



March 23, 2021 - Staff Update

Planning Projects Update (As of 3/17/21)

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

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 Approved on 3/16/22; Town Council Hearing 3/22/21.

CZ20.07.02 – Shirley White CZ Amendment. Pulte Homes has requested condition #2 of the originally approved CZ be amended to allow for a change in the approved elevations. The project will be a 39-unit townhome project located on the Shirley White property on Matthews-Weddington Road that was originally approved in 2007 and has received vested rights to the use due to the substantial financial investment made by the original developer, Larry Raley, in making intersection improvements at Antioch Church Road and Matthews Weddington Road.

BOA Appeal Hearing – 1005 Kara Court. An appeal to the accuracy of a recorded plat. – Ongoing. The hearing has consisted of two meetings 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 conditionally approved by the Town, they are working through final details and working on acquiring water/sewer approval from the County. Staff are working through with applicant to ensure plans meet Town requirements.

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 – Approved; Town Council Hearing 4/26/2021.

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 onto 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

February 1 – 28, 2021

TYPES OF VIOLATIONS	CARRIED FROM LAST PERIOD	OPENED THIS PERIOD	CLOSED THIS PERIOD	BALANCE CARRIED FORWARD TO NEXT PERIOD
PUBLIC NUISANCES	12	4	3	11
ABANDONED JUNKED AND NUISANCE VEHICLES	1	4	0	5
MINIMUM HOUSING STANDARDS	3	0	1	2
STALLINGS DEVELOPMENT ORDINANCE	6	6	4	8
NON-RESIDENTIAL BUILDINGS & STRUCTURES	1	0	0	1
TRAFFIC	0	2	2	0
NOISE	0	0	0	0
OPEN BURN	0	1	1	0
HAZARD TREE	0			
AT LARGE/NUISANCE DOG/CAT or other animal	3	1	2	1

CITATION Notes:

Residential Areas (new citations issued): Arlington Downs – 0, Austin Village - 0, Blackberry Ridge – 0, Brookfield – 1, Buckingham –0, Callonwood – 2, Camelia Park – 0, Chestnut – 0, Chestnut Oaks – 0, Community Park – 0, Country Woods East – 0, Courtyards at Chestnut Lane – 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 – 1, Fair Forest – 1, Fairfield Plantation – 0, Fair

Haven – 0, Forest Park – 0, Franklin Meadows – 0, Gold Dust Ridge – 1, Golden Acres – 1, Hunley Creek – 0, Independence Village – 1, Kerry Greens – 0, Kingsberry – 0, Lakewood Knolls – 2, 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, Solis at Chestnut Farms – 0, Southstone – 0, Spring Hill – 2, Stallings Park – 1, Sterling Manor – 0, Stevens Mill – 0, Stonewood – 0, Stone Creek – 0, Vickery – 0, Wendover at Curry Place – 0, Willowbrook – 0, Willowcroft – 0, Willows at Stallings – 0, Woodbridge - 2

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 4/12/21. 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. A resolution of support of the selected alignment and proposed park and ride station will be presented to Council on 3/22/2021.

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.

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 provided 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.

Fee Schedule:

Reviewing fee schedule to ensure current fees are covering town staff, legal and advertising expenses. Adjustments to the schedule will be presented during the budget process.

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 one COVID exposures this month.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected 5.7 pounds of unwanted medication.
- The SPD Criminal Investigations Unit has been working on seven vehicles that were broken into at a local hotel. This case is connected to similar incident in a surrounding jurisdiction.
- SPD patrol division responded to a call of a stabbing. Officers were able to make an arrest on scene of this incident. Patrol also made an arrest for possession of methamphetamine after receiving a call for a suspicious vehicle at a local gas station.
- SPD officers completed pepper spray and Taser recertification.
- SPD also had an intoxilyer installed this month. The SPD is now a testing site for impaired driving offenses.

Engineering Update

- Mr. Bo Conerly is serving as the Interim Town Engineer.
- Staff are finalizing the last step of sidewalk work at Callonwood.
- The Woodbridge sink hole repair projects are substantially completed.
- Staff have submitted comments back to the developer's engineer of record on the final outstanding issue on the Vickery subdivision. The developer will need to acquire property owner approval for completion.

Public Works Update.

Please find listed the latest update (*3/19/2021*) from PWX Department. In no order:

- Patched 3 potholes in Callonwood subdivision.
- Made repairs to a door in PD.
- Cleaned out storm drain gutter in Morningside Meadows subdivision.
- Installed handcuff ring in PD booking room.
- Made temporary repair to Copeland Ct. street sign in Kerry Greens that was missing the “d”.
- Worked with IT on some connectivity issues in PD.
- Repaired bathroom plumbing issue at Blair Mill Park.
- We have begun a long process of edging the sidewalks we mow throughout town.
- Helped PR trimming bushes in Stallings Park.

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: Ashley Platts – successfully renewed the CPRP (Certified Parks and Recreation Professional) for two more years!

Greenway Design:

Awaiting NCDOT plan review for engineering of HAWK signal.

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

Park Maintenance Updates:

New rules and directional signage in progress for Stallings Park – to include updates to blanket liability statements.

Light fixtures in Stallings Park shelters need to be replaced. They are 10 years old and failing, largely due to not being proper outdoor fixtures.

Landscaping – trees, bushes, and flower gardens in progress at Stallings Park

Programs:

Leprechauns on the Loose: Mar 15-19 in Stallings Park. Some weather concerns with navigating the park during this week, but participation numbers were outstanding for the first day.

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!

Eggapalooza: Registration filled in ONE DAY!

Farmer's Market:

Continued meetings with Union County to discuss staffing requirements for Market beginning in May. Concerns about staff availability remain, as well as impact to Saturday morning park activities (shelter rentals, parking, etc.)

Finance Update

- The Town is focused on internal annual budget development and is looking forward to working with Council in the coming months on the budget.
- The February monthly finance report will be sent out at the same time.

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 definitely 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.