



December, 2023 - Staff Report



Monthly Report | September 2023

ZONING REQUESTS, PUBLIC HEARINGS, AND MEETING ITEMS:

Planning Board:

- TX23.11.01 - Staff requests a text amendment to amended Article 21.3 Fee in Lieu to incorporate Streetscape requirements.
 - The Planning Board recommended approval at the 11/14/23 meeting.

Board of Adjustments:

- A BOA meeting was not held due to no items.

Town Council:

- TX23.09.02 - Staff requests a text amendment to add sign regulations for removing or replacing signs due to eminent domain in Article 17.4
 - Approved at the 11/27/23 meeting.
- TX23.09.03 - Staff requests a text amendment to add vested rights extension for Conditional Zoning (CZ) in Article 5.4-3(l)
 - Approved at the 11/27/23 meeting.
- TX23.09.04 - Denis & Vlad Pinchuk request a text amendment to add Coffee Roastery as a Listed Use (L) in the Vehicle Service & Repair (VSR) zoning district.
 - Approved at the 11/27/23 meeting.
- TX23.09.05 - Denis & Vlad Pinchuk request a text amendment to add Mentoring Services, Tutoring as a Listed Use (L) in the Vehicle Service & Repair (VSR) zoning district.
 - Approved at the 11/27/23 meeting.
- TX23.10.01 - Staff requests a text amendment to amend outdoor storage acreage and zoning requirements in Article 10.1-36 Outdoor Storage.
 - Approved at the 11/27/23 meeting.
- RZ23.10.01 - MMDi, Inc. d/b/a Steelpoint requests a general rezoning for 500 Union West Blvd PID#07102010R from US 74 Commercial (C-74) to Industrial (IND).
 - Approved at the 11/27/23 meeting.

CURRENT DEVELOPMENT PROJECTS:

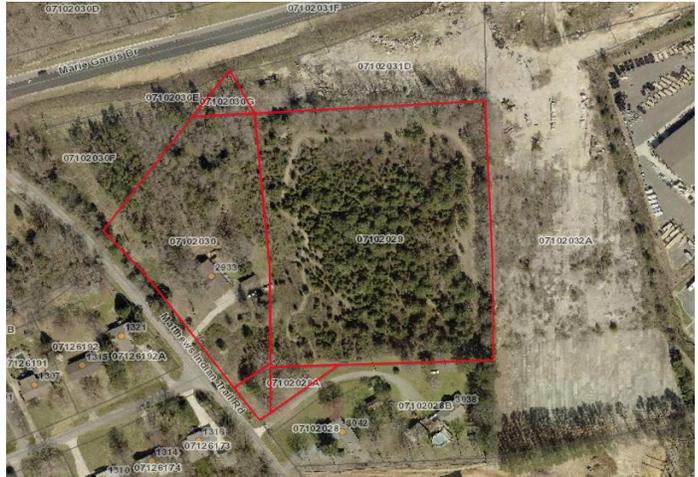
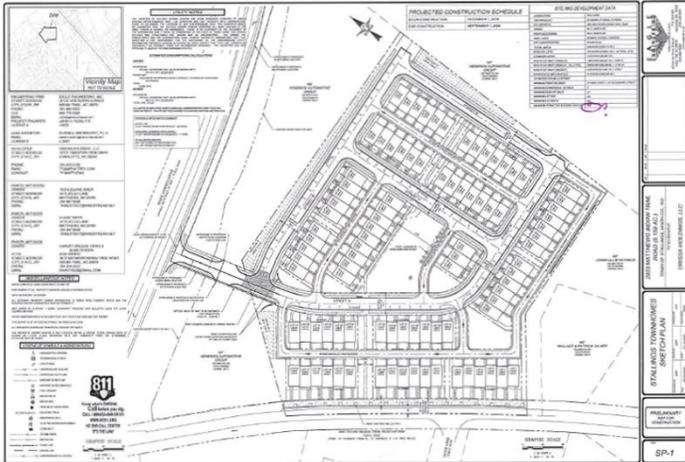
Aria at Idlewild (Idlewild Mixed-Residential Plan):

- Development progress: Buildings permitted, and construction on apartment buildings has started.
- Development Agreement: Yes -recorded
- STATUS:
 - Construction Documents approved.
 - Final Plats 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.
- Site Data:
 - Total Site Area: 48.83ac in Stallings
 - 270 Multifamily Units (Aria)
 - 148 Townhomes in Stallings (Inactive)
 - 115 Townhomes in Matthews (Inactive)
 - 3.41 acres of retail/commercial (Inactive)



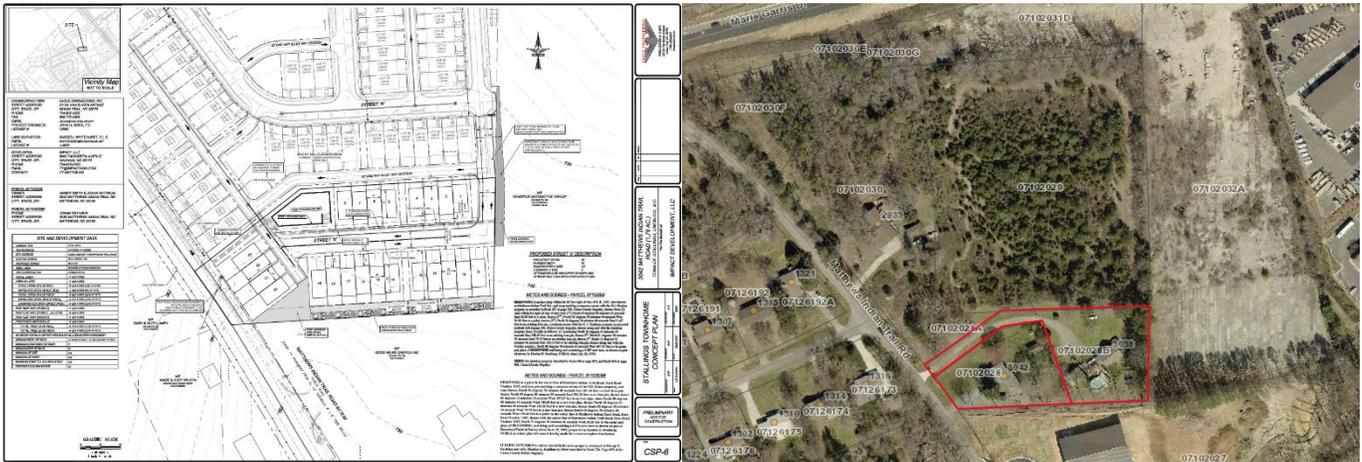
Bailey Mills (Formerly Stallings Townhomes):

- Development progress: Under construction
- Development Agreement: Yes -recorded
- STATUS: Re-Plat approved.
- By-right development.
- Location: Marie Garris Rd and Matthews Indian Trail Rd
- 92 Single-Family Attached Residential.



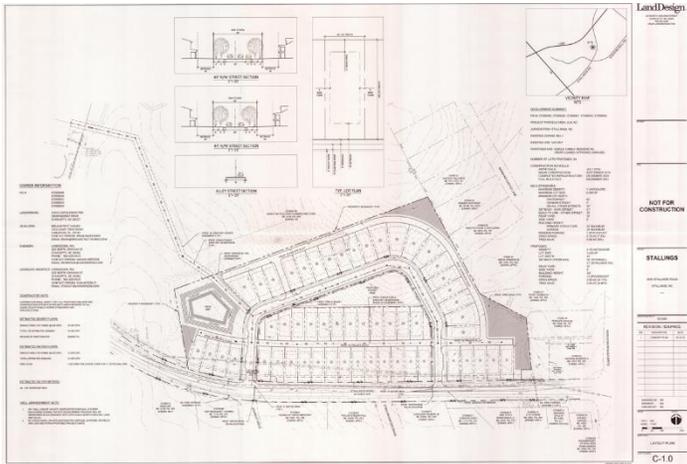
Bailey Mills Expansion (Phase 2):

- Development progress: Received 3rd Construction Documents for review – review comments provided. They have been approved for an extension of Conditional Zoning Vested rights for an additional 2 years due to sewer capacity (March 28, 2026).
- STATUS: Construction Documents and Final Plat not approved.
- Town Council approved CZ22.09.01 on March 28, 2022.
- Location: Marie Garris Rd and Matthews Indian Trail Rd.
- Per the conditional zoning approval, the developer has acquired more land to widen the primary access.
- 23 Attached Residential



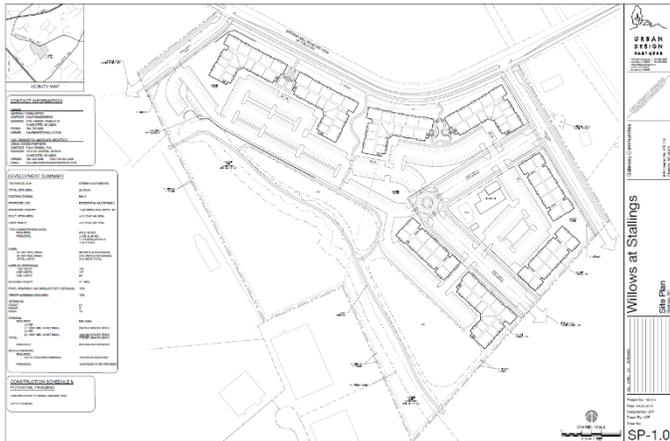
Stallings Elementary Single-Family TND (Sawmill Run):

- Development progress: INACTIVE - The land is now for sale, and other developers are interested in this property.
- 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. The developer has gone silent, and staff has seen reports of this land being for sale.
- Development Agreement: Yes – NOT recorded.
- By-right Development.
- Location: Stallings Rd adjacent to Stallings Elementary School.
- 40 Single-Family Detached Residential.
- Development Agreement not recorded with Union County.



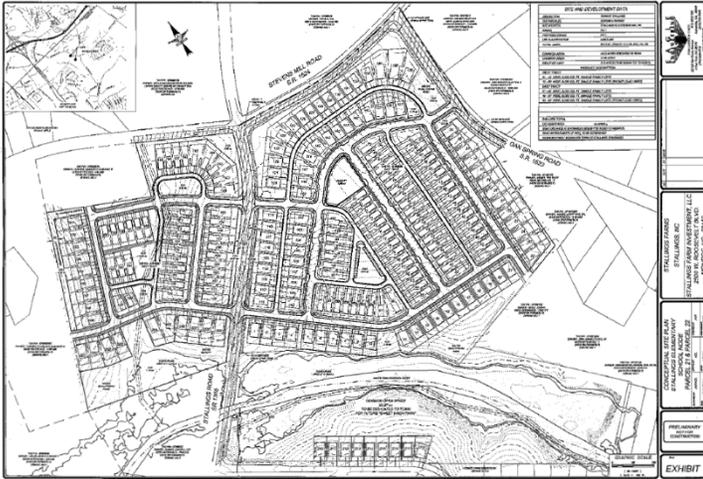
Willows at Stallings:

- Development progress: They have received conditional approval for water and sewer accessibility.
- STATUS: Construction Documents approved, and Final Plat not approved.
- Development Agreement: Yes -recorded
- By-Right Development.
- Location: Stevens Mill Rd.
- 315 Multifamily 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).



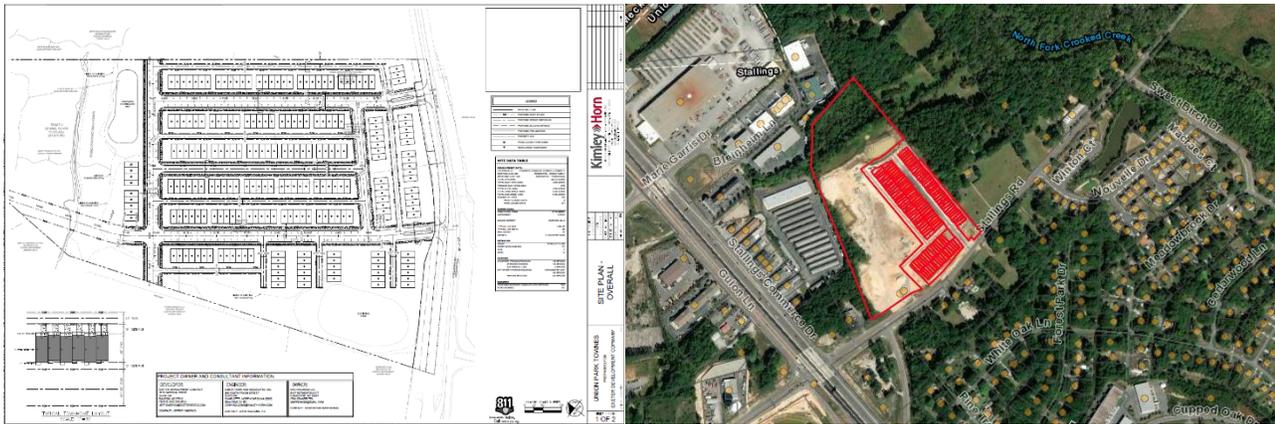
Stallings Farm:

- Development progress: INACTIVE
 - Comments submitted for 1st review of Construction Documents. We have not received 2nd review request.
- STATUS: Approved; Construction Documents and Final Plats not permitted.
- Development Agreement: Yes - Recorded
- By-Right Development.
- Location: Stallings Rd and Stevens Mill Rd.
- 216 Single-Family Residential.
- Plans for permitting have not been submitted.
- DA has not yet been recorded with Union County.



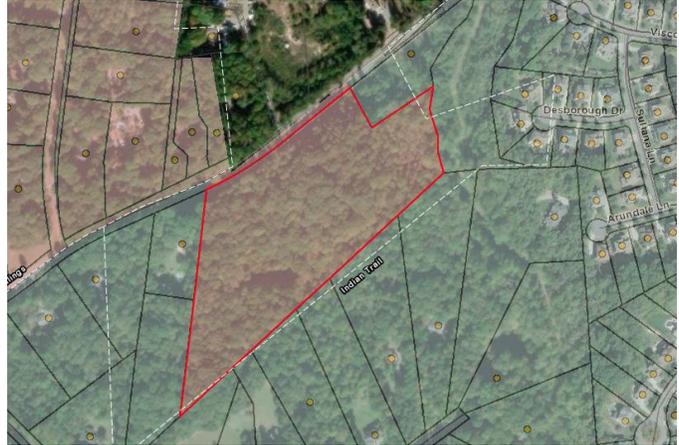
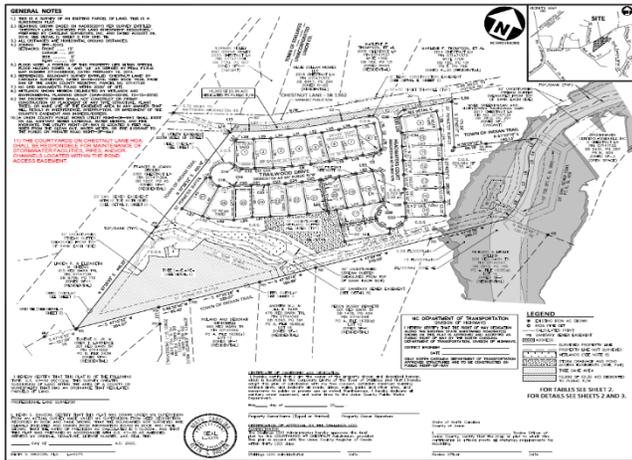
Stone Creek (Formerly Union Park Townes):

- May 2022 development progress:
 - Under Construction.
 - Permitting for new construction is ongoing.
 - All bonds have been released.
- STATUS: Approved and Permitted.
- Development Agreement: Yes -recorded
- By-Right Development.
- 220 Single-Family Attached Units.
- Location: Stallings Rd.
- The final plat for phase 1 has been approved.
- The final plat for phase 2 has been approved.



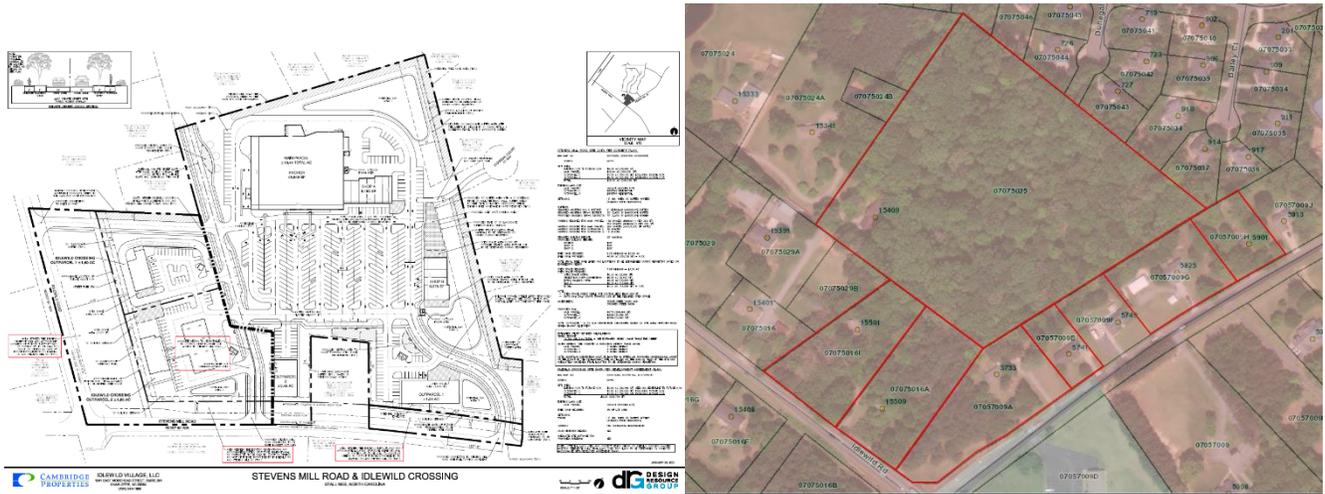
Courtyards at Chestnut (Epcon):

- Development progress: COMPLETE on Planning's requirements. Engineering still awaiting completion on their end.
- Status: Approved; Final Plat approved. The development has started submitting new construction permits. All zoning permits for new construction have been approved.
- 27 Single-Family Units



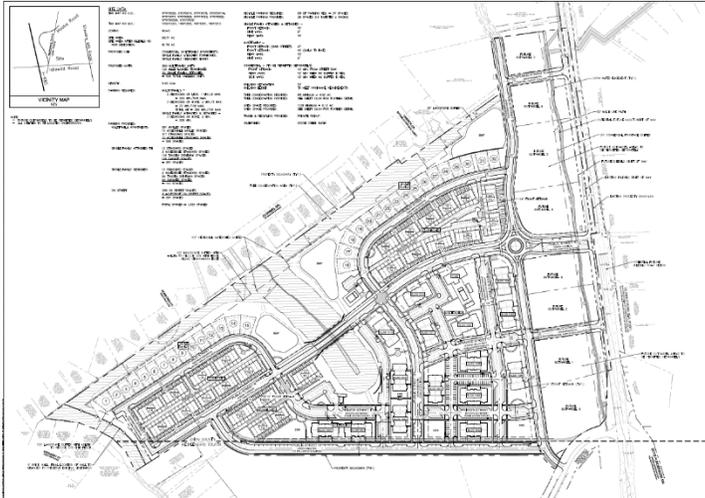
Idlewild and Stevens Mill Project (Idlewild Crossing):

- Development Agreement: Yes – NOT recorded. They will be submitting a DA within the next few months for a Gas Station and Drive thru use on the commercial outparcels. They submitted the original application in 2020 when the uses were allowed by-right.
- STATUS: Concept plan approved.
- A site plan for the property at the corner of Idlewild and Stevens Mill Roads has been submitted. Approval of this project will be administrative because the use proposed is by-right, and the site is less than 25 acres.
- The TIA is now approved as of September 2023.



Stinson Farm:

- Development progress: N/A
- Development Agreement: Yes – recorded.
- STATUS: Construction Documents 3rd review comments submitted.
- Location: Idlewild Rd on the opposite side of Idlewild Shopping Centre.
- Site Data:
 - Total Site Area: 83.71ac
 - 360 Multifamily Units
 - 136 Attached-Homes
 - 32 Single-Family Detached Homes
 - 8 Future Outparcels of retail/commercial (Inactive)



❖ **Housing Unit Projections:**

- The following chart shows an estimate of the future homes with approved development agreements, Council approval, or plans to be built in Stallings. Some development housing unit counts are subject to change during the plan review.

Development Name	# of Housing Units
Idlewild Mixed Use Development (Aria at Idlewild location)	<ul style="list-style-type: none"> • 270 Multifamily Units (Aria) • 148 Attached-Homes
Bailey Mills	<ul style="list-style-type: none"> • 92 Attached-Homes
Bailey Mills Expansion (Phase 2)	<ul style="list-style-type: none"> • 23 Attached-Homes
Courtyards on Chestnut	<ul style="list-style-type: none"> • 27 Single-Family Homes
Courtyards on Lawyers	<ul style="list-style-type: none"> • 133 Single-Family Homes
Sawmill Run	<ul style="list-style-type: none"> • 40 Single-Family Homes
Stallings Farm	<ul style="list-style-type: none"> • 216 Single-Family Homes
Stinson Farm	<ul style="list-style-type: none"> • 360 Multifamily Units • 136 Attached-Homes • 32 Single-Family Homes
Stone Creek Townhomes	<ul style="list-style-type: none"> • 220 Attached-Homes
The Willows	<ul style="list-style-type: none"> • 315 Multifamily Units
Total Future Projections	<ul style="list-style-type: none"> • 448 Single-Family Detached Homes • 471 Attached-Homes • 945 Multifamily Units
Legend - Under Construction	
Legend - Plans Approved	
Legend - Awaiting Plan Approval	

OTHER:

Silverline TOD:

- We have been awarded the CRTPO Grant, and there are three main initiatives for the Silver Line Plan Integration:
 1. Integrate the future Lynx Silver Line Project into the Stallings Comprehensive Land Use Plan to include timelines, benefits, studies, and education;
 2. Reimagine the Monroe Expressway Small Area Plan/create a Silver Line Station/Atrium Hospital Small Area Plan to include renderings and specs;
 3. Incorporate an updated Transportation-oriented Development overlay in the development ordinance with preservation and promotion techniques along the proposed Silver Line alignment.
- Status: Signed the contract and had our kick-off meeting with staff.

REPORTS:

- PERMIT REPORT

11/01/2023 - 11/30/2023							
Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
11/29/2023	2101	Principal Structure Upfit	Approved	MU-1		2251 STALLINGS RD	\$50.00
11/29/2023	2100	New Accessory Structure	Approved	SFR-2	Willowbrook	2542 WILLOW BROOK DR	\$50.00
11/28/2023	2099	New Principal Structure	Approved	SFR-3	Kerry Greens	2010 COATESDALE LN	\$100.00
11/28/2023	2098	Permanent Sign Permit	Approved	C-74		5100 SMITH FARM RD	\$50.00
11/22/2023	2097	Temporary Sign Permit	Approved	TC		3901 PLEASANT PLAINS RD	\$25.00
11/22/2023	2096	Temporary Use Permit	Approved	TC		3901 PLEASANT PLAINS RD	\$50.00
11/22/2023	2095	Temporary Sign Permit	Approved	TC		4400 POTTER RD	\$25.00
11/22/2023	2094	Temporary Use Permit	Approved	TC		4400 POTTER RD	\$50.00
11/20/2023	2093	Temporary Sign Permit	Approved	Conditional	Chestnut	2945 Matthews Weddington Road	\$25.00
11/17/2023	2092	Permanent Sign Permit	Approved	MU-2		7800 Stevens Mill Rd ste G	\$50.00
11/16/2023	2091	Principal Structure Addition	Approved	SFR-2	Shannamara	8141 GLAMORGAN LN	\$50.00

11/16/2023	2089	Principal Structure Addition	Approved	MFT	Callonwood	1040 WOODGLEN LN	\$50.00
11/16/2023	2088	Principal Structure Addition	Approved	SFR-1	Golden Acres	5235 GOLDCREST DR	
11/16/2023	2087	Accessory Structure Addition	Approved	SFR-3	Buckingham	2048 WESTMINSTER LN	\$50.00
11/16/2023	2086	New Accessory Structure	Approved	SFR-2	Shannamara	6803 STEVENS MILL RD	\$50.00
11/15/2023	2085	Pool Permit	Approved	SFR-3	Brookfield	715 GREENBRIAR DR	\$100.00
11/15/2023	2084	Temporary Sign Permit	Approved	TC		2701 OLD MONROE RD	\$25.00
11/14/2023	2083	Principal Structure Addition	Approved	SFR-3	Fairfield Plantation	6777 STONEY RIDGE RD	\$50.00
11/13/2023	2082	Driveway Permit	Approved	SFR-3	Spring Hill	601 SPRING HILL DR	\$100.00
11/13/2023	2081	Principal Structure Addition	Approved	SFR-2	Country Woods East	4101 CYPRUS CT	\$50.00
11/10/2023	2080	Temporary Use Permit	Approved	MU-2		3612 Matthews WEDDINGTON RD	\$50.00
11/8/2023	2079	Principal Structure Addition	Online Submission	Conditional	Southstone	1020 MOOSE TRL	
11/8/2023	2078	Use Permit	Approved	IND	Union West Business Park	141A-F CUPPED OAK LANE #11	\$50.00
11/8/2023	2077	Principal Structure Addition	Approved	MFT	Fairhaven	1843 YELLOW DAISY DR	\$50.00
11/6/2023	2076	Principal Structure Upfit	Approved	SFR-2	Shannamara	8005 GLAMORGAN LN	\$50.00
11/3/2023	2075	Use Permit	Approved	IND	Union West Business Park	141A-F CUPPED OAK LANE #11	\$50.00

11/3/2023	2074	New Accessory Structure	Approved	SFR-3	Spring Hill	601 SPRING HILL DR	
11/2/2023	2073	Use Permit	Approved	IND	Union West Business Park	141A-F CUPPED OAK LANE #11	\$50.00
							\$1,300.00
Total Records: 28							

- Code Enforcement**

Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
11/3/2023	Traffic - Illegally Parked Trailers	Complaint	Close d	2426 Coatsdale Ln
11/3/2023	SDO - Installation of a Driveway Without a Permit	Ride Around	Open	4509 Stevens Mill Rd
11/7/2023	Traffic - Unlicensed Vehicle	Ride Around	Close d	4105 Lawrence Daniel Dr
11/9/2023	SDO - Grading, Clearing and Installation of an Underground Pipe	Ride Around	Open	109 Sherin Ln
11/21/2023	SDO - Installation of a Structure Without a Permit	Ride Around	Close d	717 White Oak Ln

Violations	
Public Nuisance	0
J/A/N Vehicles	0
SDO	3
Traffic	2
Open Burn	0
Hazard	0
Noise	0
MHS	0
Total Opened	5

November Cases	
Open	2

Closed	3
Total	5

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>
- SPD Detectives cleared six cases, had three crime scene callouts, and had nine cases assigned out for investigation. CID obtained five search warrants and four arrest warrants in ongoing case investigations. One detective completed a suicide investigations course. CID also traveled to Oklahoma City to pick up a suspect who was arrested on a Stallings warrant, for cashing fraudulent checks that were valued at over \$100,000.
- The SPD partners with NC Emergency Management by sponsoring a Community Emergency Response Team. This team meets monthly, and the SPD has a liaison to this team. CERT has developed a training plan for 2024 for this volunteer group to be utilized around the State when needed for emergencies.
- Patrol responded to a shots fired call at a local hotel. A patron was cited for negligently discharging a firearm within Town limits. Atrium Hospital had a patient with an involuntary committal order walk away from the hospital. This patient had suicidal ideations. K9 Lily was called out and successfully tracked and located the patient, who was subsequently returned to the hospital.
- K9 Lily located 5 kilos of cocaine, 1 kilo of fentanyl, and seized over 20,000 in US currency.

- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected almost five pounds of unwanted medication.
- Officer Justin Hults was selected to become our full-time School Resource Officer beginning in November.

Engineering

- Twin Pines Storm Water Project
 - Phase 1 is complete.
 - Phase 2 was delayed due to permitting issues.
 - Significant coordination with the United States Army Corps of Engineers will be needed for permit approval.
 - Staff had a meeting with USACE on 01/30/2023.
 - No notice of violation will be issued by USACE.
 - Staff will continue to work with the USACE through design to improve the capacity of the stream as much as possible implement restorative environmental features in accordance with USACE.
 - Costs for design and construction have significantly increased.
 - Council approved a contract for the final design and permitting of the project with the intent to complete design in FY 2024 and implement construction in summer of 2024 (FY 2025).
 - Staff has executed the contract with Kimley-Horn for this final design.
 - Phase 2 final design has begun.
 - Kimley-Horn has completed the updated survey of the project area and has begun final design.
- Resurfacing Contract
 - Council approved the fall resurfacing contract with Red Clay Industries for \$734,764.20.
 - Weather permitting, the goal is to complete the contract by the end of the 2023 calendar year.
 - Red Clay has begun the project and has been intermittently working, contingent on weather, to complete the project.

- A Phase 2 Contract is expected to be let for bids in the 1st Quarter of 2024 and focus on preventative maintenance (crack sealing and asphalt preservation treatments).
 - Staff has been actively coordinating with a pavement management company to implement a pilot program for preventative roadway maintenance.

- Storm Water
 - Two driveway culvert replacements and ditch regrades were completed.
 - Country Woods East – 1017 Hawthorne Drive
 - Country Woods East – 1023 Hawthorne Drive
 - Tentatively, the following projects are larger-scale sink hole repairs to be completed next. Staff expects these to be larger-scale projects, and Staff is formulating a bid-document to let out each project together.
 - Camelia Park – 423 Aurora Blvd.
 - Fairhaven – 1309 Yellow Daisy
 - Fairhaven – 1308 Afternoon Sun
 - Kerry Greens – 4018 Suttle Place
 - Shannamara - 2323 Caernarfon Lane
 - Spring Hill – 240 Springhill Road
 - NCDEQ has approved the Town’s Storm Water Management Plan (SWMP), and Stallings’ MS4 Permit became effective August 1, 2023.
 - The Federal Emergency Management Agency (FEMA) is updating their Flood Insurance Rate Map (FIRM) for numerous counties, Union County being one of them. The update includes changes to Special Flood Hazard Areas (SFHA) and changes to the FEMA Regulated Floodways.
 - Stallings has approximately 160 Parcels affected by this FIRM updated.

- Union County hosted, and Staff attended, an information and comment meeting on September 13th, 2023, from 5:00 pm to 8:00 pm, for all affected residents to attend.
- Ongoing Plan Review
 - Stallings Auto – 1st Review
 - Home2 Suites – 1st Review
- Comprehensive Right-of-way Assessment
 - Council approved a comprehensive right-of-way assessment to analyze deficiencies in the Town’s pedestrian infrastructure.
 - The Town has executed a contract with Precision Infrastructure Management, for approximately \$33,000, to perform this comprehensive right-of-way assessment.
 - Project began in early December and will take approximately 7-months.
- Sanitary Sewer Capacity Study
 - Staff has selected the most qualified firm for the study and is currently in scope of work and contract negotiations.
 - Council approved the contract with Kimley-Horn to perform the study.
 - Staff has been working with Kimley-Horn on future land use(s) and sanitary sewer demand projections and met with Charlotte Water to provide an update and receive additional guidance.
- 325 Stallings Road
 - No engineering updates at this time.
 - Action plan to be discussed further during FY 2025 budget discussions.
- 2725 Old Monroe Road
 - No Engineering updates at this time.

- Chestnut Roundabout Landscaping
 - Project completed week of 11/13/2023.
 - Watering will continue through Spring of 2024 to fully establish the plantings.

- Bypass and Stallings Road Roundabout Landscaping
 - Staff submitted the irrigation plans, created by NCDOT, to Union County to apply for the water meters.
 - Staff received the first round of comments from Union County and transmitted back to NCDOT for revisions. Staff will continue to coordinate with NCDOT and Union County to receive approval for the water meters.
 - NCDOT expects the plantings to be implemented within a month of the irrigation installation.

- Old Monroe Road Widening Update (STIP# U-4714)
 - NCDOT is currently coordinating/pursuing right-of-way acquisition throughout the corridor.
 - The anticipated construction let date for the project is Summer of 2025.

- Ripple Fiber Installation
 - Ripple Fiber is installing fiber internet throughout a majority of subdivisions in Town, and surrounding municipalities. Ripple Fiber will notify residents individually and will coordinate with the respective HOAs in advance of construction beginning. Any issues with the construction can be directly reported to Ripple Fiber by visiting the following link <https://ripplefiber.com/contact> .

Parks & Recreation



Merrrrryyyyyyyy ALMOST Christmas!

As the year wraps up with a big, sparkly bow, I wanted to sprinkle some gratitude your way for all the fantastic work yall have done throughout the year to help our Parks Department!

A huge shoutout to our Town Rockstars and our incredible police force! Your energy at events, running booths, volunteering countless hours, has been

nothing short of magical. You've kept the community smiling & that is more than I could ever ask for!

Our police force, you're the real holiday heroes! Thanks for not just keeping us safe, but for being the merry-makers at our events. Your presence lights up the town, and we're grateful for your dedication to our festive fun throughout the year. And let's not forget the heartwarming generosity—whether it's giving back or spreading joy in the community, you've made Stallings a better place.

As we wrap up this year like a giant present, here's to more laughter, joy, and community love in the coming year. Wishing you all a hooooooooo, jooooooooo holiday season!

Finance

Interim Finance Officer Marsha Gross is working diligently to complete the Town's annual audit.

Human Resources

- The Town has an opening for a Finance Officer; the full job description is available on the Town's website.

General Government

ARPA

- Staff is continuing to monitor Federal reporting requirements. On-going reporting continues and the annual reporting requirement has been submitted. Staff had a check-in with the CRC on October 26, 2023, with no recommended changes to our reporting methods.

2725 Old Monroe Road (John Deere) Property

- KWC has had a third group fitting the Council's vision interested in the property. KW has submitted possible floor plan/layout to the county for sewer capacity comments.

329 Stallings Road Tenant

- The tenant at 329 Stallings Road has moved out. Public Works has secured the property.

Fall Bulk Pick-Up

- 55.52 tons were picked up during the Fall Bulk Pick-Up. The next Bulk Pick-Up will be in the Spring 2024.

Surplus Sales

- \$23,244.85 worth of items have been sold so far in 2023. A total of \$17,239.11 worth of items were sold in 2022.

Stallings Source

- November's blog post, *Stallings "Falling" for Community*, can be found [here](#).