



November 22, 2023 - Staff Report



Monthly Report | September 2023

ZONING REQUESTS, PUBLIC HEARINGS, AND MEETING ITEMS:

Planning Board:

- 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
 - The Planning Board recommended approval at the 10/17/23 meeting.
- TX23.09.03 - Staff requests a text amendment to add vested rights extension for Conditional Zoning (CZ) in Article 5.4-3(I)
 - The Planning Board recommended approval at the 10/17/23 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.
 - The Planning Board recommended approval at the 10/17/23 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.
 - The Planning Board recommended approval at the 10/17/23 meeting.
- TX23.10.01 - Staff requests a text amendment to amend outdoor storage acreage and zoning requirements in Article 10.1-36 Outdoor Storage.
 - The Planning Board recommended approval at the 10/17/23 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).
 - The Planning Board recommended approval at the 10/17/23 meeting.

Board of Adjustments:

- V23.10.01 - A variance at 5641 Anglesey Ct PID#07054936 to request relief from Article 9.3-2(4) of the Stallings Development Ordinance. 9.3-2(4) - Decks shall be constructed only in an established rear yard and cannot encroach into the rear setback.
 - It was approved at the 10/17/23 meeting.

Town Council:

- TX23.09.01 - Acts of Sourdough LLC, a bakery products company, submitted a text amendment application to request Bakery and Bakery Products as a listed use (L) in the Vehicle, Service, and Repair (VSR) zoning district.
 - It was approved at the 10/10/23 meeting.

CURRENT DEVELOPMENT PROJECTS:

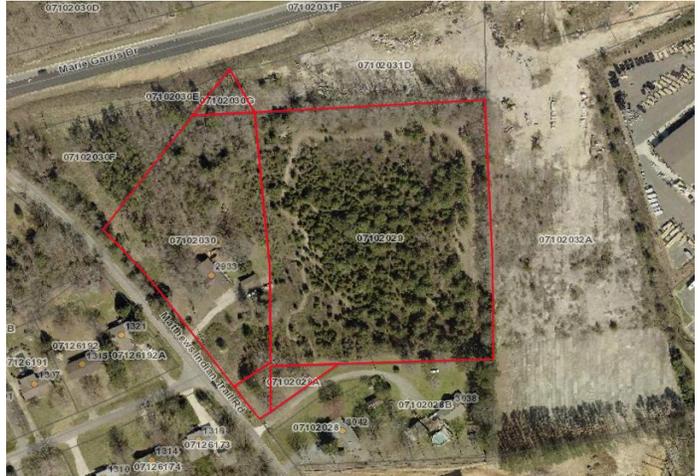
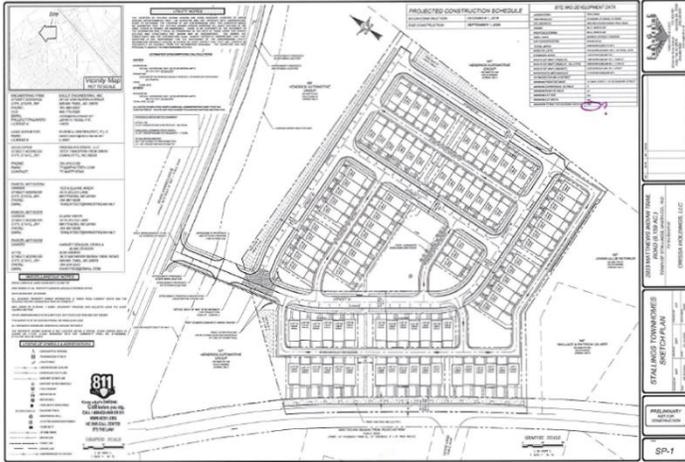
Aria at Idlewild (Idlewild Mixed-Residential Plan):

- 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)



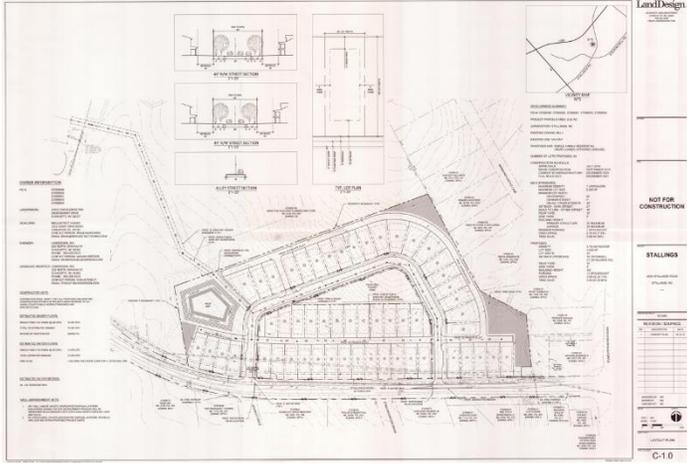
Bailey Mills (Formerly Stallings Townhomes):

- 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.



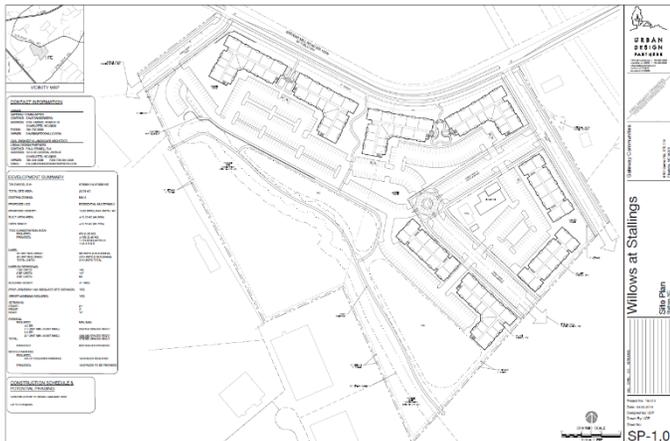
Stallings Elementary Single-Family TND (Sawmill Run):

- Development progress: N/A - 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).



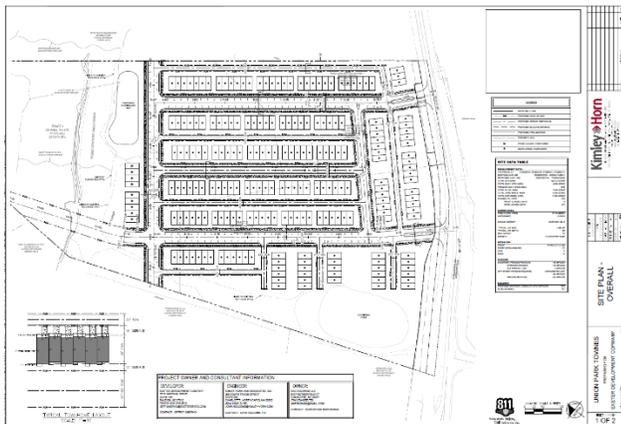
Stallings Farm:

- Development progress: 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.



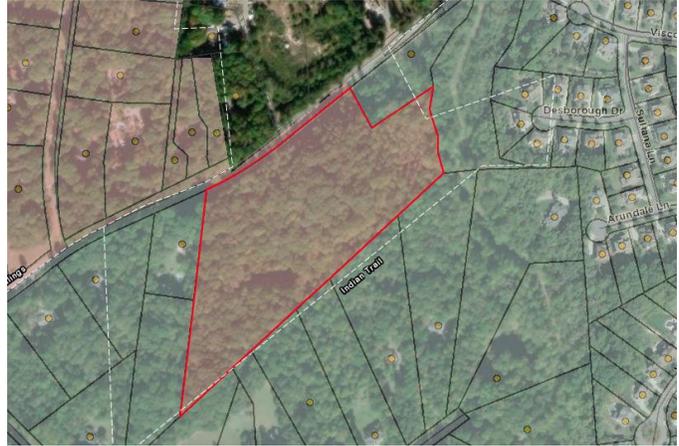
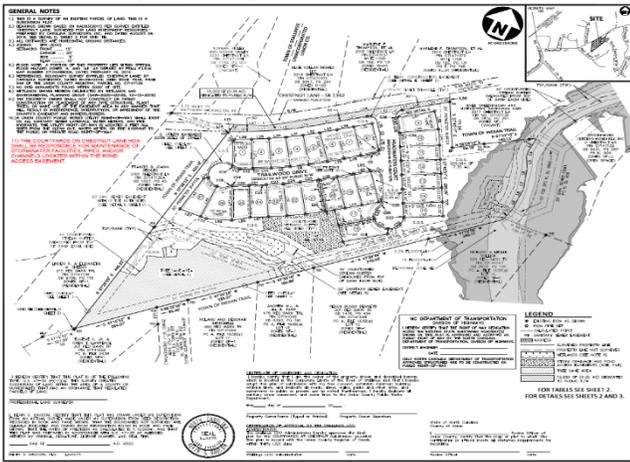
Stone Creek (Formerly Union Park Townes):

- 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.
- 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.



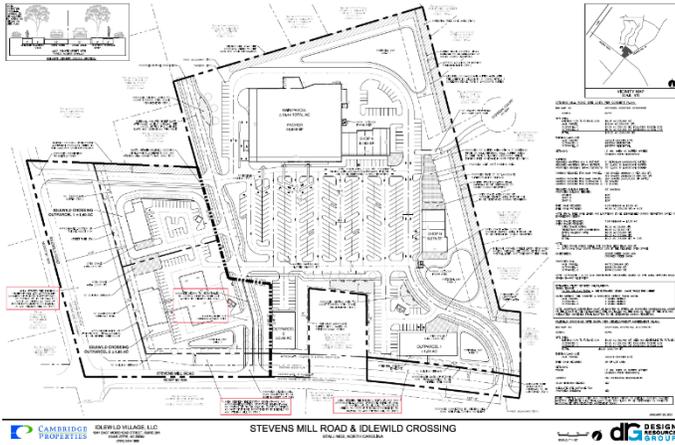
Courtyards at Chestnut (Epcon):

- Development progress: Under construction
- 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



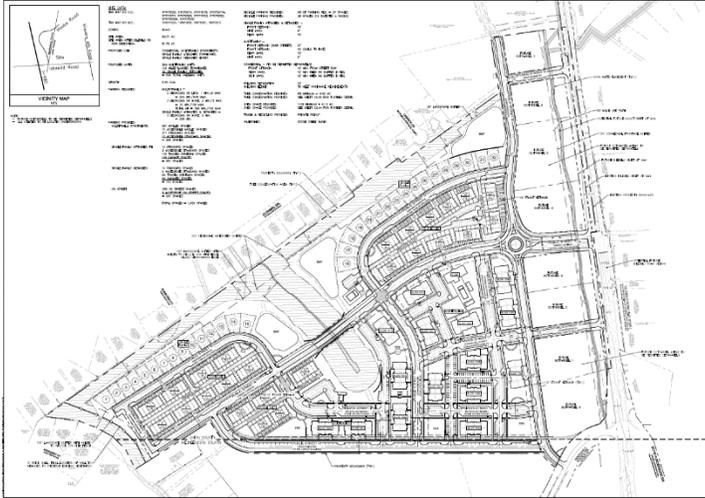
Idlewild and Stevens Mill Project (Idlewild Crossing):

- Development Agreement: Yes - NOT recorded
- STATUS: Concept plan currently being reviewed.
- 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.
- A separate Development Agreement application has been recorded for out parcels.
- 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: Received the scope of work & itemization from NCDOT. Awaiting to sign the Standard Services Contract. The timeline for the study may change in the future.

REPORTS:

- PERMIT REPORT

10/01/2023 - 10/31/2023							
Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
10/30/2023	2072	New Principal Structure	Approved	MU-2	Bailey Mills	2901 Matthews Indian Trail Rd	\$100.00
10/30/2023	2071	New Principal Structure	Approved	MU-2	Bailey Mills	2903 Matthews Indian Trail Rd	\$100.00
10/30/2023	2070	New Principal Structure	Approved	MU-2	Bailey Mills	2905 Matthews Indian Trail Rd	\$100.00
10/30/2023	2069	New Principal Structure	Approved	MU-2	Bailey Mills	2907 Matthews Indian Trail Rd	\$100.00
10/30/2023	2068	New Principal Structure	Approved	MU-2	Bailey Mills	2909 Matthews Indian Trail Rd	\$100.00
10/30/2023	2067	New Principal Structure	Approved	MU-2	Bailey Mills	2913 Matthews Indian Trail Rd	\$100.00
10/26/2023	2066	New Principal Structure	Approved	MU-2	Stone Creek	2311 White Colver Dr	\$100.00
10/26/2023	2065	New Principal Structure	Approved	MU-2	Stone Creek	2309 White Colver Dr	\$100.00
10/26/2023	2064	New Principal Structure	Approved	MU-2	Stone Creek	2307 White Colver Dr	\$100.00

10/26/2023	2063	New Principal Structure	Approved	MU-2	Stone Creek	2305 White Colver Dr	\$100.00
10/26/2023	2062	New Principal Structure	Approved		Stone Creek	2303 White Colver Dr	\$100.00
10/23/2023	2061	Permanent Sign Permit	Approved	VSR		621 STALLINGS RD A-F	\$50.00
10/23/2023	2060	Principal Structure Addition	Approved	Conditional	Franklin Meadows	922 LANDRY DR	
10/23/2023	2059	Temporary Sign Permit	Approved	CIV		1115 STALLINGS RD	
10/20/2023	2058	Temporary Sign Permit	Approved	Conditional	Chestnut	2945 Matthews Weddington Road	\$25.00
10/19/2023	2057	New Accessory Structure	Paid, Needs Review			1407 VICKERY DR	\$50.00
10/19/2023	2056	New Principal Structure	Approved	MU-2	Bailey Mills	312 Bailey Mills Dr	\$100.00
10/19/2023	2055	New Principal Structure	Approved	MU-2	Bailey Mills	308 Bailey Mills Dr	\$100.00
10/19/2023	2054	New Principal Structure	Approved	MU-2	Bailey Mills	304 Bailey Mills DR	\$100.00
10/19/2023	2053	New Principal Structure	Approved	MU-2	Bailey Mills	2012 Bailey Mills Dr	\$100.00
10/19/2023	2052	New Principal Structure	Approved	MU-2	Stone Creek	208 Bailey Mills Dr	\$100.00
10/19/2023	2051	New Principal Structure	Approved	MU-2	Stone Creek	204 Bailey Mills Dr.	\$100.00
10/18/2023	2050	Principal Structure Upfit	Approved	IND		3704 Smith Farm rd	
10/17/2023	2049	New Principal Structure	Approved		Stone Creek	1931 Stallings Rd	\$100.00
10/17/2023	2048	New Principal Structure	Approved	MU-2	Stone Creek	1933 Stallings Rd	\$100.00

10/17/2023	2047	New Principal Structure	Approved	MU-2	Stone Creek	1935 Stallings Rd	\$100.00
10/17/2023	2046	New Principal Structure	Approved	MU-2	Stone Creek	1937 Stallings Rd	\$100.00
10/17/2023	2045	New Principal Structure	Approved	MU-2	Stone Creek	1939 Stallings Rd	\$100.00
10/17/2023	2044	New Principal Structure	Approved	MU-2	Stone Creek	1941 Stallings Rd	\$100.00
10/16/2023	2043	Use Permit	Approved	VSR		621 STALLINGS RD A-F	\$50.00
10/12/2023	2042	New Principal Structure	Approved	SFR-3	Camelia Park	130 AURORA BLVD	\$100.00
10/12/2023	2041	New Principal Structure	Approved	SFR-3	Camelia Park	126 Aurora	\$100.00
10/11/2023	2040	Principal Structure Addition	Approved	SFR-2	Madison Ridge	15041 MIDDLESBORO UGH DR	\$50.00
10/10/2023	2039	Principal Structure Addition	Approved	Conditional	Courtyards on Chestnut Lane	2011 TRAILWOOD DR	
10/10/2023	2038	Principal Structure Addition	Approved	SFR-3	Buckingham	4426 DERBYSHIRE LN	\$50.00
10/6/2023	2037	Principal Structure Upfit	Approved	TC		4511 POTTERS RD	
10/6/2023	2036	Principal Structure Upfit	Approved	TC		4515 POTTER RD	
10/6/2023	2035	Principal Structure Addition	Approved	SFR-1	Golden Acres	5009 GOLDCREST DR	\$50.00
10/3/2023	2034	Demolition Permit	Approved	SFR-3	Morningside at Stallings	2010 COATESDALE LN	
10/3/2023			Withdrawn		Golden Acres	5009 GOLDCREST DR	
10/3/2023	2032	Accessory Structure Upfit	Approved	SFR-3		2333 COMMUNITY PARK DR	

10/2/2023	2031	New Accessory Structure	Approved	SFR-1	Emerald Lake	6131 FOUR WOOD DR	\$50.00
10/2/2023	2030	Principal Structure Addition	Approved			1225 MORNINGSIDE MEADOW LN	\$50.00
10/2/2023	2029	Principal Structure Addition	Approved	Conditional	Southstone	1019 KALLI DR	\$50.00
							\$2,975.00
Total Records: 44							

- Code Enforcement**

Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
10/5/2023	Traffic - Parking oversized Vehicle in a Residential Area	Complaint	Closed	225 Locust Ct
10/19/2023	SDO - Site Triangle Violation at Intersection	Complaint	Open	2005 Pine Pointe St
10/26/2023	SDO - One or More Structures Added Without Zoning Permit Approval	Complaint	Open	214 Forest Park Dr
10/26/2023	SDO - One or More Structures Added Without Zoning Permit Approval	Ride Around	Open	405 White Oak Ln
Violations				
Public Nuisance	0			
J/A/N Vehicles	0			
SDO	3			
Traffic	1			
Open Burn	0			
Hazard	0			
Noise	0			
MHS	0			
Total Opened	4			

December Cases	
Open	3
Closed	1
Total	4

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 five cases, had one crime scene callout, and had six cases assigned out for investigation. CID obtained seven search warrants and one arrest warrant in ongoing case investigations. CID was down to one detective for the month due to parental leave and patrol staffing requiring a detective to be pulled to work patrol.
- Patrol officers responded to a robbery at Quality Inn. This case is currently under investigation. SPD officers also participated in two neighborhood parades and two trunk-or-treat events. Officers participated in Stallings Fest at Stallings Park. Both K9 teams did demonstrations for the public.
- K9 Lilli had four uses and seized 22 pounds of illegal narcotics.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected almost five pounds of unwanted medication.
- Officer Jose Venegas, Officer Brandon Moore, and Officer Chris Shundo were all sworn-in and have begun the field training program.
- All officers participated in training for Veterans Crisis Intervention. This training was put on by the Independence Fund, an organization trying to divert in-crisis veterans from the criminal justice system. One

other officer also participated in a Veterans In Crisis training hosted by the Veteran's Administration.

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 is working to update the survey of the project area.- 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.
 - 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
 - One catch basin seal was completed.
 - Willowbrook - 2403 Willowbrook Drive
 - Tentatively, the following projects are catch basin seals and 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.
 - Fairhaven – 1309 Yellow Daisy
 - Fairhaven – 1308 Afternoon Sun
 - 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
 - Cupped Oak Industrial – 3rd Review
 - Home2 Suites – 1st Review

- Idlewild Crossing TIA
 - NCDOT approved the TIA on 09/18/2023.

- 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 in anticipation of a meeting with Charlotte Water on 11/30/2023.

- 325 Stallings Road
 - Council chose to not pursue a commercial upfit nor demolition, with the intent to revisit the topic during FY2025 budgetary 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 will continue coordinate with 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 several design changes and 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

Greenway Design:

The Blair Mill Greenway is officially 95% completed and we are waiting on a few more outstanding items including:

- Greenway Signage
- Planting at beginning of Greenway
- Final Walkthrough

As soon as we do the final walkthrough we will “unofficially” open the greenway for the community. We plan on holding an official ribbon cutting ceremony sometime next year.

Upcoming Events:

Christmas in the Park / Sat. Dec 2nd 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.

Stallings Municipal Park:

Winter is in FULL SWING here in Stallings Municipal Park. As our maintenance crew finalizes the winterizing process of our irrigation systems as well as getting the park ready for our “slower season”. Below are some upcoming projects in Stallings Municipal Park:

- Gutter Replacement for all the Shelters
- Inside the Shelters Painted
- Arbor Restoration – *Hopefully in early 2024*
- Playground Replacement – *Early 2024*

Exciting Parks News:

- Nick Coffey will be attending The National Recreation and Parks Maintenance Management school in Wheeling, WV at the beginning of January 2024. This 2-year program is focused on implementing strong maintenance practices through recreation departments. We are SO excited that Coffey is our first maintenance worker to ever attend this training!
- Tori Crowe & Eunice Donnelly have been asked to speak at the 3-Day annual North Carolina and South Carolina joint recreation conference in December. Crowe & Donnelly will be speaking about ways to make a small-town events stand-out when surrounded by larger municipalities!
- S.T.E.A.M in the Park was a HUGE success this month! S.T.E.A.M shenanigans reached epic heights at our Parks and Recreation fiesta with the awesome [Stallings Elementary School](#) 5th graders! We built marshmallow towers so tall they practically touched the clouds and sent penny boats on wild adventures across makeshift oceans—because who said learning can't be an absolute blast? But wait, there's more! Grocery bag cords turned into funky bracelets that even Taylor Swift would envy, while cup stacking competitions had everyone channeling their inner speed champions. And let's not forget the airborne escapades of paper airplanes—some of them could've given Superman a run for his money! Our day in the park wasn't just about books and lectures; it was a rockin' rollercoaster through the wild world of science, technology, engineering, arts, and math. Who knew learning could be this much fun? Cheers to sparking curiosity and laughter-filled STEAM adventures! A HUGE thanks goes out to our Engineering/Public Works department as they stepped up and ran booths for the event – truly showing the Stallings Way!

Finance

Interim Finance Officer Marsha Gross has begun work for the Town and is focused on finishing the Town's audit work along with keeping day-to-day activities moving.

Human Resources

- The Town has an opening for a Finance Officer; the full job description is available on the Town's website.
- Matthew Dillard started on October 30th as the Town's Code Enforcement Officer.

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 some good interest in 2725 Stallings. Town Manager Sewell has provided Council with KW's updated report.

329 Stallings Road Tenant

- The tenant at 329 Stallings Road has given his notice to vacate the property. The tenant will be moved out of the property in mid-December.

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](#).