



March 25, 2022 - Staff Update



Monthly Report | February 2022

ZONING REQUESTS, PUBLIC HEARINGS, AND MEETING ITEMS

Planning Board:

- CZ21.09.01 – Bailey Mills Expansion:
 - Impact LLC requests a Conditional Zoning for 23 Townhomes adjacent to the approved Bailey Mills Townhome Subdivision.
 - Planning Board recommended approval with the following conditions:
 - Type C buffer behind lots 9-19 with the installation of a 6-foot-high composite fence with plantings on Bailey Mills side.
 - The front yard setback is to be 12 ft to be consistent with Bailey Mills, and the front yard setback for lots 9-19 with the street-facing garage can be 21 ft.
 - The street in front of lots 9-19 meets town standards for a public street and the alley from street A Bailey Mills to the new street to meet the pavement width of town standards.
 - Support of all staff recommendations presented at the Planning Board meeting.
- TX22.01.01 – Table of Use updates. MU-1, MU-2, and IND
 - Planning Board recommended approval

Town Council:

- RZ21.10.01 – 3845 Matthews-Indian Trail Rd, Parcel #07102010C
 - General Rezoning from MU-2 to C-74
 - Town Council denied this rezoning on February 28, 2022
- RZ21.12.01 – 1149 Stallings Rd, Parcel #07126209
 - General Rezoning from SFR-3 to MU-1
 - Town Council approved this rezoning on February 28, 2022
- CZ21.09.01 – Bailey Mills Expansion

- Impact LLC requests a Conditional Zoning for 23 Townhomes adjacent to the approved Bailey Mills Townhome Subdivision.
- Town Council deferred the conditional zoning to their next meeting on March 14, 2022, so the applicant can address the access road ROW issues.

Other Meetings:

- N/A

DEVELOPMENT AGREEMENTS AND PLAN REVIEW

Aria at Idlewild (Idlewild Mixed-Residential Plan):

- STATUS: Approved.
- The construction documents are awaiting approval from staff. Staff is still awaiting three permits before the construction documents can be signed: Driveway permit (NCDOT), Erosion control (NCDEQ), and Water/sewer accessibility letter (UCPW).
- 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.
- Staff is awaiting the Final Plat for approval. The developer is awaiting the decision from Town Council on Bailey Mills Expansion before submitting.

Atrium Health:

- STATUS: Approved and Permitted.
- 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 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:

- 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 street light installation at Stallings and Stevens Mill Rd.

Sawmill Run:

- Submitted construction documents, but the DA will need to be recorded before staff approves them.
- 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 for phase 1 has been approved.
- The final plat for phase 2 is awaiting engineering bond approval.

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.

CODE ENFORCEMENT

PERIOD: **February 1-28, 2022**

TYPES OF VIOLATIONS	CARRIED FROM LAST PERIOD	OPENED THIS PERIOD	CLOSED THIS PERIOD	BALANCE CARRIED FORWARD TO NEXT PERIOD
PUBLIC NUISANCES	9	4	5	8
ABANDONED JUNKED AND NUISANCE VEHICLES	2	0	1	1
MINIMUM HOUSING STANDARDS	1	0	0	1

STALLINGS DEVELOPMENT ORDINANCE	8	4	8	4
NON-RESIDENTIAL BUILDINGS & STRUCTURES	2	0	1	1
TRAFFIC	0	3	3	0
NOISE	0	1	1	0
OPEN BURN	0	1	1	0
HAZARD TREE	0	0	0	0
AT LARGE/NUISANCE DOG/CAT or other animal	0	0	0	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 - 2, 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 - 4, Franklin Meadows - 0, Gold Dust Ridge - 0, Golden Acres - 0, Hunley Creek - 0, Independence Village - 0, Kerry Greens - 3, 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 - 1, Sterling Manor - 0, Stevens Mill - 0, Stonewood - 0, Stone Creek - 1, Vickery - 0, Wendover at Curry Place - 0, Willowbrook - 0, Willowcroft - 0, Willows at Stallings - 0, Woodbridge - 3

CHICKENS - 2 permits; 2 inspections; 2 denied [one withdrew; one making changes to site to be compliant with the ordinance.

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:

- 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 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.
- Stallings Staff had a kickoff meeting with Destination by Design on February 16, 2022, to discuss the Streetscape project furniture and preliminary plans.

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, and it will be complete by the end of March 2022.

Police Department

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 0 covid cases this past month.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected 1.3 pounds of unwanted medication.
- CID and Patrol responded to suspicious death. After an investigation a suspect was taken into custody and charged with 1st degree murder.
- Union West Hospital opened this month. Officers responded to 5 calls involving a variety of things this month.
- SPD's new community officer began her role at Stallings Elementary School this month.

Engineering Update

- Mr. Bo Conerly, P.E., CFM continues to serve as the Interim Town Engineer.
- The Engineering Department is preparing bid documents for the Twin Pines Phase I project (maintenance). The Engineering Department is also coordinating with WK Dickson regarding the design and permitting associated with Phase 2 of the project (stream modification).
- The Engineering Department has incorporated the collected data into the DRIVE program (pavement management software) and is currently coordinating with Kimley-Horn to finalize the input parameters and develop a prioritization list for maintenance projects.
- The Freesia Place drainage improvement project is about to start and should be completed within a few weeks (good weather permitting).
- Engineering staff continue to work through and execute stormwater improvement and maintenance projects throughout the Town. Maintenance projects were completed on Pinetree Drive and 1940 Links Lane.
- The Engineering Department will be working with NCDEQ to update the Town's MS4 Stormwater Management Plan.
- The Engineering Department will be working to update the Town's standard details.
- A sidewalk inventory and evaluation will be completed by the end of the June.
- The Engineering Department continues to conduct site inspections of construction activities, review as-built documents, and proposed development plans.

Public Works Update

This is the latest update (03/23/2022) from PWX Department. In no order:

- Street sign project has been completed. This was the project to install new street signs (sign color change and logo added). These were installed throughout Town. The only neighborhoods we did not do are those with specialty or decorative signs.
- PW staff had to come in on Saturday March 12 due to flooding near PD and Town Hall. The only place water penetrated was the PD garage with no damage. Flooding was due to such a massive amount of rain and the drains could not keep up.
- New doors and key fob system were installed at Town Hall front and rear entrances. Doors frames were also painted to match. Key fob system unlocks these pairs of doors from 9am to 5pm automatically Monday through Friday, and staff no longer have to make sure doors are locked and unlocked after hours. Staffs key fob allows them access outside of normal business hours.
- PW staff worked with PD on Friday March 18 to help secure roads and traffic due to the power station catching on fire. This showed PD and PW the need for portable barricades and portable stop signs in the event traffic lights are out and road closures. PW has added funds to the budget to purchase these items.
- 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.

Work Order #	Work Date	Main Status	Request Type	Assigned Department	Work Description	Location of Issue	Scheduled WO Date	Work Date Closed
3	2/21/2022	COMPLETE	4. Town Council	Streets	a pothole is getting into the gravel- the map option won't let me pick a spot.	it won't let me pick a spot. Near Bardsey CT and Shannamara	2/21/2022	2/21/2022
4	2/21/2022	COMPLETE	1. Internal	Public Works	Install dimmer switch on lights	Planning Director Office	2/25/2022	3/9/2022
5	2/21/2022	COMPLETE		Public Works	Debra Jackson (resident) called Town Hall to report fence cover @ the electrical facility located at the corner of idelwild and Stevens Mill coming loose.	Stevens Mill Rd, Stallings, NC, USA	2/21/2022	2/21/2022
6	2/21/2022	COMPLETE	1. Internal	Public Works	Storm grate on bluebonnet fell in (voicemail)	Bluebonnet Lane	2/21/2022	2/21/2022
7	2/21/2022	COMPLETE	2. Citizen	Public Works	Need to replace 2 stop signs and poles on Strawberry in Chestnut subdivision. They have decoritive poles, but HOA asked us to replace, so it will get standard poles and signs.		2/21/2022	2/21/2022
8	2/21/2022	COMPLETE	2. Citizen	Public Works	Replace stop sign	Dumcliff and Killian	2/21/2022	2/21/2022
9	2/21/2022	COMPLETE	1. Internal	Public Works	Swap mortise locks in Parks and Rec office.	Parks and Rec office.	2/25/2022	3/9/2022
10	2/21/2022	COMPLETE	1. Internal	Public Works	Swap mortise lock on door exiting out from council chambers to back area. Have new lock to swap with.	Council Chamber	2/25/2022	3/9/2022
11	2/21/2022	COMPLETE	1. Internal	Public Works	2 potholes on Shannamra near Bardsey Ct.	Shanamara Near Bardsey Ct.	2/21/2022	2/21/2022
12	2/22/2022	COMPLETE	1. Internal	Parks and Recreation	Install 2 new Public Art Pieces that are behind Government Center	340 Stallings Rd, Stallings, NC 28104, USA	2/24/2022	3/17/2022
13	2/23/2022	COMPLETE	2. Citizen	Public Works	Edgefield Ct & Brookgreen Ter are pointing in the wrong direction	Edgefield Ct, Stallings, NC 28104, USA	2/23/2022	2/23/2022
14	2/23/2022	COMPLETE	1. Internal	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	2716 Community Park Dr, Matthews, NC 28104, USA	2/24/2022	2/24/2022

15	2/23/2022	COMPLETE	1. Internal	Police Department	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!	2930 Old Monroe Rd, Stallings, NC 28104, USA	2/23/2022	2/23/2022
16	2/24/2022	COMPLETE	1. Internal	Public Works	Stop sign falling over.	Aurora at Pleasant Plains	2/23/2022	2/23/2022
18	3/2/2022	COMPLETE			One of the fake trees in between the the Government Center/Town Hall is broken and needs repair/replacement. Thank you!	323 Stallings Rd, Matthews, NC 28104, USA		3/8/2022
19	3/2/2022	COMPLETE	2. Citizen	Public Works	Storm drain clog.	524 Stallings Rd, Stallings, NC 28104, USA	3/2/2022	3/2/2022
21	3/4/2022	COMPLETE	1. Internal	Public Works	stop sign leaning	Bluebonnet Ln & Morningside Meadow Ln, Stallings, NC 28104, USA	3/7/2022	3/8/2022
22	3/7/2022	COMPLETE		Public Works	windscreen is blowing off.electric substation at stevens mill rd	15509 Idlewild Rd, Matthews, NC 28104, USA	3/7/2022	3/7/2022
23	3/7/2022	COMPLETE	2. Citizen	Public Works	I'm not sure if there's a water leak under the road or not. But since Pecan Drive was paved years ago, there's a spot that never dries and should probably get looked at, in case it is some sort of pipe leaking under it. It's near 7009 Pecan Drive. You can't miss it. It's the wet, cracked spot in the road. Even on the dryest & hottest days of summer, it stays wet	7008 Pecan Dr, Indian Trail, NC 28079, USA	3/9/2022	3/7/2022
24	3/7/2022	COMPLETE	1. Internal	Public Works	Street Sign, Stop Sign and post missing.	Lakewood & Sweetbriar	3/7/2022	3/7/2022
25	3/7/2022	COMPLETE	1. Internal	Public Works	Street sign and post missing.	Sweetbriar and Rhoderia	3/7/2022	3/7/2022
26	3/8/2022	COMPLETE		Public Works	The grate in front of my house seems to be sinking and my mailbox is as well	4415 Potter Rd, Stallings, NC 28104, USA		

27	3/8/2022	COMPLETE	1. Internal	Public Works	Fence screen down on power station.	Idlewild and Stevens Mill	3/8/2022	3/8/2022
28	3/9/2022	COMPLETE		Public Works	Resident noticed tear in American Flag at Town Hall	321 Stallings Rd, Stallings, NC 28104, USA	3/9/2022	3/9/2022
29	3/9/2022	COMPLETE	1. Internal	Public Works	There is another broken fake tree.	Town entrance driveway.	3/11/2022	3/11/2022
30	3/10/2022	PENDING	1. Internal	Public Works	Can we get he future fitness center room painted white. The room is now empty thought fresh coat of paint would be good before fitness equipment gets ordered	315 Stallings Rd, Stallings, NC 28104, USA		
31	3/14/2022	COMPLETE	1. Internal	Public Works	Graffiti	Stallings Commerce Dr, Stallings, NC, USA	3/15/2022	3/15/2022
32	3/22/2022	COMPLETE	2. Citizen	Public Works	See photo...think someone should look at this corner where Shaftwood turns onto Lawyers Rd.	Shaftwood/Lawyers Rd	3/23/2022	3/22/2022
33	3/22/2022	IN PROGRESS	1. Internal	Public Works	bathroom faucet leaks from rear of faucet when it is turned on and bathroom door will not close	315 Stallings Rd, Stallings, NC 28104, USA	3/23/2022	
34	3/22/2022	PENDING	1. Internal	Public Works	Need the keybox to the garage replaced with a different box. I have it in my office	315 Stallings Road, Stallings, NC, USA	3/29/2022	
35	3/22/2022	COMPLETE	1. Internal	Public Works	Stallings wind screen on substation at Stevens Mill and Idlewild has torn off	Stevens Mill Rd, Stallings, NC, USA	3/22/2022	3/22/2022
36	3/22/2022	COMPLETE	1. Internal	Parks and Recreation	Install public art sculptures	340 Stallings Rd, Stallings, NC 28104, USA	3/17/2022	3/17/2022

Total Records: 32

3/23/2022

Parks & Recreation Update

Public Art Installation: All 5 public art pieces have been installed and the Platonic Solid public art piece is complete. See our [Facebook](#) page for photos!

Greenway Design:

Bid documentation is being prepared while revisions to the sewer easement are being reviewed by Union County.

Past Programs:

Cupid's Cookies and Cards: Pick-up kits were available for families to decorate fresh cookies and design and make their own Valentine's Day cards.

National Random Acts of Kindness Day: Free coffee was offered at Stallings Park for the community as a random act of kindness to remind everyone that giving back to the community and receiving kindness can always put a smile on your face.

Shamrock Hunt: 12 Shamrocks were hidden in Stallings Park with a clue list for a self-guided scavenger hunt St. Patty's Day style!

Future Events:

National Take A Walk In A Park Day: (Thursday, March 30th) Chalk the Walk Station will be setup for families to enjoy as they enjoy a stroll in the park. This program is pop-up style & will truly just be a celebration of enjoying local parts.

Peter Cottontail's Bunny Trail: (Thursday, April 14th) The park is transforming into a magical wonderland...literally! Alice & her friends will be in the park celebrating Spring & also Easter. We will have inflatable bunnies, handspun cotton candy, live music, a photo booth, & SO much more.

Shred It: (Saturday, April 23rd) An opportunity for our Stallings Citizens to come & shred all though important documents they need to get rid of. Shred-it will supply us one vehicle & two helpers to ensure a smooth process.

Paint-A-Planter: (Friday, May 5th) Paint, Plants, & People....oh my! We are inviting our Stallings citizens to come out & paint their very own planter just intime for summer. This program will require pre-registration; however, will be FREE to all Stallings citizens. *Limited to the first 50 participants!*

Farmer's Market:

This year's Farmer's Market season will open with a kick-off event on Memorial Day weekend, along with the Splash Pad grand opening and the market will run through Labor Day weekend, when the splash pad season ends.

Blair Mill Park:

Playground equipment has been ordered and is scheduled to ship in May. Grading work will be scheduled approximately 2 weeks prior to scheduled installation of the playground with landscaping and fencing work to occur after installation and inspection.

Finance Update

- The monthly report is attached and was given to the Council on 2/28/22.
- Staff continue to work on the draft budget and the Council has approved a budget schedule.

Human Resources Update

- No report.

General Government/Town Clerk Update

Gateway Signage

- Destination by Design (DbD) is working on the bidding documents for the monument roundabout sign.

American Rescue Plan

- The Council will consider approval of staff small items at its April 11 meeting and then have a meeting in May to consider the uses of the remaining funds.

Waste Connections

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

Surplus Sales

- As of 03-23-2022, \$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.