



October 26, 2020 - Staff Update

Planning Projects Update

1. Zoning Request/Public Hearings - Planning Board and Town Council Hearing Postponed

N/A

2. Development Agreements

IDLWILD MIXED RESIDENTIAL PLAN –

STATUS: Approved

STALLINGS TOWNHOMES

STATUS: Approved and Permitted

ATRIUM HEALTH

STATUS: Approved and Permitted

STALLINGS ELEMENTARY SINGLE-FAMILY TND

STATUS: Approved

WILLOWS AT STALLINGS

STATUS: Approved

STALLINGS FARM

STATUS: 1st Meeting Sub Committee 2/24/2020

A Development Agreement was submitted for the Stallings Farming LLC property located at the intersection of Stallings and Stevens Mill Road. The property is in the Stallings Elementary SAP and is designated for residential development.

The subcommittee met to discuss on February 24, 2020.

The TIA was completed and submitted to NCDOT for comment in September.

UNION PARK TOWNES

STATUS: Approved

STINSON FARMS (NORTHSIDE OF IDLEWILD ROAD)

STATUS: 1ST Subcommittee Meeting 8/10/2020; 2nd Subcommittee Meeting 8/24/2020; 3rd Subcommittee Meeting 9/28/2020; 4th Subcommittee Meeting 10/26/2020.

A Development Agreement has been submitted for the Armistead and Withrow Capital properties that include a combination of apartments, townhomes and commercial outparcels fronting Idlewild Road. A single developer, DR Horton, has been identified for the property and brought into the DA process.

A revised site plan has been submitted addressing comments received from the subcommittee members.

A TIA has been prepared and submitted to the Town for the project.

The subcommittee continues to work with the applicant on ensuring that the proposed plan meets the Town vision for a walkable activity center at this location.

4. Code Enforcement

Period: September 1 – 30, 2020

| TYPES OF VIOLATIONS | CARRIED FROM LAST PERIOD | OPENED THIS PERIOD | CLOSED THIS PERIOD | BALANCE CARRIED FORWARD TO NEXT PERIOD |
|--|--------------------------|--------------------|--------------------|--|
| PUBLIC NUISANCES | 31 | 28 | 39 | 20 |
| ABANDONED JUNKED AND NUISANCE VEHICLES | 4 | 0 | 2 | 2 |
| MINIMUM HOUSING STANDARDS | 2 | 6 | 1 | 7 |
| STALLINGS DEVELOPMENT ORDINANCE | 4 | 4 | 5 | 3 |

| | | | | |
|--|---|---|---|---|
| NON-RESIDENTIAL BUILDINGS & STRUCTURES | 0 | 0 | 0 | 0 |
| TRAFFIC | 0 | 3 | 1 | 2 |
| NOISE | 0 | 0 | 0 | 0 |
| OPEN BURN | 0 | 0 | 0 | 0 |
| HAZARD TREE | 1 | 0 | 1 | 0 |
| AT LARGE/NUISANCE DOG/CAT | 0 | 0 | 0 | 0 |

NOTES: DEMAND for Payment received from 400 Short St [\$300.00] 9/24/2020

CITATION Notes: [except non-workdays] actions are on-going at:

1. Emerald Lake Golf Club FAN issue.
2. DEMAND FOR PAYMENT for Irrigation issue for Emerald Lake Golf Club due OCTOBER 12, 2020.
3. 308 Drexel – Citations stopped. DEMAND FOR PAYMENT due October 26, 2020.
4. 230 Woodfern [on-hold – court action by property owner 9/30/2020]

Residential Areas (new citations issued): Arlington Downs – 0, Blackberry Ridge – 0, Brookfield – 1, Buckingham – 6, Callonwood – 0, Camelia Park – 0, Chestnut – 0, Chestnut Oaks – 1, Community Park – 2, Country Woods East – 8, 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, Fairfield Plantation – 4, Fair Haven – 0, Forest Park – 9, Franklin Meadows – 0, Gold Dust Ridge – 0, Golden Acres – 0, Hunley Creek – 0, Independence Village – 0, Kerry Greens – 1, Kingsberry - 0, Lakewood Knolls – 0, Madison Ridge – 0, Mill Ridge Estates – 0, Mill Stone Estates – 0, Morningside – 0, Parkside – 0, Park Meadows – 0, Pleasant Plains – 0, Potters Point – 0, Shannamara – 0, Southstone – 0, Spring Hill – 10, Stallings Park – 1, Stallings Road Ext – 0, Sterling Manor – 0, Stevens Mill – 4, Stonewood – 0, Wendover at Curry Place – 0, Willowbrook – 0, Willowcroft – 0, Woodbridge - 1

5. Other

160D Ordinance Updates.

Staff working through updating ordinance to include new references to NCGS 160D and to includes all new language that conflicts with our current ordinance. First round of amendments has been submitted to legal for review.

CEM:

Discussing proposed road improvements to Stallings and Smith Farm Roads with CEM Corporation.

Open Space/Parks and Recreation Requirements

Working on creating ordinance language that will increase open space requirements and tie to the Parks and Recreation and Greenway Master Plan. Will be presented to Town Council for on September 28, 2020.

Silverline:

Proposed alignment options for the Silverline have been created and presented to staff for comment. The options will be presented to Town Council on August 10 for information purposes. Public meetings will be held in September to gather input and preferences. The selected alignment will be presented at a public meeting in December. CATS will be seeking a resolution of support from the Town early 2021.

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 due to 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.

Review for ordinance compliance is being completed and comments will be provided to the applicant.

Planning Tech Position:

Interviewing for the open planning tech position. Have received strong application and look to have filled by November.

Police Department

See attached chart for data.

Other Highlights

- The police department continues to run at full operational readiness during the COVID pandemic and is in communications with Union and Mecklenburg County Emergency Operation Centers.
- One of our newest police officers, Nicholas Ivy-Brooks successfully completed field training and is in the solo patrol phase.
- The SPD is continuing the implementation of our new departmental policy manual.
- The SPD unwanted medication disposal unit was launched in September. In this month, the department collected 16 pounds of unwanted medication.
- Two officers utilized narcan on a possible drug overdose. Victim was transported to the hospital for further evaluation.
- While investigating a suspicious vehicle in a neighborhood an SPD officer located 1/4 pound of marijuana and other drugs and paraphernalia
- Officer Stephen Weeks received his General Certification from Criminal Justice Standards.

Engineering Update

- Draft report of Twin Pines Stream analysis was received on 10/9. Comments submitted.
- Southstone Phase 2 bond plat review completed/Mylars received.
- Matthews-Weddington/Chestnut Roundabout opened to the public on 10/08.
- Four stormwater repair projects completed. (6001 Heison Ct, 2013 Coatsdale Lane, 4033 Maple Shore Drive and 4113 Cedar Point Avenue)
- Southstone ongoing sidewalk inspections
- Pre-con meeting for demolition occurring at Stone Creek Townhomes.
- Plan review and further comments for Courtyards at Chestnut and Stone Creek Townhomes.

Public Works Update.

- Had concrete portion of storm drain flume in Springhill cleared of all growth, debris, and mud.
- Put together and placed several pieces of new furniture for 2nd floor town hall.
- Patched a couple of potholes in Shannamara.
- Cleaned gutters and trimmed limbs away from evidence building.
- Working on a project for PD to create a booking room in one of the interview rooms.
- Patched pothole on Gelderland.
- Worked through some issues with the key fob system. It is working except for one door where the equipment took a lightening hit. Replacement has been ordered. Door still works in a secure manner.
- Had to remove/cleanup tree that fell during a storm in Independence Village.
- Repaired garbage disposal in PD.
- Replaced faded stop sign on Strawberry Rd. in Chestnut Oaks.
- Replaced/repared stop sign and street sign Lakewood & Sweetbriar.
- Repaired street sign at Stallings Rd. & Stallings Commerce Dr.

*This is a highlight list of projects and daily activities in addition to normal preventative maintenance work and reactive maintenance work.

Parks & Recreation Update

Programs & Events

Each Thursday in October, staff are hosting Captain Hook's Treasure Hunt in Stallings Park. We have been averaging about 40 participants each week.

Quad Creek Disc Golf Challenge – partnered with Union County and Indian Trail, we are a host site for a month-long disc golf challenge at 4 courses in Union County. Custom discs were distributed on the first day of the challenge.

Neighborhood Clean Up kit registration goes live this month. With the help of Code Enforcement Officer Kolleen Dickinson, each kit will have high-vis t-shirts, gloves, safety vests, litter bags, and water bottles for participants.

Christmas lights in the park will go on Nov 1 this year.

Staff Highlight

Multiple emails and social media comments have been received about Eunice, Ryan, and Linda's efforts with the programs and events we have been hosting. The community continues to express their gratitude and appreciation of our efforts to offer unique recreation opportunities during the pandemic.

Virtual NRPA Conference

Staff will be participating in the National Recreation and Parks Association conference virtually to explore further training and networking opportunities to help our department continue to offer safe, fun activities for the community.

Shade install in Stallings Park

New shade parts were delivered to prepare for installation in the 5-12 age playground in Stallings Park.

Finance

- Audit FY2020
 - Potter & Company audit began late August and field work completed in mid-September
 - First draft report was sent to the Town 10/2/2020 for review
 - No findings were cited in the draft report

- FY2020 CAFR
 - Town submitted draft CAFR to Potter & Company last week and once financial statements are finalized, they will be merged into the report and submitted to the state.
 - Expect to publish financials by Monday, October 26.

- Town Finances
 - Ad Valorem Taxes are beginning to be collected for FY2021
 - Collections through 10/21/2020 are \$487,703

 - Sales and Use Taxes for July and August
 - Town conservatively budgeted \$1,252,000 in sales and use tax revenue for FY2021
 - Collections for July and August (received in September and October) totaled \$266,860
 - At this collection rate, town is expected to exceed budget by approximately \$349,000

 - Cash Balances as of 10/21/2020

| | |
|--|-------------------|
| ▪ General Fund PNC Accounts | \$ 1,137,976 |
| ▪ General Fund NCCMT Investment Accounts | \$ 8,642,079 |
| ▪ Powell Bill NCCMT Investment Account | \$ 485,893 |
| ▪ Sewer Account | \$ 7,984 |
| ▪ Storm Water PNC Account | <u>\$ 990,257</u> |
| TOTAL | \$11,264,189 |

Human Resources Update

- The Planning Department has an opening for a Planning Technician, for more information please go to the Town's website.
- Larry Wilson the Records Technician for the Police Department is retiring, his last day with the Town will be October 28, 2020.

General Government/Town Clerk Update

CARES Act

- As you know, Stallings received \$223,851 from Union County the CARES Act from the federal government to assist with COVID-19 related expenses. Each month, Stallings reports eligible expenses to the County in order to receive these funds. So far, three reports have been submitted to the County totaling \$223,081.37 in requested reimbursement.

Surplus Sales

- There have been no surplus sales in 2020. Staff hopes to begin scheduling the sale of surplus items due to renovations in the next month. The Police Department is also scheduled to trade-in three vehicles by the end of the calendar year at a combined value of \$4500.