



June 24, 2022 - Staff Report



Monthly Report | May 2022

GENERAL UPDATE

Kolleen Dickenson's last day was May 18, 2022, and Matthew West's last day was June 3, 2022. Hiring for the Planning Tech and Code Enforcement officer took place in May. We hired Patrick Blaszyk as our new Planning Tech and he started on June 1, 2022. We hired a new Code Enforcement officer, Ruben Ortiz, who is scheduled to start on June 29, 2022.

ZONING REQUESTS, PUBLIC HEARINGS, AND MEETING ITEMS

Planning Board:

- Planning Board approved the following at their May 17, 2022, regular meeting:
 - Code of Ordinances 32.10 Amendment
 - RZ22.03.01 - General Rezoning of 409 Stallings Road from SFR-3 to MU-2
 - TX22.04.01 - Amend the Stallings Development Ordinance to match the 160D amendment to decriminalize violations except in certain instances

Town Council:

- Town Council approved the following at their May 23, 2022 meeting:
 - RZ22.03.01 - General Rezoning of 409 Stallings Road from SFR-3 to MU-2
 - TX22.04.01 - Amend the Stallings Development Ordinance to match the 160D amendment to decriminalize violations except in certain instances.
 - The Streetscape design direction was recessed to the June 13, 2022 meeting.

Other Meetings:

- N/A

DEVELOPMENT AGREEMENTS AND PLAN REVIEW

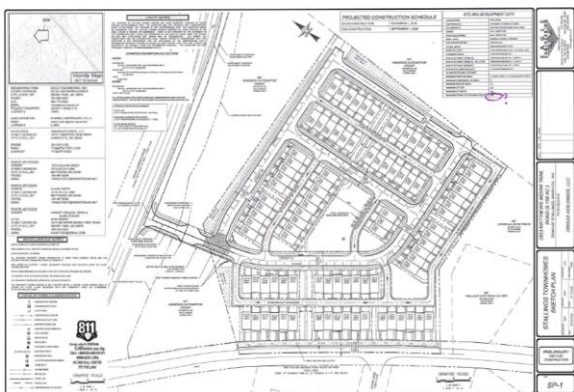
Aria at Idlewild (Idlewild Mixed-Residential Plan):

- May 2022 development progress: N/A
- STATUS: Approved; Construction Documents and Final Plats not approved.
- 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.



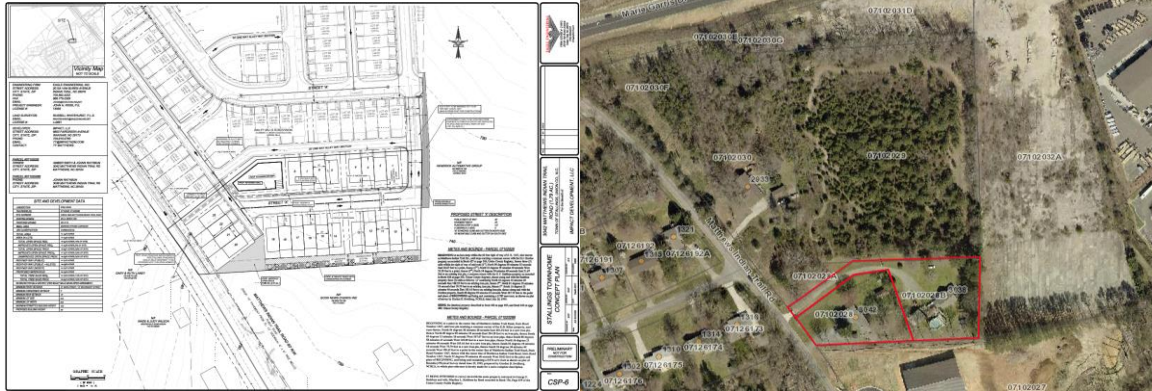
Bailey Mills (Formerly Stallings Townhomes):

- May 2022 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:

- May 2022 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.



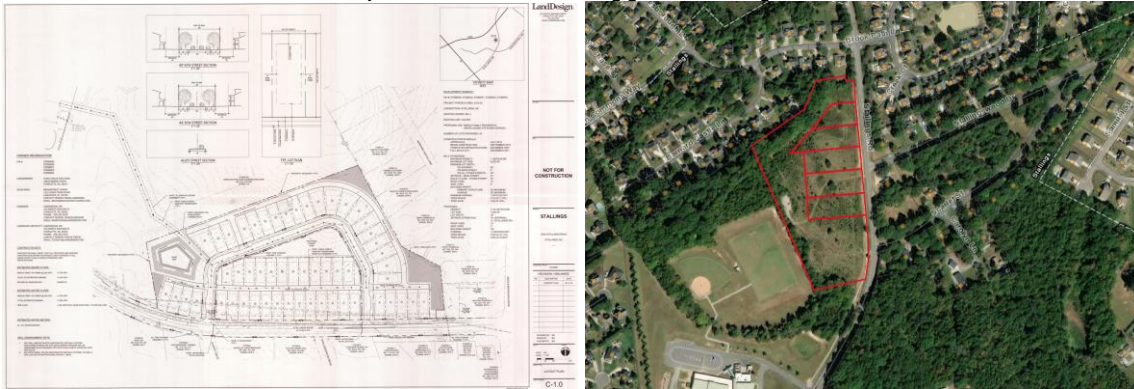
Atrium Health:

- 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. There is still no action from the Atrium on the relocation of these trees.
- The attorneys are drafting an interlocal agreement with Indian Trail on TIA road improvements associated with the Atrium Hospital located in Indian Trail.



Stallings Elementary Single-Family TND (Sawmill Run):

- May 2022 development progress: N/A
- STATUS: Approved; Construction Documents and Final Plats not approved.
- By-right Development.
- Location: Stallings Rd adjacent to Stallings Elementary School.
- 40 Single-Family Detached Residential.
- Development Agreement not recorded with Union County.
- Submitted construction documents and staff have begun a review, but the DA will need to be recorded with Union County before staff can approve the plans.



Willows at Stallings:

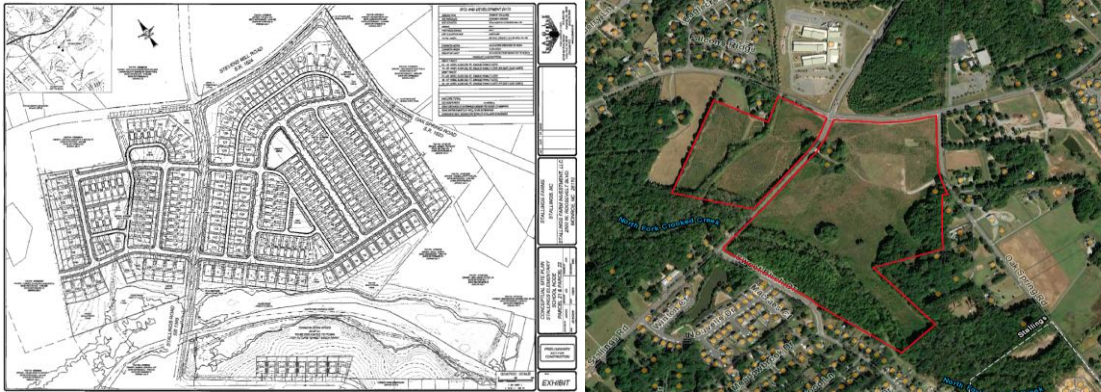
- May 2022 development progress:
 - Final Plat for right-of-way dedication was approved by the Planning staff.
- STATUS: Approved; Construction Documents and Final Plats not approved.
- By-Right Development.
- Location: Stevens Mill Rd.
- 315 Multi-Family Residential.
- Plans were submitted on 11/12/2020 for permitting. They were working through ROW and the timing of offsite improvements.
- Plans showing revisions requested per the first round of comments have been submitted and reviewed by Planning and Engineering. The developer is preparing to submit the third round of corrections.
- The Willows have difficulty acquiring ROW from Stallings Farm for street light installation at Stallings and Stevens Mill Rd.
- They are close to receiving their Water/sewer accessibility letter (UCPW).



Stallings Farm:

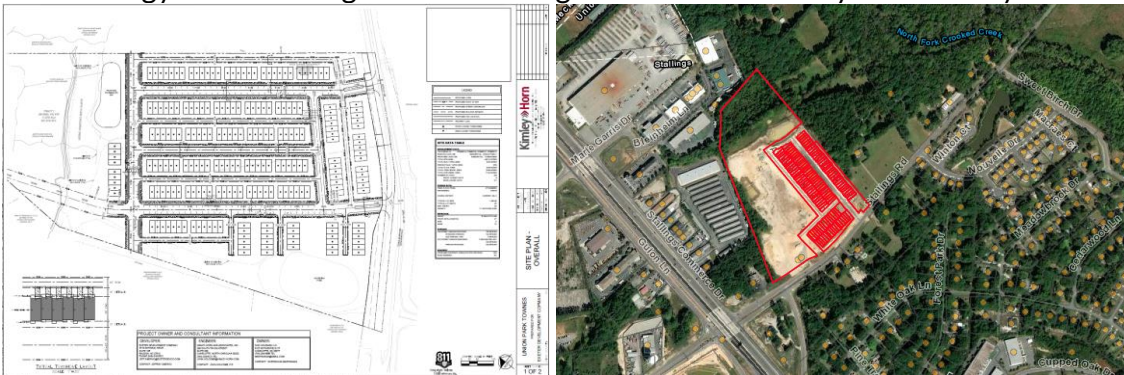
- May 2022 development progress: N/A

- 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 not yet recorded with Union County.



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 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):

- May 2022 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.

5/17/2022		6/1/2022
5/17/2022	Tall Grass and Weeds	
5/17/2022	Tall Grass and Weeds	
5/17/2022	Tall Grass and Weeds	
5/17/2022	Tall Grass and Weeds	
5/17/2022	Tall Grass and Weeds [roadside]	
5/17/2022	Tall Grass and Weeds	
5/17/2022	Feather Flags and tires as signage	
5/17/2022	Unregistered Vehicle parked on street	
5/17/2022	Tall Grass and Weeds	
5/17/2022	Excessive Dog Barking	
5/17/2022	Trash and Debris	
5/17/2022	Tall Grass and Weeds	
5/11/2022	Fence - No permit	
5/11/2022	Tall Grass and Weeds [Ditch]	
5/9/2022	Tall Grass and Weeds, Trash and Debris	
5/9/2022	Tall Grass and Weeds	
5/2/2022	Tall Grass and Weeds	
5/2/2022	Tall Grass and Weeds	5/9/2022

5/4/2022	Tall Grass and Weeds	
5/4/2022	Tall Grass and Weeds	
5/4/2022	Tall Grass and Weeds	
5/2/2022	Tall Grass and Weeds	
5/2/2022	Tall Grass and Weeds	
5/2/2022	Tall Grass and Weeds	
5/2/2022	Home Occupation	5/17/2022
5/2/2022	Vicious Dogs	
5/2/2022	Debris	
5/2/2022	Tall Grass and Weeds	5/9/2022
5/2/2022	Barking Dog	

OTHER

Text Amendments/Code of Ordinance Updates:

- Staff is working on bringing the following to the Planning Board and Town Council:
 - Development Agreement Amendments
 - Code of Ordinances 32.10 - Amendment Planning Board Duties and Responsibilities
 - An Ordinance to Amend §§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

Silverline TOD:

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

Idlewild and Stevens Mill Project:

- A site plan for a grocery has been submitted for property near the corner of Idlewild and Stevens Mill Roads. Approval of this project will be administrative because the use proposed is by-right, and the site is less than 25 acres.
- A separate Development Agreement application has been submitted for properties that appear to be outparcels for the grocery store.
- The staff has requested a combined site plan be submitted for review. We received the combined plan and provided plan comments before Thanksgiving 2020. In December 2020, the staff asked that the developer connects to the adjacent property to connect to the proposed Stinson Farms project.
- The applicant has expressed interest in moving forward with this project and has submitted a site plan addressing Staff's comments. The plan is being reviewed, and the next steps are 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.
- The TIA is nearing completion.

Streetscape Plan:

- In response to Council 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 had a meeting with Destination by Design on December 7, 2021, to discuss the streetscape project.
- Stallings Staff had a kickoff meeting with Destination by Design on February 16, 2022, to discuss the Streetscape project furniture and preliminary plans.
- Council approved the Streetscape design direction on June 13, 2022.
- Streetscape plan adoption now to be in line with the DFI study.
 - Incorporate public input into DFI timeline.

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.
- The staff intends to create interactive maps and add them to the website by the end of 2022.

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 less than one pound of unwanted medication.
- CID was working on a large number of vehicle break-ins. The unit was able to make 3 arrests and cleared 13 vehicle break-ins. The SPD Community Officer/SRO completed a security assessment of Stallings Elementary.
- SPD Traffic Safety Education Team has been working on some areas of concern involving traffic crashes. The TEST team had requested three locations trim back some bushes and landscaping to assist in enhancing traffic visibility, which was completed by the requested neighborhoods. The team also partnered with Stallings Public Works to begin the process of getting signage installed to warn traffic of upcoming side streets in the area of Stevens Mill and Vickery and Matthews-Weddington and Strawberry Rd.
- Melissa Carnes was promoted to Police Records Supervisor. Officers Larson, Pittman, and Helms were promoted to the rank of corporal.

Engineering Department

- Bo Conerly, P.E., CFM continues to serve as the Interim Town Engineer.
- The Engineering Department has advertised the Twin Pines Stream Maintenance project and bids are due on 7/13/2022. The Engineering Department has coordinated with WK Dickson for the stream modification design and their work is expected to be completed by the end of June.
- 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 is ongoing and is expected to be completed by mid-July.
- Engineering staff continue to work through and execute stormwater improvement and maintenance projects throughout the Town. Additional contractors are being reviewed to assist in expediting the maintenance projects in the backlog.
- 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 (06/28/2022) from PWX Department. In no order:

- All light bulbs were replaced in Stallings Park and Town Hall parking lots.
- TV was hung in Gym.
- Outlet was moved to the outside wall of Gym building to plug in PD message board.
- Installed bottle fill fountain lobby upstairs.
- Installed bottle fill fountain downstairs lobby.
- Helped install new rules signage in Stallings Park.
- Touched up paint in upstairs/downstairs lobbies.
- 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 (5/28/22 to 6/24/22):

Work Order #	Work Date	Main Status	Request Type	Name	Assigned Department	Assigned To	Work Description	Scheduled WO Date	Work Date Closed
104	6/14/2022	PENDING	2. Citizen	Kendra Morris	Public Works	Brian Price	Traffic flow near Lawyers/Stevens Mill and Stevens Mill/Idlewild intersections		
103	6/14/2022	COMPLETE	2. Citizen	Susan Montague	Police Department	Brian Price	Timing on traffic light @ Lawyers & Stevens Mill Rd.		
102	6/14/2022	COMPLETE	1. Internal	Max Hsiang	Public Works	Brian Price	Scanner badge and keypad access for the new Planning Tech, Patrick, so he can access Town Hall and	6/1/2022	6/1/2022

Parks & Recreation

Greenway Design:

Sealed bids will be opened publicly on June 24, 2022, at 11:00 PM at the Town of Stallings, NC Town Hall located at 315 Stallings Road, Stallings, NC 28104. We will then proceed to choosing a big for the beginning of the Greenway Project.

Upcoming Events:

Sunset Sounds – Join us in Stallings Municipal Park the 2nd and 4th Friday of June & July. From 6:00pm-9:00pm you can enjoy some rockin' tunes as you sit in front of the band stage.

Farmer's Market:

The Farmer's Market is happening in Stallings Municipal Park, ever Saturday, from 8:00am – Noon. A reminder that the Farmers Market will be closed the weekend of July 4th (July 2nd); however, will remain open the following Saturdays till the first weekend of September.

Blair Mill Park:

The new playground is officially installed! We are looking to add more site furnishings such as: shade, bike racks, & a potential sitting area for families. In addition to these upgrades, we will begin cleaning up the disc golf course and re-doing the signage for the course.

Splash Pad:

The Splash Pad has received ALL necessary repairs to begin the process of opening for the season. Upgrades were made to the Splash Pad system, in June, to ensure ease when opening for future seasons. We are submitting the paperwork to the County on Friday, June 24th to get on their inspection schedule. Once we pass inspection, we will be able to open the Splash Pad ASAP.

Stallings Municipal Park:

Thanks to the help of Jake Griffin, Public Works Staff member, all the lights in the park & parking lot have been replaced! Also, we have placed new rules/regulations signs, as well as new playground signage, all around the park.

Finance

- The Manager's draft budget was submitted to Council on 5/21/22 and approved by the Town Council on 6/11/22.
- The May monthly report is attached.

Human Resources

- The Planning & Zoning Department has a new Planning Technician – Patrick Blaszyk
- Eunice McSwain has been promoted to Parks & Recreation Director
- The Planning & Zoning Department has a new Code Enforcement Officer starting June 29th – Ruben Ortiz
- The Engineering Department is looking to fill the Town Engineer position, the job description is available on the Town's website.

General Government/Town Clerk

ARPA

- Town Clerk served as a panel presenter for the Centralina Regional Council (CRC) ARPA workshops. I discussed how to present projects ideas to the governing board.
- Staff continues to participate in weekly ARPA consortiums presented by the CRC.

Citizen Survey

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

Powell Bill

- Staff has begun working on the reporting documents for the annual Powell Bill reporting.

Surplus Sales

- As of 06-22-2022, \$861.11 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 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.