



May 20, 2022 - Staff Report



Monthly Report | April 2022

ZONING REQUESTS, PUBLIC HEARINGS, AND MEETING ITEMS

Planning Board:

- Planning Board canceled its regular meeting in April due to being unable to reach a quorum.

Town Council:

- Town Council received a Stallings Streetscape Design Presentation. No decisions were made. Staff is awaiting direction for the streetscape design and plans to bring it back to Town Council on May 23, 2022.

Other Meetings:

- Special Town Council meetings for the budget were held. The staff is awaiting direction for the budget.

DEVELOPMENT AGREEMENTS AND PLAN REVIEW

Aria at Idlewild (Idlewild Mixed-Residential Plan):

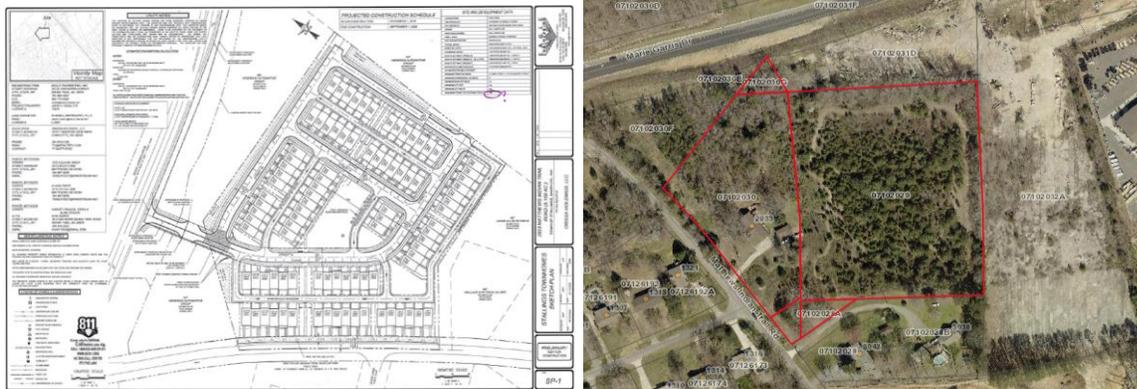
- STATUS: Approved; Construction Documents and Final Plats not approved.
- By-right development.
- Location: Idlewild Rd behind Idlewild Shopping Centre.
- 150 Single-Family Attached Residential, 270 Multi-Family Residential, 3.41 acres of retail/commercial.
- The construction documents are awaiting 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.



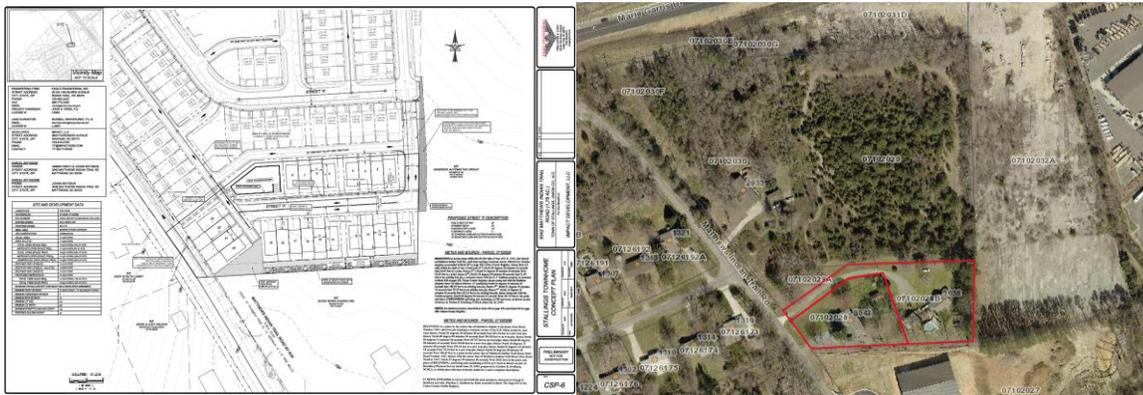
Bailey Mills (Formerly Stallings Townhomes):

- 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:

- 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.



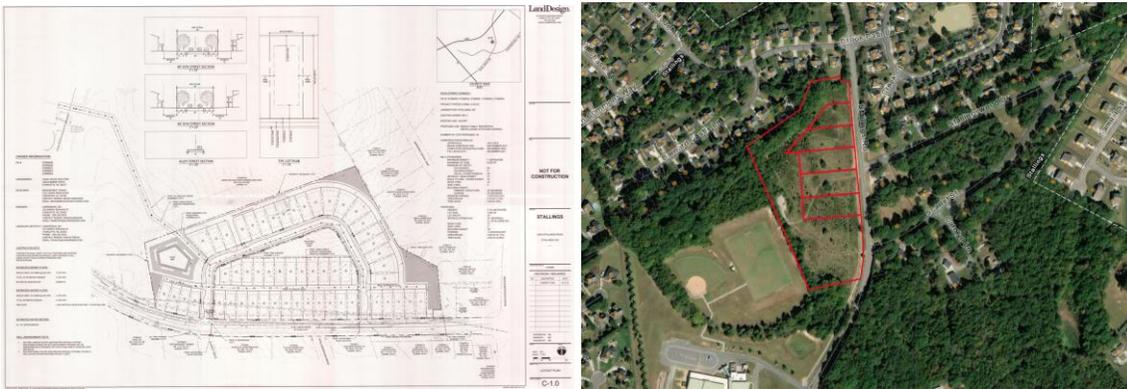
Atrium Health:

- STATUS: 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 Stallings ordinance requirements but not NCDOT requirements. There is still no action from 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):

- 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.



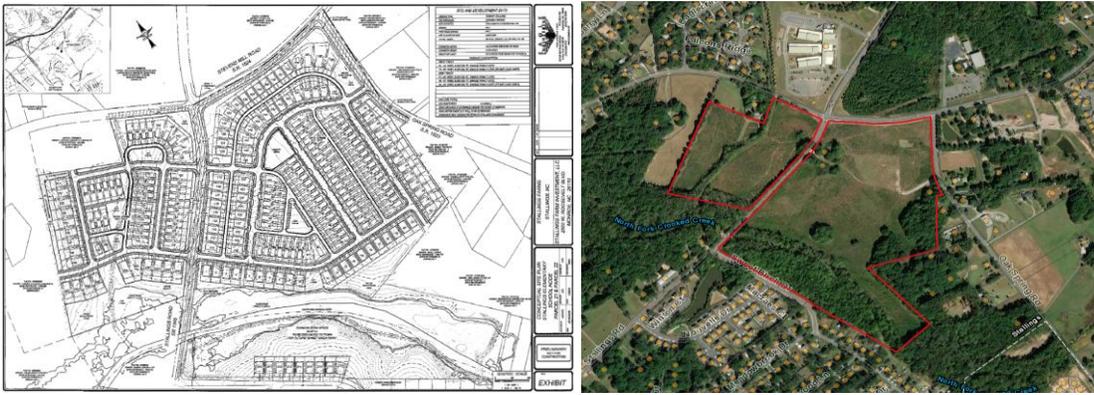
Willows at Stallings:

- 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).



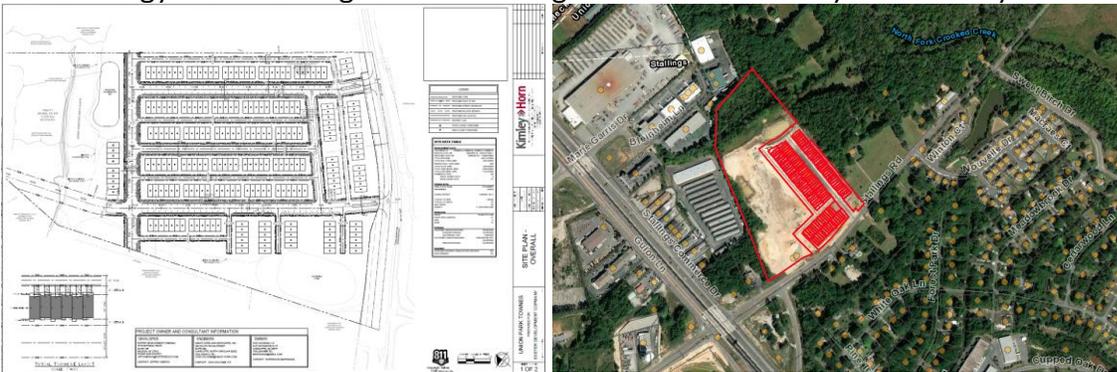
Stallings Farm:

- 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.



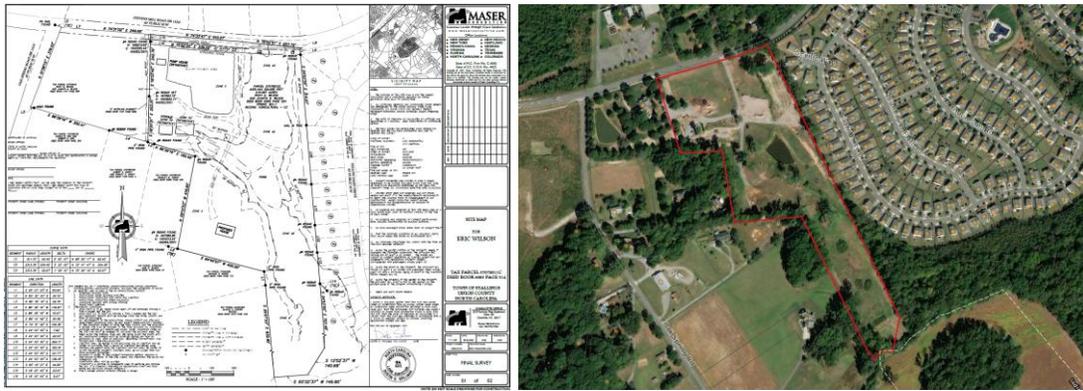
Stone Creek (Formerly Union Park Townes)

- 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):

- 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.



CODE ENFORCEMENT

PERIOD: **April 1-30_2022**

TYPES OF VIOLATIONS	CARRIED FROM LAST PERIOD	OPENED THIS PERIOD	CLOSED THIS PERIOD	BALANCE CARRIED FORWARD TO NEXT PERIOD
PUBLIC NUISANCES	8	16	16	8
ABANDONED JUNKED AND NUISANCE VEHICLES	1	1	0	2
MINIMUM HOUSING STANDARDS	1	0	0	1
STALLINGS DEVELOPMENT ORDINANCE	4	3	3	4
NON-RESIDENTIAL BUILDINGS & STRUCTURES	1	0	1	0
TRAFFIC	0	0	0	0
NOISE	0	0	0	0
OPEN BURN	0	0	0	0
HAZARD TREE	0	0	0	0
AT LARGE/NUISANCE DOG/CAT or other animal	0	2	2	0

CITATION Notes:

This will be my last monthly report submitted to the Town of Stallings Code Enforcement. It's been quite the ride. Kolleen Dickinson

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 - 1, Chestnut Place - 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 - 1, Fairfield Plantation - 0, Forest Park - 3, Franklin Meadows - 0, Gold Dust Ridge - 0, Golden Acres - 0, Hunley Creek - 0, Independence Village - 1, Kerry Greens - 1, 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 - 1, Stallings Farm - 0, Stallings Park - 0, Sterling Manor - 0, Stevens Mill - 0, Stonewood - 0, Stone Creek - 0, Vickery - 0, Wendover at Curry Place - 0, Willowbrook - 0, Willowcroft - 0, Willows at Stallings - 0, Woodbridge - 0

OTHER

Text Amendments/Code of Ordinance Updates:

- Staff is working on bringing the following to the Planning Board and Town Council:
 - PB Code of Ordinance Change
 - Criminal Charges Text Amendment

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.
- The planning Staff intends to bring a presentation to update the Town Council on April 25, 2022.
- The final document is planned to go before Town Council in July 2022.

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.

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 completed a rework on the website for permitting.

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 is working a large number of vehicle break-ins. Corporal Ivy-Brooks was selected to fill the vacant detective position. Our community officer is working on the Stalling Car Show and a charity golf tournament.
- SPD patrol officer conducted a traffic stop and located 1/2 pound of marijuana.
- The Police Department administration attended training on Senate Bill 300 (police reform bill) and attended a summit at Wingate University regarding community collaboration and opioid issues in the region.

Engineering Update

- Mr. Bo Conerly, P.E., CFM continues to serve as the Interim Town Engineer.
- The Engineering Department continues to conduct site inspections of construction activities, review as-built documents, and proposed development plans.
- The Engineering Department is preparing bid documents for the Twin Pines Phase I project (maintenance). The Engineering Department has coordinated with WK Dickson for the stream modification design (Phase II) and their work is expected to be completed soon.
- The Freesia Place drainage improvement project is still pending due to the need for a consistent dry weather pattern for approximately 1 week. The project is expected to commence soon.
- 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.

Public Works Update

This is the latest update (05/18/2022) from PWX Department. In no order:

- Staff have been helping Parks and Rec with several projects (Blair Mill playground, splash pad, etc).
- Staff helped set up/tear down for Parks and Rec Spring event.
- Staff moved over all files from the storage unit to old James River building (I'm calling it Town Hall Annex).
- Staff are trying to help keep yard signs removed in code enforcement officer absence.
- 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 (4/20/22 to 5/18/22):

Request Date	Status (Default)	Entered By	Name	Type of Request	Location of Issue	Work Description	Requested Completion Date
5/17/2022	IN PROGRESS		Ahmed Salameh	Tree Trimming/Removal	6901 Stoney Ridge Rd Matthews NC 28104	Long tree branches were left on the street near my house and some on my loan by a neighbor, the neighbor admitted responsibility whe asked by police and he promised to remove it but he did not, address of the violated is 6907 Holly Ct Matthews NC 28104	5/19/2022
5/17/2022	IN PROGRESS		Karen Reid	Town Hall Administration	315 Stallings Rd, Stallings, NC 28104, USA	bottle filling cooler upstairs the water is not cool	5/25/2022
5/17/2022	IN PROGRESS		Karen Reid	Town Hall Administration	315 Stallings Rd, Stallings, NC 28104, USA	Install the new bottle filling cooler downstairs	5/23/2022
5/17/2022	IN PROGRESS		Ahmed Salameh	Debris/Trash	6901 Stoney Ridge Rd Matthews NC 28104	Long branches left on the street by a neighbor	5/19/2022
5/17/2022	COMPLETE		Dennis Franks	Police Department	315 Stallings Rd, Stallings, NC 28104, USA	toilet in my bathroom will not flush	5/17/2022
5/16/2022	IN PROGRESS		Erinn Nichols	Government Center	321 Stallings Rd, Stallings, NC 28104, USA	permanent fix for CPU cover under the Council dias new Clerk station. Tape does note hold. Thank you!	5/31/2022
5/11/2022	IN PROGRESS		Amber Blankenship	Street Light Repair	Stevens Mill Rd, Stallings, NC, USA	Light turn red for no reason and holds up traffic all down idlewild.	5/9/2022
5/11/2022	IN PROGRESS		Erinn Nichols	Government Center	321 Stallings Rd, Stallings, NC 28104, USA	GC front patio cleaning	6/1/2022
5/11/2022	COMPLETE		Erinn Nichols	Town Hall Administration	315 Stallings Rd, Stallings, NC 28104, USA	2nd floor main conference room - replace hinges on door so that door will go flush to the wall.	5/31/2022
5/11/2022	IN PROGRESS		Ryan Ridgeway	Stallings Municipal Park	Stallings park and Stallings town hall	Multiple Lights around the park and town hall need to be replaced.	6/30/2022
5/10/2022	IN PROGRESS		Wasner	Street Light Repair	Stevens Mill Rd, Stallings, NC, USA	Traffic signals not programmed	5/9/2022
5/10/2022	IN PROGRESS		Judith Sielaff	*Other-Specify in Description	CORNER STEVENS MILL/LAWYERS	TRAFFIC LIGHT AT LAWYERS/STEVENS MILL LIGHT CYCE CAUSING BACK-UP	5/9/2022
5/10/2022	IN PROGRESS		Nick	*Other-Specify in Description	8000 Stevens Mill Rd, Matthews, NC 28104, USA	Traffic light at Stevens Mill/Lawyers Rd needs to be on a sensor instead of a timer. Traffic gets too backed up coming from 485.	5/9/2022
5/10/2022	IN PROGRESS		Julie Haack	*Other-Specify in Description	14600 Lawyers Rd, Stallings, NC 28104, USA	Traffic light at Stevens mill and Lawyers. stays too long exiting Stevens Mill neighborhood. Longer times needed for Lawyers and Stevens Mill turning left onto Lawyers	5/9/2022
5/10/2022	COMPLETE		Mary McCall	Town Hall Administration	315 Stallings Rd, Stallings, NC 28104, USA	New Water fountain installation	5/13/2022
5/9/2022	IN PROGRESS		Justin Traywick	Street Light Repair	Stevens mill road	Stop light timing at stevens mill and lawyers road	5/9/2022

5/9/2022	IN PROGRESS		Scott Briggs	Street Light Repair	305 Rock Hill Rd, Matthews, NC 28104, USA	Light on corner of Lawyers Rd and Stevens Mill needs to be re-calibrated	5/9/2022
5/9/2022	IN PROGRESS		Brooke smathers	*Other-Specify in Description	Stevens mill/lawyers rd	Stoplight	5/9/2022
5/9/2022	IN PROGRESS		Patricia Zaccardelli	*Other-Specify in Description	Lawyers and Stevens Mill	Traffic signal	5/9/2022
5/9/2022	IN PROGRESS		David Scholl	Street Light Repair	4238 Shannamara Dr, Matthews, NC 28104, USA	Timing of lights 9n Stevens Mill at lawyers as well as Idlewild	5/9/2022
5/9/2022	IN PROGRESS		Connie Greiner	Street Light Repair	8000 Stevens Mill Rd, Matthews, NC 28104, USA	Traffic light is not green long enough to get all traffic through. Their is a backup every morning and evening coming from w.lawyers and 485 exit.	5/9/2022
5/5/2022	COMPLETE		Kim Jones	Police Department	Break room in PD	Exterminator for ants in kitchen	5/5/2022
5/3/2022	IN PROGRESS		Erinn	Town Hall Administration	315 Stallings Rd, Stallings, NC 28104, USA	Can we please put coat/bag hooks on the back of the doors in the bathrooms? Thank you!	
4/29/2022	COMPLETE		Gertrude Kornegay	Tree Trimming/Removal	1185 Stonedown Ln, Stallings, NC 28104, USA	Dead Tree in Right-of-Way	
4/29/2022	COMPLETE		Dennis Franks	Police Department	315 Stallings Rd, Stallings, NC 28104, USA	suspended ceiling in Investigation Hallway appears to be caving	4/29/2022
4/26/2022	COMPLETE		Alex Sewell	Street Sign Repair	Stevens Mill Rd & Fair Sky Dr, Stallings, NC 28104, USA	Citizen reported stop sign has been damaged (Spray painted) at the entrance of Fair Haven. Specifically, at the Fair Sky and Stevens Mill.	
4/25/2022	COMPLETE		Mary McCall	Town Hall Administration	315 Stallings Rd, Stallings, NC 28104, USA	2nd Floor entry door to Town Hall, handle panel loose	4/25/2022
4/23/2022	COMPLETE		Joyce Rupert	Stallings Municipal Park	Stallings Rd, Stallings, NC, USA	Ladies bathroom is disgusting. It has been this way for week as looks as someone was sick in sink. Also no soap in ladies restroom. This is Shelter A. The stall walls need to be cleaned too. Sent email to Ashley on April 13 about these problems.	4/25/2022
4/23/2022	IN PROGRESS		Joyce Rupert	Sidewalk Repair	Stallings Rd, Stallings, NC, USA	Broken sidewalk across from town hall. An accident months ago hit tree and damaged sidewalk.	
4/21/2022	COMPLETE		Lauren Armand	Street Sign Repair	Hunley Creek Pool and Fairfield Plantation Park entrance	Replace Community Watch signs	
4/21/2022	COMPLETE		Lauren Armand	Street Sign Repair	Wendover, Curry Place, Morningside, Stonewood, Chestnut Oaks, Kerry Greens, Callonwood, Community Park, Aurora Blvd (both entrances if possible)	Install Hide, Lock, Take signs	
4/21/2022	COMPLETE		Lauren Armand	Street Sign Repair	Quality Inn (both entrances), Harris Teeter (Lawyers Rd), Idlewild Market, Stallings Park, Blair Mill Park, Stevens mill neighborhood (both entrances), Buckingham, Vickie Ln/ Greenbriar(if possible), Flowe Dr/ Drye Ln/ Smith Circle area if possible	Install Hide,Lock,Take Signs	4/29/2022

4/20/2022	COMPLETE		Lauren Barnes	*Other-Specify in Description	4845 Potter Road, Matthews, 28104	Recycling Bin not picked up this week	

Total Records: 33

5/18/2022

Parks & Recreation Update

Greenway Design:

The bidding period is open on the Vickery section of the Blair Mill Park greenway.

Future Events:

Sunset Sounds: Live music is making its way back to Stallings Municipal Park. From 6:00pm-9:00pm on every 2nd & 4th Friday of June & July!

Farmer's Market:

This year's Farmer's Market season will open with a kick-off event on Memorial Day weekend and will run through Labor Day weekend. The market will take place from 8:00am-Noon in Stallings Municipal Park.

Splash Pad:

The splash pad is currently under-going maintenance that includes new testing probes & a new chlorinator feeder. When these items are installed the process to get the Splash Pad up & running will begin.

Blair Mill Park:

Grading is set to occur at the end of this month with playground equipment to be installed following the work. After the playground has been finished, we will move forward with a fence installation.

Stallings Park Maintenance:

Quotes are being received to replace the old picnic tables in Stallings Municipal Park as well as implementing a new camera system. New playground & Splash pad rule signs have been ordered and will be installed within the upcoming weeks.

Privette Park:

Park design bids and quotes are being gathered for staff review.

Finance Update

- The Manager's draft budget was submitted to Council on 5/21/22.
Thank you to everyone on the staff and Council for your hard work.

Human Resources Update

- The Town currently has an opening for a Planner I.
- The Town also has an opening for a Code Enforcement Officer.
- Job Descriptions can be found on the Town's website.

General Government/Town Clerk Update

Gateway Signage

- This project is out for bid.

Citizen Survey

- Staff are developing a new draft and will bring to Council after that review.

Old Monroe Road

- NCDOT reports that the project is still scheduled to let in June 2024.