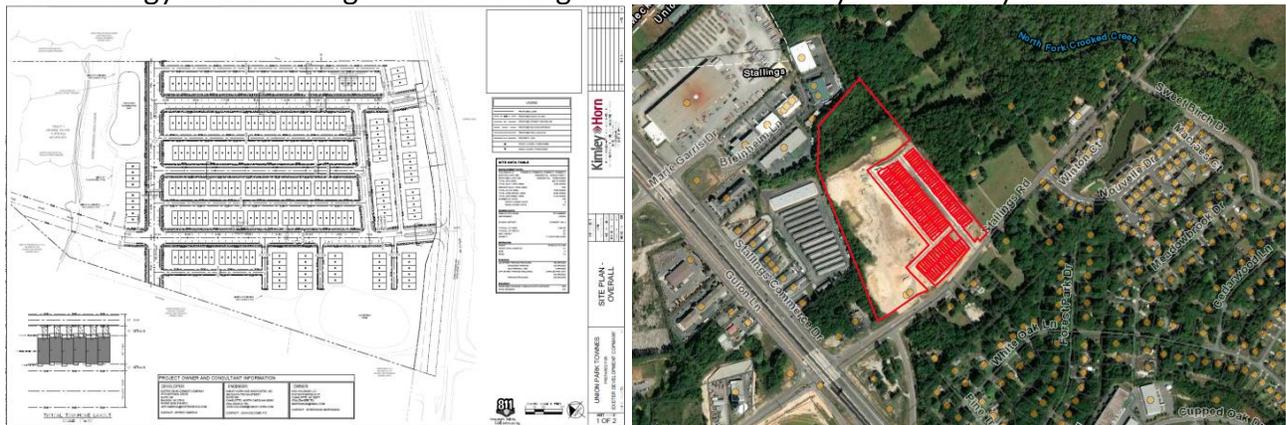
- Development progress: They have received their conditional approval for water and sewer accessibility. The review has been completed for the Construction Documents.
- STATUS: Approved; Construction Documents approved and Final Plats not approved.
- By-Right Development.
- Location: Stevens Mill Rd.
- 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).





## Stone Creek (Formerly Union Park Townes)

- May 2022 development progress:
  - Building Permit Release Form for lots 25-80, and 195-208 was approved.
  - Permitting for new Construction 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 streetlights 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: N/A
- Status: Approved; Final Plat not approved.
- Town Council approved CZ21.04.01 on November 22, 2021.
- Staff is awaiting the applicant's updated site and landscaping plan before issuing any 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 not approved.



**CODE ENFORCEMENT**

**May 2022 Stats:**

| Main Status | Description  | Problems Found By | Parcel Address               |
|-------------|--|-------------------|------------------------------|
| Closed      | STOP WORK - Tree disturbance clear-cutting, Grading w/o permit | Ride Around       | 13606 EAST INDEPENDENCE BLVD |
| Closed      | Tall Grass and Weeds   | Ride Around       | 15927 LAWYERS RD             |
| Closed      | Tall Grass and Weeds   | Ride Around       | 1650 Crowell Dairy Rd        |
| Closed      | Tall Grass and Weeds   | Ride Around       | 3125 GRIBBLE RD              |
| Closed      | Tall Grass and Weeds   | Ride Around       | 6111 AUSTIN GROVE CHURCH RD  |
| Closed      | Tall Grass and Weeds   | Ride Around       | 4304 LAWRENCE DANIEL DR      |
| Closed      | Tall Grass and Weeds   | Ride Around       |                              |
| Closed      | Tall Grass and Weeds   | Ride Around       | 4228 LAWRENCE DANIEL DR      |
| Closed      | Tall Grass and Weeds   | Ride Around       | 15825 FAIRFIELD DR           |
| Closed      | Tall Grass and Weeds   | Ride Around       | 103 Foulk Rd Ste 900         |
| Closed      |  | Ride Around       | 4201 CONGRESS ST, STE 170    |
| Closed      | Tall Grass and Weeds   | Ride Around       | 7105 LAKE DR                 |
| Closed      | Tall Grass and Weeds   | Ride Around       | 7121 LAKE DR                 |
| Closed      | Tall Grass and Weeds   | Ride Around       | 1717 MAIN ST, STE 2000       |
| Open        | Tall Grass and Weeds   | Complaint         | 1230 Pinebrook Cir           |

|                      |  |             |  |
|----------------------|--|-------------|--|
| Closed               | Tall Grass and Weeds [roadside]        | Ride Around | 23975 Park Sorrento Ste 300            |
| Closed               | Tall Grass and Weeds                   | Ride Around | 625 BERWICK ST                         |
| Open                 | Feather Flags and tires as signage     | Ride Around | 3201 N TRYON ST                        |
| Closed               | Unregistered Vehicle parked on street  | Complaint   | 7310 KIDWELLY LN                       |
| Open                 | Tall Grass and Weeds                   | Complaint   | 1230 Pinebrook Cir                     |
| Closed               | Excessive Dog Barking                  | Complaint   | 6028 ZINNIA DR                         |
| Closed               | Trash and Debris                       | Complaint   | 108 STONE VILLAGE DR                   |
| Closed               | Tall Grass and Weeds                   | Complaint   | 5001 Plaza on the Lake, Ste 200        |
| Open                 | Fence - No permit                      | Complaint   | 3216 FAIR FOREST DR                    |
| 0                    | Tall Grass and Weeds [Ditch]           | Complaint   |  |
| Closed               | Tall Grass and Weeds, Trash and Debris | Complaint   | 3016 IVY BROOK PL                      |
| Closed               | Tall Grass and Weeds                   | Complaint   | 2735 BENT OAK DR                       |
| Closed               | Tall Grass and Weeds                   | Ride Around | 15350 MARSHALL HOOKS RD                |
| Closed               | Tall Grass and Weeds                   | Ride Around | 7427 Matthews Mint Hill Rd Ste 105-146 |
| Open                 | Tall Grass and Weeds                   | Ride Around | 1222 PADDOCK CIRCLE                    |
| Closed               | Tall Grass and Weeds                   | Complaint   | 4225 LAWRENCE DANIEL DR                |
| Closed               | Tall Grass and Weeds                   | Complaint   | 4223 LAWRENCE DANIEL DR                |
| Open                 | Tall Grass and Weeds                   | Complaint   | 14009 IDLEWILD RD                      |
| Open                 | Tall Grass and Weeds                   | Complaint   | 400 SHORT ST                           |
| Closed               | Tall Grass and Weeds                   | Complaint   | 4600 STALLINGS RD                      |
| Closed               | Home Occupation                        | Complaint   | 408 COBBLERS DR                        |
| Closed               | Vicious Dogs                           | Complaint   | 10934 TRADITION VIEW DR                |
| Closed               | Debris                                 | Ride Around | 1850 Parkway Pl Ste 900                |
| Closed               | Tall Grass and Weeds                   | Ride Around | 8429 STALLINGS RD                      |
| Closed               | Barking Dog                            | Complaint   | 1048 MOUNTAIN LAUREL CT                |
| <b>May Stats</b>     |  |             |  |
| Open Cases           | <b>7</b>                               |             |  |
| Closed Cases         | <b>32</b>                              |             |  |
| Pending Cases        | <b>0</b>                               |             |  |
| Found by Complaint   | <b>17</b>                              |             |  |
| Found by Ride Around | <b>22</b>                              |             |  |

**June 2022 Stats:**

| Main Status | Description                      | Problems Found By | Parcel Address           |
|-------------|----------------------------------|-------------------|--------------------------|
| Closed      | someone living in RV in the rear | Complaint         | 333 Colony Blvd Ste 300  |
| Open        | tree branch blocking view        | Complaint         | FOUR EAST EXECUTIVE PARK |
| Open        | widened driveway w/o permits     | Complaint         | 5706 BARDSEY CT          |
| Open        | trash, stagnant water            | Complaint         | 300 SMITH CIR            |

|                      |                      |             |                        |
|----------------------|----------------------|-------------|------------------------|
| Pending              | dead required trees  | Complaint   | 0000 CRAFTMAN RIDGE DR |
| Pending              | illegal business     | Complaint   | 2232 Stallings Rd      |
| Closed               | tall grass and weeds | Ride Around | 2722 Chamber Dr        |
| Pending              | tall grass and weeds | Ride Around | P O BOX 548            |
| Pending              |                      | Ride Around | 5923 CAROLINE DR       |
| Pending              | tall grass and weeds | Ride Around | 6732 BENNING WOOD DR   |
| Open                 | tall grass & weeds   | Ride Around | 2828 OLD MONROE RD     |
| <b>June Stats</b>    |                      |             |                        |
| Open Cases           | 4                    |             |                        |
| Closed Cases         | 2                    |             |                        |
| Pending Cases        | 5                    |             |                        |
| Found by Complaint   | 6                    |             |                        |
| Found by Ride Around | 5                    |             |                        |

## OTHER

### Text Amendments/Code of Ordinance Updates:

- Staff is working on bringing the following to the Planning Board and Town Council:
  - Development Agreement Amendments
  - Conditional Zoning Amendments

### Silverline TOD:

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

### Idlewild and Stevens Mill Project:

- 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 comments. The plan is being reviewed, and the next steps are determined.
- Staff comments have been addressed, and the applicant requests the TIA be started. Engineering has provided the consultant with the TIA documents to begin that process.

- The TIA is nearing completion.

#### **Streetscape Plan:**

- In response to Council's retreat goals 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.
- 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 by the end of 2022.

## 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 had three covid cases in the month of June.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected 3 pounds of unwanted medication.
- CID was working on a variety of cases. Nicholas Ivy-Brooks was assigned as a new detective and has been training to get up to speed on his new role. The SPD Community Officer/SRO has completed a number of planning functions to assist with the upcoming National Night Out Against Crime and the SPD Back to School Bash.
- SPD patrol units responded to a road rage incident that led to shots being fired into a vehicle and a home. Upon CID working an investigation a subject was charged with assault with a deadly weapon with intent to kill and shooting into an occupied dwelling. Patrol officers recovered a stolen vehicle from Charlotte.

## Engineering Department

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- Mr. Bo Conerly, P.E., CFM continues to serve as the Interim Town Engineer.
- The Engineering Department received bids for the Twin Pines Stream Maintenance project and the recommendation to award the project to Aqualis will be presented to the Town Council for approval at the August 8, 2022 Town Council meeting. The approved budget for the project from the February 28, 2022 Town Council meeting was \$95,000 and the low bidder for the project provided a bid totaling \$53,457.25.
- The Engineering Department has coordinated with WK Dickson for the Twin Pines stream modification design and the conceptual design has been provided. The next step is to coordinate the design with the residents.
- The Engineering Department is preparing to advertise the bid documents for the Town of Stallings 2022-2023 Pavement Maintenance project.
- The Freesia Place drainage improvement project has approximately 90% complete but has been delayed due to the recent rains. The project is expected to be completed within the next 2 weeks.
- Engineering staff continue to work through and execute stormwater improvement and maintenance projects throughout the Town with the primary focus being sinkholes. After the sinkholes are addressed, contractors will be focused on stream maintenance.
- The Engineering Department will be working to update the Town's standard details.
- The Engineering Department continues to coordinate with residents regarding stormwater runoff, erosion, and pavement maintenance.
- The Engineering Department continues to conduct site inspections of construction activities, review as-built documents, and proposed development plans.

## Public Works

This is the latest update (7/20/2022) from PWX Department. In no order:

- Tree fell on Spruce St. and had to be cut out of road.
- Brian Price Passed CPO exam July 20, 2022.
- Had meetings with Smith Grounds to go over concerns and address issues.
- Debris was dumped along Stallings Rd. for over a mile. Worked with NCDOT to get cleaned up.
- Worked on door programming for town hall doors.
- 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 (6/29/22 to 7/20/22):

| Work Order # | Work Date | Main Status | Request Type | Assigned Department | Work Type                   | Work Description   | Location of Issue                              | Scheduled WO Date | Work Date Closed |
|--------------|-----------|-------------|--------------|---------------------|-----------------------------|--|--|-------------------|------------------|
| 121          | 7/7/2022  | COMPLETE    | 1. Internal  | Public Works        | Sign New Install            | Stevens Mill Neighborhood HOA has requested permanent Hide, Lock, Take Signs on both entrances of the neighborhood | 1000 Millwright Ln, Matthews, NC 28104, USA    | 7/11/2022         | 7/7/2022         |
| 119          | 7/5/2022  | IN PROGRESS | 2. Citizen   | Public Works        | Street Lighting             | Street light out   | 1514 Hawthorne Dr, Indian Trail, NC 28079, USA | 7/11/2022         |                  |
| 118          | 7/1/2022  | COMPLETE    | 2. Citizen   | Public Works        | *General Maintenance/Repair | We have another stop sign that is leaning pretty far over the one on the corner of Vickery and Donovan.            | Corner of Vickery and Donovan                  | 7/1/2022          | 7/1/2022         |
| 117          | 7/1/2022  | IN PROGRESS | 1. Internal  | Public Works        | *General Maintenance/Repair | drywall damage in police squadroom   | 315 Stallings Rd, Stallings,                   | 7/4/2022          |                  |

|     |           |          |             |              |                                |  |                                   |           |           |
|-----|-----------|----------|-------------|--------------|--------------------------------|--|-----------------------------------|-----------|-----------|
|     |           |          |             |              |                                |  | NC 28104,<br>USA                  |           |           |
| 116 | 7/1/2022  | COMPLETE | 1. Internal | Public Works | *General<br>Maintenance/Repair | Key Fob not<br>working on door<br>to gym   | Gym door                          | 7/1/2022  | 7/1/2022  |
| 115 | 6/29/2022 | COMPLETE | 1. Internal | Public Works | *General<br>Maintenance/Repair | Trim trees<br>around parking<br>lot lights where<br>necessary when<br>replacing bulbs.   | Town Hall<br>Parking Lot          | 6/20/2022 | 6/20/2022 |
| 114 | 6/29/2022 | COMPLETE | 1. Internal | Public Works | *General<br>Maintenance/Repair | Touch up paint<br>1st and 2nd floor<br>lobbies after<br>installing new<br>water fountains.   | Town Hall                         | 6/23/2022 | 6/23/2022 |
| 113 | 6/29/2022 | COMPLETE | 1. Internal | Public Works | *Other                         | Install outlet on<br>outside of<br>building at gym<br>for PD message<br>board to plug in<br>to.  | Gym Exterior                      | 6/28/2022 | 6/28/2022 |
| 112 | 6/29/2022 | COMPLETE | 1. Internal | Public Works | *Other                         | Hang TV in Gym.<br>Get with Karen<br>for location.   | Gym                               | 6/24/2022 | 6/27/2022 |
| 111 | 6/29/2022 | COMPLETE | 1. Internal | Public Works | *Other                         | Install new bottle<br>fill water fountain<br>upstairs in Town<br>Hall building   | Town Hall<br>2nd Floor            | 6/22/2022 | 6/22/2022 |
| 110 | 6/29/2022 | PENDING  | 1. Internal | Public Works | *Other                         | Appears as<br>though sand<br>mounds are<br>occurring again<br>within brickwork<br>around<br>Government<br>Center. Thank<br>you!  | Stallings<br>Government<br>Center | 7/5/2022  |           |
| 109 | 6/29/2022 | COMPLETE | 1. Internal | Public Works | *General<br>Maintenance/Repair | In front of the<br>Government<br>Center, the tree<br>the farthest away<br>from the interior<br>drive between<br>the GC and Town<br>Hall, one of the<br>plastic edging<br>pieces around a<br>tree has come<br>removed and<br>needs to be<br>replaced. Thank<br>you! | Stallings<br>Government<br>Center | 6/29/2022 |           |



## **Parks & Recreation**

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### **Greenway Design:**

The Town Council has authorized the greenway contract to be awarded to JD Goodrum with the addition of a thermoplastic crosswalk & gateway signage. The greenway is projected to take 6 months after they break ground.

### **Upcoming Events:**

*Sunset Sounds* – Join us in Stallings Municipal Park this Friday, July 22<sup>nd</sup>, from 6:00pm-9:00pm! We will have Groove Machine performing some of your favorite hits & we will have Old Mecklenburg Brewing, Chips & Dips, Lemonade, & the Boba Tea Bar on site!

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

The Farmer's Market is happening in Stallings Municipal Park, every Saturday, from 8:00am – Noon. Our Farmers Market will remain open the following Saturdays till the first weekend of September.

### **Blair Mill Park:**

Upon on completion of the new playground we are looking into adding a permanent shade structure as well as some other park furnishings. We are also moving forward with cleaning up our DiscGolf Course & working on a beautification project for the fall.

### **Splash Pad:**

The Splash Pad is currently up and running! Our operating schedule is Tuesdays-Sundays from 10:00am-6:00pm & will continue to run till September 4<sup>th</sup> (Labor Day Weekend). We have seen a HUGE increase in patrons enjoying the Splash Pad this summer & we couldn't be more thrilled!

**Stallings Municipal Park:**

We are working on finalizing the SmithGrounds Contract to take over Turf Management for Stallings Municipal Park. With lawn care taken off our plate we will be able to focus our staff needs in other fields allowing opportunities to open for park beautification!

## **Finance**

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- The Manager's draft budget was submitted to Council on 5/21/22 and approved by the Town Council on 6/11/22.
- Cleaning up year-end items for the upcoming audit.
- Audit control testing will be the week of August 8<sup>th</sup>.
- Audit is scheduled the week of September 12<sup>th</sup>.
- The June 30<sup>th</sup> monthly report will be mid-August due to accruals and additional year-end work.

## Human Resources

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- No report.

## **General Government/Town Clerk**

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### **Stallings Source**

- A Stallings blog, *The Stallings Source*, has been started per Council's priorities. This blog will be an additional information source for the residents. Additional articles will be added periodically. This blog is accessible from the New section on the website.

### **Citizen Survey**

- Council will give feedback until August 1 and then a final list of questions will be sent to WCU for the crafting of the final draft.

### **Powell Bill**

- The first Powell Bill report was submitted on July 12. Financial reporting will be due Aug. 1.

### **Code of Ordinances Updates**

- An update has been sent to the legally codifying company with any ordinance changes since the past update. These updates, once codified, will be reflective on the website.

### **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.