



February 19, 2021 - Staff Update

Planning Projects Update

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

CZ20.12.01 – Atrium Health. Conditional Zoning for property involved with the roundabout at the project entrance and EZ Smith Towing. Planning Board recommended approval on 1/19/21. Town Council Hearing 2/22/21

CZ21.02.02 – Stinson Farms request to conditional zone 5.43 acres located at Idlewild Road and I-485. The request is to allow use of the property for a convenience store with gas pumps, fast food, and a 24-unit multifamily building. The property will be added to the Stinson Farms development plan. Subcommittee Meeting 2/22/21; Community Meeting 3/2/21; Planning Board 3/16/22; Town Council Hearing 3/22/21.

BOA Appeal Hearing – 1005 Kara Court. An appeal to the accuracy of a recorded plat. – Ongoing. The hearing has consisted of two meeting to date. The process has been delayed due to COVID and scheduling of the next meeting will be reassessed next month.

2. Development Agreements

IDLWILD MIXED RESIDENTIAL PLAN –

STATUS: Approved

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. Plans have been approved by the Town, they are working through final details and working on acquiring water/sewer approval from the County.

STALLINGS TOWNHOMES – Bailey Farms

STATUS: Approved and Permitted

ATRIUM HEALTH

STATUS: Approved and Permitted

STALLINGS ELEMENTARY SINGLE-FAMILY TND

STATUS: DA Approved. No plans have been submitted for permitting.

WILLOWS AT STALLINGS

STATUS: DA Approved. Plans were submitted on 11/12/2020 for permitting.

STALLINGS FARM

STATUS: Planning Board Meeting 3/16/21

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 has recommended approval and moved to the Planning Board for consideration.

UNION PARK TOWNES – Stone Creek

STATUS: DA and plans approved. Tree disturbance permit has been issued and erosion control measures installed. Awaiting water/sewer approvals prior to installation of infrastructure.

STINSON FARMS (NORTHSIDE OF IDLEWILD ROAD)

STATUS: Public Hearing Scheduled for 2/22/2021.

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.

4. Code Enforcement

January 1 – 31, 2021

TYPES OF VIOLATIONS	CARRIED FROM LAST PERIOD	OPENED THIS PERIOD	CLOSED THIS PERIOD	BALANCE CARRIED FORWARD TO NEXT PERIOD
PUBLIC NUISANCES	11	5	4	12
ABANDONED JUNKED AND NUISANCE VEHICLES	1	0	0	1
MINIMUM HOUSING STANDARDS	2	1	0	3
STALLINGS DEVELOPMENT ORDINANCE	6	6	6	6
NON-RESIDENTIAL BUILDINGS & STRUCTURES	1	0	0	1
TRAFFIC	0	3	3	0
NOISE	0	1	1	0
OPEN BURN	0	0	0	0
HAZARD TREE	0	0	0	0
AT LARGE/NUISANCE DOG/CAT or other animal	0	3	0	3

CITATION Notes: "Un-Seasonally Quiet"

Residential Areas (new citations issued): Arlington Downs – 0, Austin Village Senior Living Facility - 1, Blackberry Ridge – 0, Brookfield – 0, Buckingham –0, Callonwood – 0, Camelia Park – 1, Chestnut – 0, Chestnut Oaks – 0, Community Park – 0, Country Woods East – 0, 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 – 1, Fair Haven – 0, Forest Park – 1, Franklin Meadows – 0, Gold Dust Ridge – 0, Golden Acres – 1, Hunley Creek – 0, Independence Village – 0, Kerry Greens –0, 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 – 1, Stallings Park – 0, Stallings Road Ext – 0, Sterling Manor – 0, Stevens Mill – 0, Stonewood – 0, Vickery – 1, Wendover at Curry Place – 0, Willowbrook – 0, Willowcroft – 0, Woodbridge - 0

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.

Open Space/Parks and Recreation Requirements:

Consultants met with Planning Board and Town Council to gather information and is in the process of creating a draft for staff review. The draft is scheduled to be presented to the Town Council on 3/22/21. With the final draft presented for adoption on 4/26/21.

Silverline:

Third round of public meetings scheduled for the Stallings area on 3/2/2021 to present the final alignment. CATS will be seeking a resolution of support for the alignment March/April 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 use 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.

Staff has requested a combined site plan be submitted for review. We received the combined plan and provided plan comments prior to Thanksgiving. A meeting in December with staff requested that the developer provide for a connection to the adjacent property that will create connectivity to the proposed Stinson Farms project.

Tree Disturbance Permit:

Amending the Development Ordinance to reference the tree disturbance permit requirements to the permitting process language. This allows developers to begin the installation of erosion control devices with an approved Erosion Control and Driveway Permit.

Current Projects Map:

To address concerns with the Current Projects Table on the website, staff has created an interactive map that will allow users to locate current projects on a map using location.

Clicking on the project location will link you to the projects documents and site plans.
Going live week of 2/22/21.

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. SPD had no COVID exposures this month.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected 15.5 pounds of unwanted medication.
- The SPD Criminal Investigations Unit obtained an arrest warrant for sex crimes against a child. The suspect was apprehended with assistance of the US Marshal's Fugitive Task Force. The unit also made an arrest for Assault with a Deadly Weapon and obtained warrants for one other person involved.
- SPD patrol division recovered two stolen vehicles and arrested offenders on both cases. Officers also responded to a call of an unconscious male. Officers were able to administer Narcan in life sustaining efforts until Union County EMS arrived and took over medical treatment.

Engineering Update

- Stormwater repair project completed. (1212 Yarrow St)
- Stormwater repair project completed. (4208 Goldcrest Drive)
- Solis and Southstone ongoing sidewalk inspections.
- Plan review and further comments for Courtyards at Lawyers Clubhouse plans, Courtyards at Chestnut and Solis retail project.
- Callonwood sidewalk repair project ongoing. (Weather permitting PSS should be done by end of next week)
- Inspected Stone Creek Townes' tree disturbance boundaries and E&C (Tree disturbance permit given)

Public Works Update.

Please find listed the latest update (*1/17/2021*) from PWX Department. In no order:

- Repaired “stop ahead” sign in Shannamara.
- Repaired sign in Kerry Greens subdivision that was missing the “d” on Copeland Dr.
- Placed temporary stop sign in Callonwood subdivision on Hammond Dr. until homeowner’s association gets their decorative pole sign repaired.
- All zoning and SAP maps were rehung in town hall after renovation.
- Rehung several white boards in town hall after renovation.
- Flooring in new town hall building had to be taken up and reinstalled due flooring coming up. This was a warranty issue.
- Water fountain in new town hall had to be repaired as it was leaking. This was a warranty issue.
- Potholes were patched on Greenway and Stevens Mill.
- Potholes were patched on Craftsman Ridge and St. Johns Ave.

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

Parks & Recreation Update

Staff Accomplishments: Ryan Ridgeway – Rising Star Award

Ryan works above and beyond to assure that our parks are safe, sanitized, and always the best around! Without Ryan on our team, we know that we'd be missing out. He has done so much for not only us but our community. Make sure to thank Ryan for all his hard work and dedication to the Town of Stallings.

Greenway Design:

Vickery HOA and the Town executed the Easement Agreement for the Blair Mill Greenway project. It has been recorded according to policy.

Destination by Design consultant Eric Woolridge is working to complete the design and engineering process to include the NCDOT required HAWK signal design and inspection approved by Council.

Next steps: finalize plans/specs and prepare for bidding process.

Park Maintenance Updates:

Due to storm damages in previous months, 2 trees are being removed at the Blair Mill property. We have an arborist consulting on a tree in Stallings Park on 9/19/19 to see what our next course of action will be for the tree directly next to Shelter A.

Programs:

Cupid's Cards: Staff distributed 50 "make your own valentine's cards" kits to families in Stallings!

Staff received the following feedback:

- "Thank you so much! My kids used their boxes to make cards for residents of a local nursing home. They have not been allowed out of their rooms (even for mail or meals) and we're hoping the mail will help bring them some joy!"
- "My kids love these events! Thank you so much for doing this!"
- "That is AWESOME"
- "Y'all are the best!"

Healthy at Home FB Series: Our very own Events Coordinator, Eunice McSwain, will be going over various topics every Thursday on FB to promote health & fitness.

Topics include: Virtual tour of local parks and trails, how to make peanut butter cheerio bars, 3-ingredient fruit smoothie recipes, and quarantine exercise tips!

Leprechauns on the Loose: Do you have some extra luck laying around? Because you're going to need it! There are Leprechauns that will be running loose throughout Stallings Municipal Park from Monday, March 15th - Friday, March 19th. You may find them climbing in trees or even swinging in hammocks! We don't want to give their secret locations all away. There will be 10 leprechauns to search for!

Peter Cottontail's Bunny Trail: Here comes Peter Cottontail hopping down the Stallings Trail! Starting Monday, March 29th there will be 3 Golden eggs hidden throughout the park each day. We will post clues on our Facebook page to where these Golden eggs are located! Inside each Golden Egg will be a unique word to unlock your prize: a bag of 50 Candy Stuffed eggs & even some Easter crafts!

Finance Update

- Completed 1099 required documents by IRS deadline of 1/31/2021
 - 1099-MISC for attorney fees and rents
 - 1099 – S for real estate transactions
 - 1099-NEC for non-employee compensation (service contractors)
- LGC 203 Report submitted to NC State Treasurers Office reporting cash balances for the Town.
- FY2020 TR-2 submitted to NC Department of Revenue
 - Annual report on the Town’s tax bases and levies for the year.
- FY2022 Budget
 - Draft Budget Schedule distributed to staff for input and will be distributed to Council at the next meeting.
 - Department budget templates emailed to directors.
 - CMIP and Capital purchases prioritization also sent to directors.
- Tax Collections FY2021 Year-to-date
 - Ad Valorem and MVT Collections
 - Ad Valorem collections through 2/17/2021 are \$3,652,914 - Budget is \$3,626,000.
 - Motor Vehicle Tax collections through 2/17/2021 are \$184,832 – Budget is \$396,000.
 - Sales and Use Taxes recorded through 2/17/2021 are \$773,812 representing 6 months of collections (July to December)
 - Budgeted Sales and Use tax for FY2021 \$1,252,000.
- Cash Balances as of 2/17/2021
 - General Fund PNC Accounts \$ 5,077,601
 - General Fund NCCMT Investment Accounts \$ 9,056,301
 - Powell Bill NCCMT Investment Account \$ 680,258
 - Sewer Account \$ 7,984
 - Storm Water PNC Account \$ 950,968

TOTAL \$ 15,773,112

Human Resources Update

- No updates from the Human Resources Department.

General Government/Town Clerk Update

Website

- While not all pages are 100% complete, the website is on the right path. We appreciate all the assistance and support of our Council Member IT professionals.

Gateway Signage

- Staff is continuing meetings with Destination by Design (DbD), NCDOT, and Atrium to collaborate on the best location and sign design. At this time, Staff and DbD are awaiting some additional specifications from NCDOT.

Surplus Sales

- Staff is continuing to sell surplus items on GovDeals. As of 02-17-2021, a grand total of \$276.28 worth of items have been sold.