



## November 23, 2022 - Staff Report



## Monthly Report | October 2022

### GENERAL UPDATE

- N/A

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

#### **Planning Board:**

- Planning Board recommended approval for the following at their October 18, 2022, regular meeting:
  - RZ22.09.01- SMB of Greenville II LLC submitted a general rezoning request from Mixed-Use 2 (MU-2) to Business Center (BC) for seven parcels they own on Bleinheim Lane.
  - RZ22.09.02 - Dr. Sergey Denisovich submitted a general rezoning request for Single-Family Residential 1 (SFR-1) to Mixed- Use 2 (MU-2) at the location of parcel ID #07054003F, a property of 7.98 acres on Stevens Mill Rd.
  - Planning Board Schedule
    - Changed December 2022 Planning Board Meeting from December 20 to December 15.
    - Approved the 2023 Planning Board Schedule.

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

- Approved the 2023 Board of Adjustment Schedule to meet as needed.

#### **Town Council:**

- Town Council approved the following planning & zoning items at their October 24, 2022, regular meeting:
  - RZ22.05.01 - Epcn Communities to rezone 53.59 acres, parcels, 07033004, 07033005, and 07033003 from Union County Zoning Residential R-20 to Stallings Zoning Multi-Family

Transitional (MFT) and rezone 07033008B-01 from Single-Family Residential 1 (SFR-1) to MFT.

- TX22.08.01 - Epcon Communities submitted a text amendment to amend the Stallings Development Ordinance to replace Article 9, Section 9.22(A)(7).
- CZ22.08.01 - East Coast Granite of Charlotte a conditional zoning request CZ22.08.01 for parcels #07105006A and #07105006E at 13606 East Independence Blvd to allow granite manufacturing and cabinetry production/painting.
- Fee Schedule update.

**Other Meetings:**

- N/A

[PLAN REVIEW](#)

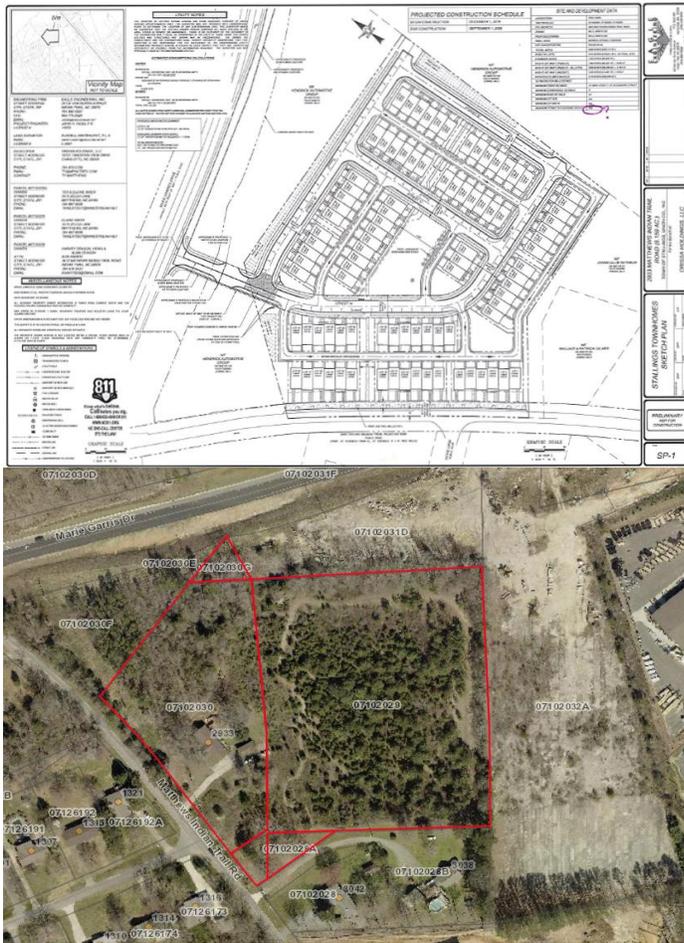
**Aria at Idlewild (Idlewild Mixed-Residential Plan):**

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



**Bailey Mills (Formerly Stallings Townhomes):**

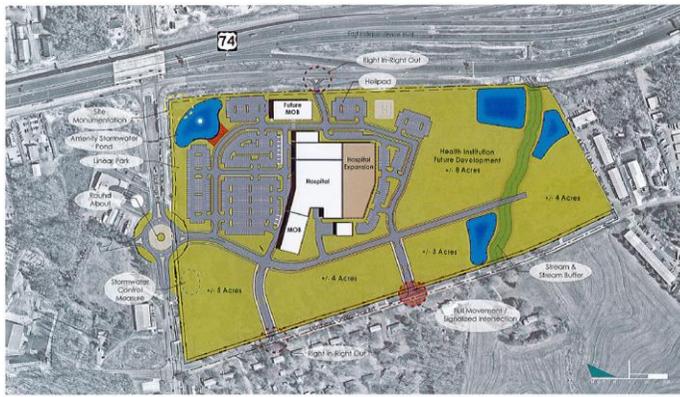
- Development progress: N/A
- STATUS: Construction Documents Approved; Staff is awaiting Final Plat for approval.
- By-right development.
- Location: Marie Garris Rd and Matthews Indian Trail Rd
- 92 Single-Family Attached Residential.
- Under Construction.



**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.



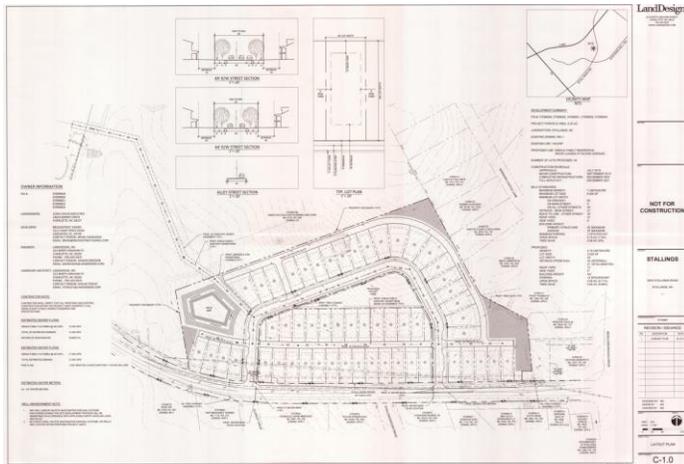



**Conceptual Site Plan Illustrative**  
 Atrium Health Union West Campus - Stallings, North Carolina  
 February 20, 2019



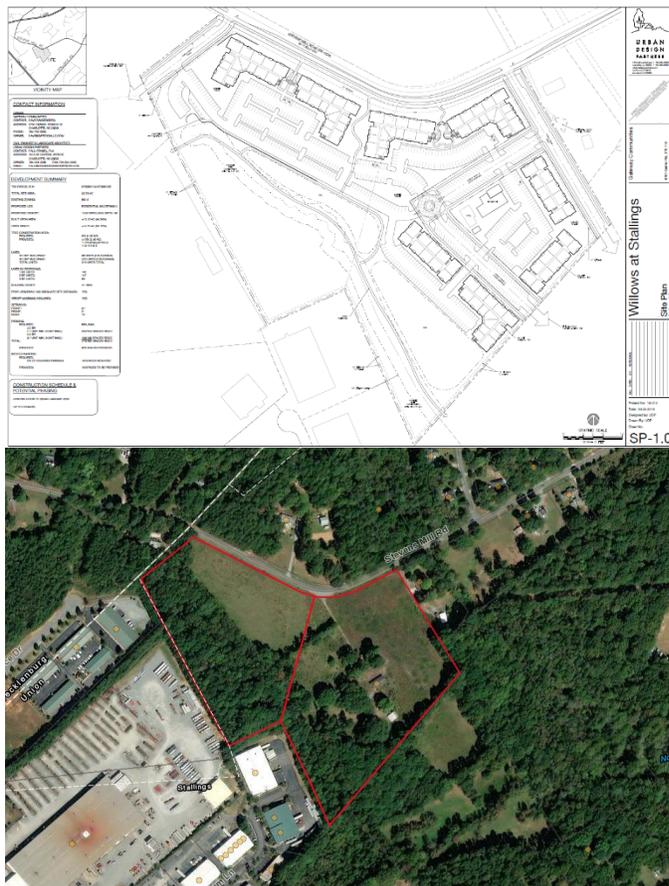
**Stallings Elementary Single-Family TND (Sawmill Run):**

- Development progress: N/A
- STATUS: The first set of Construction Documents has been reviewed and submitted to the developer. 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 conditional approval for water and sewer accessibility.
- 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).

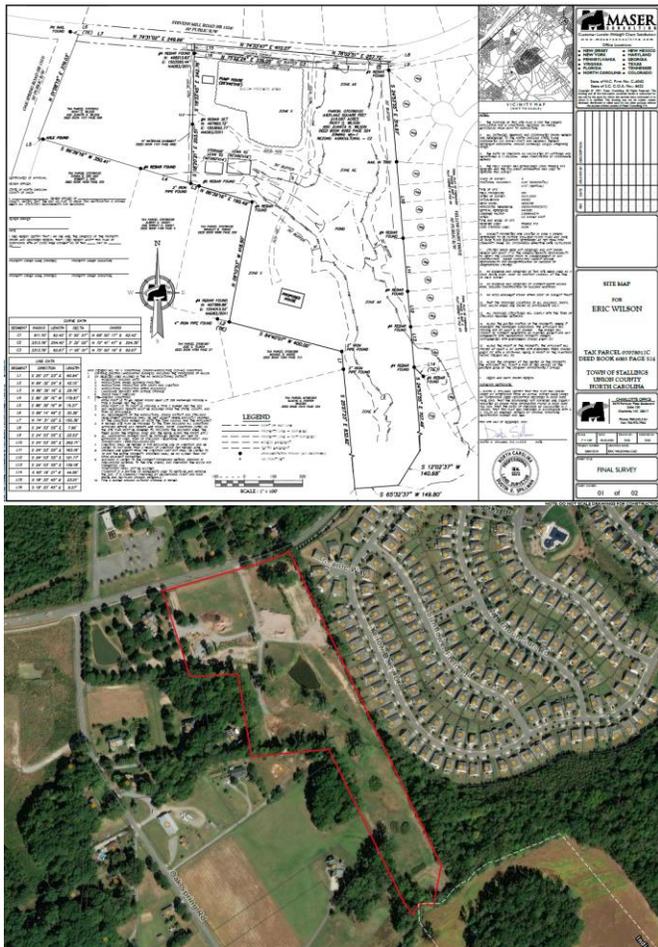


### Stallings Farm:

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

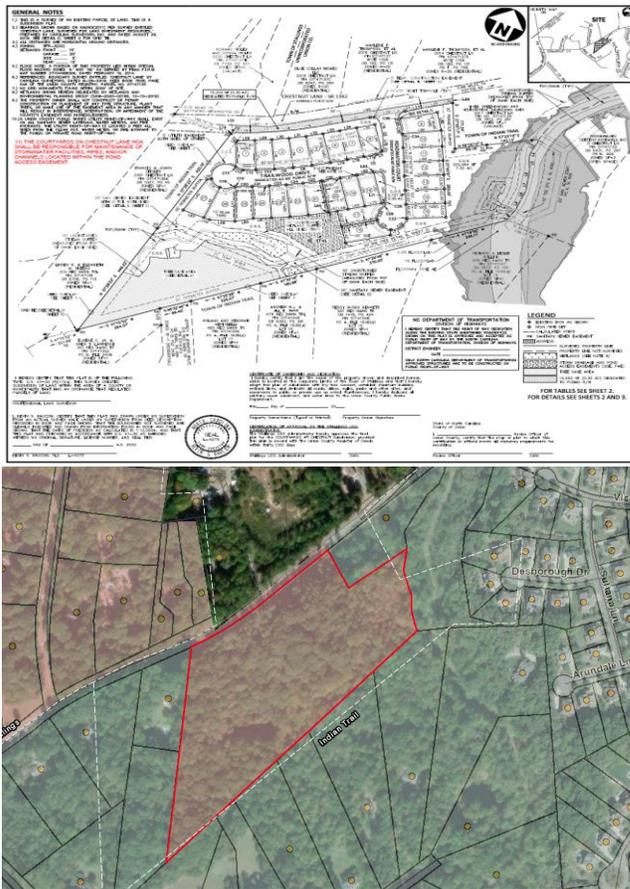






**Courtyards at Chestnut (Epcon):**

- Development progress: Under Construction
- Status: Approved; Final Plat approved. The development has started submitting new construction permits.



**Idlewild and Stevens Mill Project (Idlewild Crossing):**

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

**OTHER**

**Text Amendments/Code of Ordinance Updates:**

- Staff is working on bringing the following to the Planning Board and Town Council:
  - Parking Citations

**Silverline TOD:**

- Staff will bring a proposal for a TOD Overlay in December 2022.

**Streetscape Plan:**

- In response to Council's retreat and land use goals established by the Comprehensive Land Use Plan, the Staff is drafting a streetscape plan that will include cross-sections and streetscape elements. The project kickoff with Council on June 14, 2021, gave Staff the go-ahead to pursue the project.
- The staff met with Destination by Design on December 7, 2021, to discuss the streetscape project.
- Stallings Staff had a kickoff meeting with Destination by Design on February 16, 2022, to discuss the Streetscape project furniture and preliminary plans.
- Council approved the Streetscape design direction on June 13, 2022.
- Final Streetscape Design package complete and in hand. Will present to the public during StallingsFest 2022.
- Streetscape plan adoption now to be in line with the DFI study.
  - Incorporate public input into the DFI timeline.

**Cataloging and Mapping Projects:**

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

**REPORTS:**

- CODE ENFORCEMENT

Violations	
Public Nuisance	23
J/A/N Vehicles	0
SDO	5
Traffic	1
Open Burn	2
Hazard	0
Noise	0
MHS	0
<b>Total Opened</b>	<b>31</b>
October Cases	
Open	7
Closed	24
<b>Total</b>	<b>31</b>

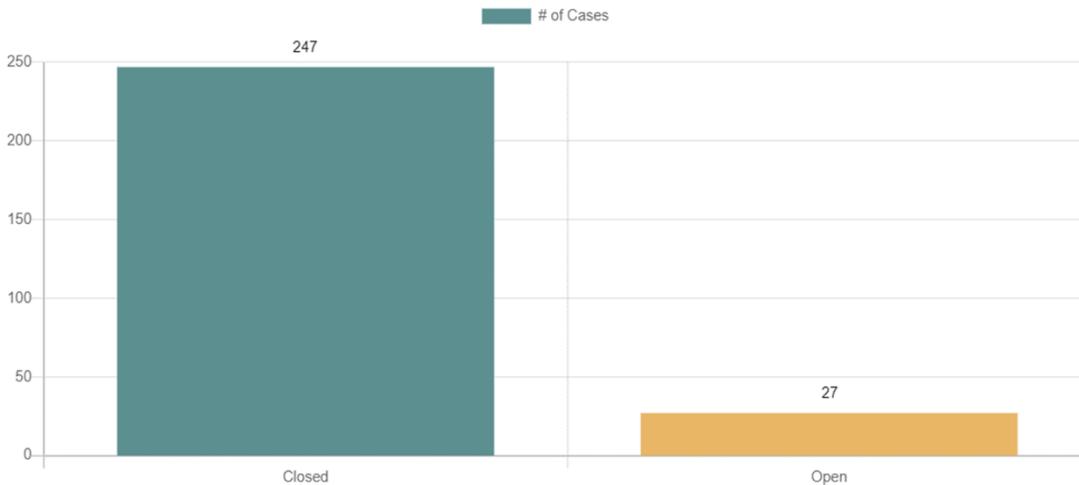
**Acronyms:**

- PN - Public Nuisance
- TGW - Tall grass & Weeds
- J/A/N - Junk/Abandoned/ Nuisance

## October Monthly Report - Code Enforcement

Case Date	Description	Found By	Status	Address
10/4/2022	PN - TGW	Ride Around	Closed	1223 AFTERNOON SUN RD 86
10/6/2022	Open Burn	Complaint	Closed	611 MACRAES CT
10/6/2022	PN - Overgrown Bushes	Complaint	Closed	716 CLIFDEN DR
10/6/2022	SDO - Tiny Home	Complaint	Closed	214 FOREST PARK DR
10/7/2022	SDO - Grass Clippings	Complaint	Open	4137 CEDAR POINT AVE 32
10/10/2022	PN - Trash and Debris	Ride Around	Closed	2716 STALLINGS RD
10/10/2022	Open Burn	Ride Around	Closed	403 WHITE OAK LN
10/11/2022	PN - TGW	Ride Around	Closed	PLEASANT PLAINS RD
10/11/2022	PN - TGW	Ride Around	Closed	4515 POTTERS RD
10/11/2022	PN - TGW	Ride Around	Closed	POTTERS RD
10/11/2022	PN - TGW	Ride Around	Closed	5825 Stevens Mill Rd
10/12/2022	PN - Overgrown Bushes	Complaint	Closed	712 CLIFDEN DR
10/13/2022	PN - Construction debris	Ride Around	Closed	1209 STALLINGS RD #4
10/13/2022	SDO - Parking in Right of Way	Complaint	Closed	MEADOWBROOK DR
10/14/2022	PN - TGW	Ride Around	Open	100 SPRUCE ST
10/14/2022	PN - TGW	Ride Around	Closed	5018 BLACKBERRY LN #25
10/17/2022	SDO - Non-permitted structure	Ride Around	Open	GRIBBLE RD
10/17/2022	PN - Trash on property	Complaint	Closed	1865 YELLOW DAISY DR
10/18/2022	PN - TGW	Ride Around	Closed	8219 HUNLEY RIDGE RD #50
10/19/2022	Traffic - Expired Registration parked in stre	Ride Around	Closed	1108 DRUMMOND LN
10/21/2022	SDO - illegal business	Complaint	Open	3730 BIRCHDALE CT #18
10/21/2022	PN - Tree Debris	Ride Around	Closed	4006 Scarlet
10/21/2022	PN - TGW	Ride Around	Closed	4017 SCARLET ST
10/24/2022	PN - Tree Debris	Ride Around	Closed	1233 SARANDON DR
10/24/2022	PN - TGW	Ride Around	Closed	5043 WEATHERLY WAY #50
10/25/2022	PN -Tree Debris	Ride Around	Open	1132 HAWTHORNE DR #201
10/25/2022	PN -Tree Debris	Ride Around	Open	1234 HAWTHORNE DR #192
10/25/2022	PN -Tree Debris	Ride Around	Closed	6013 HEMLOCK DR #158
10/25/2022	PN -Tree Debris	Ride Around	Closed	1219 HAWTHORNE DR #115
10/26/2022	PN - Junk and debris	Complaint	Closed	1121 GAINSBOROUGH DR
10/31/2022	PN -Junk, trash, JV	Complaint	Open	3632 PLEASANT PLAINS RD

Case Count by Status



● PERMIT REPORT

Permit #	Description	Permit Date	Main Status	Total Fees	Total Payments	Parcel Address	Subdivision	Zoning	Parcel #
1666	New Home Construction	10/28/2022	Approved	\$75.00	\$75.00	2035 Trailwood Dr	Courtyards on Chestnut	CZ	7147910
1665	New Home Construction	10/28/2022	Approved	\$75.00	\$75.00	2031 Trailwood Dr	Courtyards on Chestnut	CZ	7147909
1664	New Home Construction	10/28/2022	Approved	\$75.00	\$75.00	1013 Headwaters Court	Courtyards on Chestnut	CZ	7147895
1663	Installation of new 5G rooftop smallcell system	10/28/2022	Approved	\$50.00	\$50.00	140 Cupped Oak Lane	N/A	IND	07102010U
1662	Place temporary Banner up	10/28/2022	Approved	\$15.00	\$15.00	2945 Matthews Weddington Road	N/A	CZ	7141005
1661	Convert Sales Center to 2 Car Garage	10/24/2022	Approved	\$50.00	\$50.00	610 Southstone Dr	Southstone	CZ	7033288
1660	AT&T Generator Install / FA: 10019149	10/24/2022	Approved	\$50.00	\$50.00	3101 MATTHEWS INDIAN TRAIL RD	N/A	MU - 2	07102010Q
1659	Bernacchi Deck Addition	10/20/2022	Approved	\$50.00	\$50.00	1217 CLOVER LN	Chestnut Place	MFT	7147778
1658	Beauty Salon Upfit Permit	10/19/2022	Approved	\$50.00	\$50.00	1149 STALLINGS RD	Brookfield	MU-1	7126209
1657	New Home Construction	10/19/2022	Approved	\$75.00	\$75.00	2039 Trailwood Dr	Courtyards on Chestnut	CZ	7147911
1656	New Home Construction	10/19/2022	Approved	\$75.00	\$75.00	2027 Trailwood Dr	Courtyards on Chestnut	CZ	7147908
1655	New Home Construction	10/19/2022	Approved	\$75.00	\$75.00	2016 Trailwood Dr	Courtyards on Chestnut	CZ	7147888
1654	Retaining wall and patio in backyard Considered a Flood Control Structure	10/17/2022	Approved	\$50.00	\$50.00	1003 POPPY WAY	Southstone	CZ	7033375
1653	Temporary sign for business	10/17/2022	Approved	\$15.00	\$15.00	5455 Potter Road	N/A	MU - 2	07132004A
1652	Temporary Sign Permit for BBQ	10/14/2022	Approved	\$15.00	\$15.00	1115 Stallings Rd	N/A	CIV	7126046
1651	One retaining wall	10/12/2022	Approved	\$50.00	\$50.00	2075 Chestnut Lane	Courtyards on Chestnut	CZ	N/A
1650	New Principal Residential Structure	10/12/2022	Approved	\$75.00	\$75.00	709 Pinedcliff Court	Spring Hill	SFR - 3	7144197
1649	In-Ground Concrete Spa	10/5/2022	Approved	\$50.00	\$50.00	546 Ballymote Court	Shannamara	SFR - 2	7075235
1648	Trucking/Repair (General Contractors Office without Outdoor Storage) The site must be equipped with sufficient plantings and planters along the front gate. If plantings are deemed to be insufficient at any time, this permit will be revoked.	10/5/2022	Approved	\$50.00	\$50.00	629 STALLINGS RD	Stallings Industrial Park	VSR	7126269
1647	Sun Porch - Non Heated	10/4/2022	Approved	\$50.00	\$50.00	1415 PORCH SWING LN #125	Stevens Mill	SFR-3	8321192
1646	New Front Porch	10/4/2022	Approved	\$50.00	\$50.00	5014 OLDE STONE LN #62	Hunley Creek	SFR-2	7054333
			Total # of Permits: 21	\$1,120.00	\$1,120.00				

## 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>
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected less than one pound of unwanted medication.
- CID cleared two cases by arrest and had six callouts during the month. Detectives obtained six search warrants for case investigations and had 14 cases assigned to the unit. The SPD Community Officer/SRO was involved in Bullying Prevention Day and Trunk or Treat at Stallings Elementary.
- Two new officers were sworn in. Officer Aaron Battle, comes from Matthews Police Department and Officer Krystal Johns, who comes from Salisbury PD. Both have started the field training program. Officers Hill and Lopez continue going through the field training program.
- SPD participated in Stallings Fest with other Town Departments. The day long festival was a success. The SPD tent had safety handouts and crafts. We also had a dunk tank for officers to get dunked by people in the community. The dunk tank was a huge success.
- The SPD K9 unit had 0 callouts as our handler was out on leave the month of October.

## Engineering

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- Kevin Parker assumed the role of Engineering Director on 10/31/2022.
- Twin Pines Storm Water Project
  - a. Phase 1 is 90% complete
    - i. Tree replanting is the only thing that remains, however, this may need to be pushed to phase 2 to prevent redundant work.
  - b. Phase 2 has seen an increase in design costs due to additional project scope, new regulatory requirements from the U.S. Arms Corps of Engineers, and an increase in consultant costs.
    - i. Increase in costs has necessitated further evaluation to determine if a RFQ needs to be formulated and advertised.
      - 1. Scope of RFQ would encompass completing the full storm water restoration design, formulating a construction estimate, and permitting the project with NCDEQ.
- Resurfacing Contract
  - a. Formal bidding was advertised on 11/04/2022 and bids will be read on 12/05/2022.
    - i. This contract will focus on more reconstructive pieces (patching, milling and overlay, full depth reconstruction) rather than preventative maintenance (crack sealing and seal coating).
- Staff is preparing the Storm Water Management Plan for NCDEQ review to receive approval for the NPDES MS4 Permit.
- Staff continues to make progress on the ongoing storm water project list.
  - a. Three projects were completed.
    - i. Kerry Greens - 2124 Coatsdale Lane
      - 1. Sinkhole repair
    - ii. Kerry Greens – 1223 and 1227 Kerry Greens Drive
      - 1. Sinkhole repair

iii. Buckingham – 8100 Castlemaine Drive  
1. Regrade and channel stabilization

- Ongoing Construction Plan Review
  - a. Bailey Mills Phase 2 Expansion
    - i. First Review

## **Public Works**

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This is the latest update (*11/23/2022*) from PWX Department. In no order:

- Helped PD with remodel of reception area.
- Carpet cleaned at Town Hall building (walkways, LT. Office, Chief Office)
- Built platforms for the shelves in historical cabinet, so items could be better seen.
- Had floors in PD stripped and waxed.
- Helped Parks and Rec repair water fountains in the park.
- New mulch was spread at Town Hall campus.

Below is a detailed report from the work order system outlining work orders completed in the last month (*10/20/22 – 11/23/22*).

Work Order #	Work Date	Main Status	Request Type	Assigned Department	Work Type	Work Description	Location of Issue	Work Date Closed	Scheduled WO Date
179	11/21/2022	PENDING	2. Citizen		Street Light Repair	The street light is almost out on our property. Years ago we contacted Stallings to fix this. Please advise	1008 Gainsborough Dr. Matthews NC 28104		11/25/2022
178	11/18/2022	COMPLETE	1. Internal	Public Works	Police Department	Rear employee entry door not closing all the way, keeping it from locking or being secure.	SPD	11/18/2022	11/18/2022
177	11/18/2022	COMPLETE	1. Internal	Public Works	Police Department	Move filing cabinet from garage to records room	315 Stallings Rd, Stallings, NC 28104, USA	11/10/2022	11/17/2022
176	11/18/2022	COMPLETE	1. Internal	Public Works	Town Hall Administration	need code setup for back door for Kevin	315 Stallings Rd, Stallings, NC 28104, USA	11/1/2022	11/1/2022
175	10/25/2022	COMPLETE	2. Citizen	Public Works	*Other-Specify in Description	dead deer in road	3200 Fairforest Dr, Stallings, NC 28104, USA	10/21/2022	10/21/2022
174	10/25/2022	COMPLETE	1. Internal	Public Works	Town Hall Administration	Paper town dispenser in mens bathroom upstairs in broken	315 Stallings Rd, Stallings, NC 28104, USA	10/25/2022	10/25/2022
173	10/25/2022	COMPLETE	1. Internal	Public Works	Town Hall Administration	Sink in mens bathroom upstairs is difficult to stop running water.	315 Stallings Rd, Stallings, NC 28104, USA		10/25/2022
172	10/25/2022	COMPLETE	1. Internal	Public Works	Town Hall Administration	Key fob broke (cracked in half), I would like to request a new one.	315 Stallings Rd, Stallings, NC 28104, USA	10/25/2022	10/25/2022
171	10/24/2022	COMPLETE	1. Internal	Public Works	Town Hall Administration	Please switch out the office nameplate card outside Bo's office with a new nameplate card for Kevin Parker. Please do this on Friday, Oct. 28.	315 Stallings Rd, Stallings, NC 28104, USA		10/28/2022



## **Parks & Recreation**

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### **Greenway Design:**

The Blair Mill Greenway is making great progress! We are currently seeing great progress & know that the paving of the greenway is soon to come. Once this work is done, landscaping will begin, & the HAWK signal will start getting worked on. After meeting with the construction team, we believe that we are looking at the trail completion around summer of 2023.

### **Upcoming Events:**

*Christmas in the Park / Sat. Dec 3<sup>rd</sup> 3:00pm – 6:00pm*– Who wouldn't want to drink warm hot chocolate while writing letters to Santa? Grab your cozy sweater & head on over to Stallings Municipal Park. We will have live music, crafts, games, & our very own letters to Santa Station. You will be able to write to the Big Guy himself & who knows....you might just get a letter back in the mail! There will be free hot chocolate, while supplies last, & make sure to stay till 5:30pm for our annual tree lighting.

### **Programs:**

*Letters to Santa Park / Wed. Nov 23<sup>rd</sup> – Thu. Dec 8<sup>th</sup>*  
Stallings Municipal Park will be home to Santa's North Pole Mailbox! Children will get to place letters in the mailbox & receive a letter back to their home address before Christmas! Last year, we had over 300 letters sent back to Children in the community!

### **Stallings Municipal Park:**

It's beginning to look a lot like Christmas in Stallings Municipal Park! From Saturday, Dec. 3rd to the beginning of the New Year, you will find the park covered in Christmas Lights. We will also have the new addition of our Christmas tree in the middle of the Splash Pad area!

We have also begun to investigate some issues in the park that need repairs. Below are some of the following items:

- Bathroom Repairs
- Trash Bin Covers (Aesthetics of the Rollings Bins in the Park)
- Playground Equipment repairs - Due to vandalism & old age our current playgrounds need replacement.
- Arbors/Boardwalk - We've found some wood rot on these items in the park & are looking into replacement.

### **Privette Park**

For the past month, the recreation department reached out to playground vendors to put together quotes for a new playground to be placed on 3900 Privette Rd. The department is still investigating the integrity of the three bids & will make a final decision within the next few weeks to bring to council. Hopefully we are looking at an install around Spring of 2023.

# Finance

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- **FY2022 Financial Statement Audit**

- Audit work completed
- Statements will be issued 11/28/2022 and sent to LGC for review
- No internal control issues found which will result in the Town being removed from the LGC's Unit Assistance List (UAL) once the statements are reviewed

- **ARPA Funds transfer to the General Government account for FY2023  
1<sup>st</sup> Quarter PD Salaries**

- Total ARPA funds including investment income is \$5,150,755.47
- Transfer to General Fund from ARPA fund for the first quarter of \$455,424.43 was on 11/16/2022 leaving \$4,724,731.65 in the account

- **Tax Collections FY2023**

- Ad Valorem and MVT Collections
  - Budget Ad Valorem - \$4,348,500 Collections to date - \$386,006
  - Budgeted MVT - \$ 386,800 Collections to date - \$ 72,887
- Sales and Use Taxes
  - Budget - \$1,775,000 Collections to date - \$363,853

- **Cash Balances as of 11/23/2022**

▪ General Fund PNC Accounts	\$ 1,945,483
▪ General Fund NCCMT Investment Account	\$ 8,379,045
▪ ARPA NCCMT Investment Account	\$ 4,724,732
▪ Powell Bill NCCMT Investment Account	\$ 945,261
▪ Sewer Account	\$ 7,984
▪ Storm Water PNC Account	<u>\$ 1,078,092</u>
TOTAL	\$ 17,080,597

## **Human Resources**

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- No report.

## **General Government/Town Clerk**

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### **Stallings Blog**

- A new blog post will go out in November, “*Pumpkins, Leaves, and Elections*”

### **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.