



November 22, 2019 - Staff Update

Planning Projects Update

Zoning Requests/Public Hearings

CZ19.08.01	Epcon	Chestnut Lane	33 lot 55+ subdivision	CM – 8/27/19 PB – 9/17/18 TC – 12/09/19
CZ19.09.01	True Homes	Matthews Indian Trail Road	44 Townhomes	CM – 9/18/19 PB – 10/15/19 TC – 01/13/20

Development Agreements

1. Stallings Elementary Single-Family TND

STATUS: 1st Sub Committee meeting held 6/26/19.

2nd Sub Committee meeting held 10/30/19.

3rd Sub Committee meeting held 11/8/19.

Awaiting plan revisions to be presented that include a combination of detached and attached single family housing.

2. Willows at Stallings

315 unit apartment complex on Stevens Mill Road

STATUS: 1st Sub Committee meeting held 11/12/19

2nd Sub Committee meeting scheduled for 12/2/19

Developer revising plans per comments received at first subcommittee meeting to include “top-tier” elements in the project.

3. Idlewild Mixed-Use (north side of Idlewild)

STATUS: Awaiting TIA to proceed.

A Development Agreement was submitted for the Armistead property located on the north side of Idlewild Road that showed an apartment complex with several retail outparcels including a QuikTrip. Staff has provided the applicant with written comments outlining where the plan conflicts with the Goals of the Small Area Plan and Development Ordinance.

4. Stallings Farm

A Development Agreement for the 83.34 acres located at the intersection of Stallings and Stevens Mill Road in the Stallings Elementary School SAP node. The plan is for a mixed residential development that includes 102 single family detached and 312 single family attached units.

STATUS: The current submitted plan does not meet ordinance requirements. Staff has meet with the applicant to discuss required changes. They are reworking and will resubmit.

5. Union Park Towns

A Development Agreement for 25.72 acres located at 2025 Stallings Road located in the Monroe Bypass Corridor Small area plan that includes 220 single family attached units.

STATUS: Staff is reviewing for ordinance compliance. TIA has been completed. Next steps will be scheduling of the first subcommittee meeting after the first of the year.

6. Marshal Hooks Road Residential

A Development Agreement for 22.8 acres located on the north side of Idlewild Road adjacent to Marshal Hooks Road and the Shannamara subdivision. The proposal is in the Idlewild Corridor Small Area Plan and includes 105 single family attached units.

STATUS: Staff is reviewing for compliance with our ordinances.

Text Amendments

N/A

Code Enforcement

PERIOD: October 1-31, 2019

TYPES OF VIOLATIONS	CARRIED FROM LAST PERIOD	OPENED THIS PERIOD	CLOSED THIS PERIOD	BALANCE CARRIED FORWARD TO NEXT PERIOD
PUBLIC NUISANCES	26	19	26	19
ABANDONED JUNKED AND NUISANCE VEHICLES	1	7	2	6
MINIMUM HOUSING STANDARDS	8	2	10	5
STALLINGS DEVELOPMENT ORDINANCE	3	5	5	3
NON-RESIDENTIAL BUILDINGS & STRUCTURES	0	0	0	0
TRAFFIC	0	1	1	0
NOISE	2	1	3	0
OPEN BURN	0	0	0	0

NOTES:

Residential Areas (new citations issued): Arlington Downs – 0, Blackberry Ridge – 0, Brookfield – 0, Buckingham – 0, Callonwood – 0, Camelia Park – 1, Chestnut – 0, Chestnut Oaks – 0, Country Woods East – 1, Community Park – 0, Curry Place – 0, Eaglecrest – 0, Eastwood Forest – 0, Emerald Lakes – 0, Fair Forest – 1, Fairfield Plantation – 1, Fair Haven – 0, Forest Park – 5, Franklin Meadows – 0, Gold Dust Ridge – 0, Golden Acres – 0, Hunley Creek – 0, Independence Village – 0, Kerry Greens – 0, Kingsberry - 0, Lakewood Knolls – 1, Madison Ridge – 0, Mill Ridge Estates – 0, Morningside – 0, Parkside Townhomes – 0, Park Meadows – 0, Pleasant Plains – 0, Potters Point – 0, Shannamara – 0, Southstone – 0, Spring Hill – 2, Stallings Park – 3, Stevens Mill – 0, Stonewood – 0, Wendover at Curry Place – 0, Willowbrook – 1, Willowcroft – 0, Woodbridge - 0

1. Nuisance Abatement of 107 Pine Tree Street and 400 Aurora Blvd have been approved by Council. PO being processed for contractor to begin work.
2. Clearing at Epcon and Lawyers Road. Staff working to assess violation in order to proceed with civil citation process. Survey work to be done week of 11/25/19 to determine the acreage removed.

Police Update

- The department successfully completed annual Firearms Qualifications required by the State. Every year, Training and Standards adds requirements to this annual training.
- While observing a subject that was the person of interest in several Breaking and Entering cases in town, Stallings Officers made a narcotics arrest along with other charges. The “B&E” cases are still under investigation.
- During the extended absence of Captain Tim Harrington, Det. Sgt Heath Cranford is serving in his capacity for Patrol Operations. His willingness and proactive work in this area is a credit to him.
- As with other police departments in the area, the PD is using “No-Shave November” as a fund raiser to help Kids with Cancer through the Hometown Heroes Organization. This has been met with nothing but support on our social media outlets.

Engineering Update

- 2019 Stallings Resurfacing
 - Contract executed
 - Marked curb that needs to be repaired with contractor
 - Coordinating with contractor regarding project schedule to send out mailers to residents
- Engaged Duke Energy to install a new distribution pole and transformers to serve the new Town Hall / Public Works facilities
- TIA submitted for the Willows at Stallings development
- Authorization from Council to allocate \$2,500 to support the local match requirements for the Lawyers Rd/Stevens Mill functional design and cost estimating
- Sinkhole repair at the storm drainage inlet adjacent to the PD garage
- Southstone curb/subgrade proofroll (creek crossing finishing phase 1)
- Requested a lane addition sign from NCDOT on westbound Stallings Commerce Dr. at US 74/Stallings to alert motorists until the lane drop at the US 74 westbound ramp.

Public Works Update

- Replaced several GFCI outlets in Stallings Park that were in operable.
- Worked with IT and HVAC automation vender to get computer and software updated for building automation (no cost associated with this).
- Streetlight out in Fairhaven subdivision was reported and has been repaired.
- Stop sign was repaired at April Lane and Brookgreen Terrace in Fairfield Plantation subdivision.
- Water main in town broke causing loss of water to the building, but UCPW responded quickly and got this repaired.
- Asphalt repair (cold patch) on Four Wood Drive in Emerald Lakes subdivision.
- Replace ballast in light fixture over sink in men's RR in PD. Light was not working even with new bulbs.
- Replaced toilet flush assembly on women's RR in PD. Toilet would not flush properly.
- Replaced backup battery in emergency light 1st floor lobby. Light was not coming on when tested.
- Replace flush handle on toilet men's RR 1st floor lobby. Toilet was continually flushing.

Parks & Recreation Update

Stallings Fest 2019: Despite the threat of inclement weather, Stallings Fest was a great success. We received many compliments about the local entertainment, and our commitment to keep the amusements free for the community. Proposed 2020 date: 10/10/2020

Stevens Creek Nature Preserve Steering Committee Meeting October 25: The committee reviewed the existing conditions of pedestrian and bike/ped infrastructure in the area as it relates to the future Stevens Creek Nature Preserve site and discussed the potential connections to other local municipality plans. **A Public Input meeting was held November 14 from 4-7pm at the Matthews Community Center.**

Colonel Francis Beatty Park and Stallings Greenway Connection Meeting October 30: Staff met with Mecklenburg County about future connectivity into the regional park from our greenway system. The Master Plan and proposed connection route are under review with Mecklenburg County.

Staff Updates:

Special Events Coordinator Meredith Batchelor is scheduled to take her Certified Parks and Recreation Professional exam in November! The Certified Park and Recreation Professional (CPRP) certification is the national standard for all parks and recreation professionals who want to be at the forefront of their profession. Attaining the CPRP designation shows that you have met education and experience qualifications and illustrates your commitment to the profession as well as your knowledge and understanding of key concepts within parks and recreation.

Parks and Recreation Director Ashley Platts is serving on the planning committee for the North Carolina Parks and Recreation Director's Conference, serving as an Exhibit Hall Coordinator. The conference is scheduled for February in Wilmington.

Human Resources Update

- Working through the implementation of NeoGov which is software to help with the annual Performance Evaluation process.

Finance

- NC Department of State Treasurer completed their review of the 2019 Comprehensive Annual Financial Report (CAFR) for the Town and accepted the report. No items were identified that required any adjustments to the submission.
- 2019 Town of Stallings CAFR was uploaded on the finance website for easy access.
- Powell Bill Annual Fiscal Data Report was submitted on 11/20/2019.
- AFIR report required by the Census Bureau which includes financial information from the 2019 financial statements was submitted and accepted.
- Draft of the Long-Term Financial Plan for the Town is complete and will be submitted to council at the December Council Meeting for review.

General Government/Town Clerk Update

- New Facilities Furniture Procurement
Bid deadline and opening – Nov. 26
- Winter Newsletter Development
To be in mailboxes mid-January
- New Council Member orientation items
- Code of Ordinances – Supplement 10 Update
- Recycling communications coordination with Waste Connections/Union County
- Historical Committee
Assisting the committee with vision and purpose for the historical cabinets in the New Town Hall.