



May 22, 2020 - Staff Update

Planning Projects Update (2/23/20)

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

CZ20.02.01 – Courtyards and Weddington Road. Homeowners are requesting that the condition requiring the installation of an emergency breakaway gate be removed.

CZ20.05.01 – 100 Sherin Lane. Request for a conditional zoning to allow for outdoor long-term storage.

CZ20.05.02 – True Homes. Matthews Indian Trail Road. A resubmittal of a request for approval of a townhome project on the south side of Matthews Indian Trail Road adjacent to Vickie Lane. Request was denied by Town Council on January 13, 2020. By ordinance, a resubmittal can be accepted no sooner than 4 months after a decision is rendered.

2. Development Agreements

IDLWILD MIXED RESIDENTIAL PLAN –

STATUS: Approved

No plans have been submitted for permitting.

STALLINGS TOWNHOMES

STATUS: Approved

Awaiting preliminary plan submittal.

ATRIUM HEALTH

STATUS: Approved

Preliminary plans approved and construction has begun.

STALLINGS ELEMENTARY SINGLE-FAMILY TND

STATUS: Planning Board TBD

Plan revised to show single family residential. The subcommittee approved on February 10, 2020. The applicant has finalized their draft DA. Staff and legal have provided comments and they are revising. The DA will be scheduled to be heard by the Planning Board in June. Orissa Holdings is the developer on the project. The builder will be Broadstreet Homes.

WILLOWS AT STALLINGS

STATUS: Approved by Town Council on 02/24/20

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 applicant is finalizing their TIA and will return to the subcommittee once completed.

UNION PARK TOWNES

APPROVED: Town Council 4/27/2020

A Development Agreement for a 217-unit townhome project located on Stallings Road within the Monroe Bypass Corridor Small Area Plan.

IDLEWILD MIXED USE (NORTHSIDE OF IDLEWILD ROAD)

STATUS: Staff Negotiations

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 has been identified for the property and brought into the DA process. The revised plan will be posted once received and a subcommittee meeting scheduled. The developer is also preparing their required TIA.

3. Text Amendments – N/A

4. Code Enforcement

Period: April 1 - 30, 2020

TYPES OF VIOLATIONS	CARRIED FROM LAST PERIOD	OPENED THIS PERIOD	CLOSED THIS PERIOD	BALANCE CARRIED FORWARD TO NEXT PERIOD
PUBLIC NUISANCES	22	30	26	29
ABANDONED JUNKED AND NUISANCE VEHICLES	2	3	1	4
MINIMUM HOUSING STANDARDS	4	3	1	7
STALLINGS DEVELOPMENT ORDINANCE	3	5	3	5
NON-RESIDENTIAL BUILDINGS & STRUCTURES	2	0	0	0
TRAFFIC	0	0	0	0
NOISE	0	1	0	1
OPEN BURN	0	1	0	1

NOTES:

Residential Areas (new citations issued): Arlington Downs – 0, Blackberry Ridge – 1, Brookfield – 0, Buckingham – 1, Callonwood – 0, Camelia Park – 3, Chestnut – 0, Chestnut Oaks – 0, Community Park – 1, 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 – 0, Fair Haven – 0, Forest Park – 3, Franklin Meadows – 0, Gold Dust Ridge – 1, Golden Acres – 0, Hunley Creek – 0, Independence Village – 0, Kerry Greens – 1, Kingsberry - 0, Lakewood Knolls – 3, 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 – 9, Stallings Park – 4, Stevens Mill – 0, Stonewood – 0, Wendover at Curry Place – 0, Willowbrook – 0, Willowcroft – 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 have been submitted to legal for review.

Potential Downtown Development

Spoke with a developer interested in building multifamily housing near town hall within the downtown master plan. If pursued, the project would require conditional zoning due to the density. Staff has only had inquiry discussions with the developer and at this time there are no plans to share, wanted to make council aware of the potential project.

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 comment on June 22.

Police Department

MONTHLY REPORT & COMPARISON

	<i>Jan. 19</i>	<i>Jan. 20</i>	<i>% Increase</i>	<i>Feb. 19</i>	<i>Feb. 20</i>	<i>% Increase</i>	<i>Mar. 19</i>	<i>Mar. 20</i>	<i>% Increase</i>	<i>Apr. 19</i>	<i>Apr. 20</i>	<i>% Increase</i>
Total number of calls (EXCLUDES PREV. PATROLS, BUS. CHECKS & ALARMS)	847	975	15%	941	1050	12%	801	981	22%	976	682	-30%
Total number of reports	34	52	53%	43	45	5%	42	45	7%	42	48	14%
Total number of arrests	22	21	-5%	17	14	-18%	20	15	-25%	14	7	-50%
Number of drug investigations	13	8	-38%	12	5	-58%	5	1	-80%	0	1	100%
Cases assigned to detective	9	12	33%	5	8	60%	5	6	20%	3	2	-33%
Traffic stops	199	297	49%	245	200	-18%	216	185	-14%	238	24	-90%
Traffic citations issued	82	134	63%	134	178	33%	109	92	-16%	114	16	-86%
Warning citations (written and verbal)	40	176	340%	134	172	28%	54	96	78%	47	12	-74%
DWI	2	4	100%	4	3	-25%	4	3	-25%	3	0	-100%
Traffic Crashes	31	23	-26%	23	27	17%	27	28	4%	32	12	-63%
Crime Scene Unit Callouts	0	3	300%	0	1	100%	0	0	0%	0	0	0%
K9 Uses	4	5	25%	2	2	0%	1	3	200%	4	6	50%
Use of force incidents	1	2	100%	0	0	0%	0	0	0%	0	0	0%
Preventative patrols	2080	2341	13%	1758	1897	8%	1838	2106	15%	1709	1592	-7%
Business checks	702	952	36%	680	898	32%	695	876	26%	680	729	7%
Alarm calls responded to	69	56	-19%	72	80	11%	73	62	-15%	85	35	-59%
Community Service Unit events	5	8	60%	4	8	100%	4	3	-25%	1	0	-100%

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. Call volumes continue to decrease as people as still staying at home under the Governor's executive order.
- As the State moves to Phase 2 per the Governor's executive order, the police department is preparing to deal with calls of violations of the executive order. At this point in time, we intend to be consistent with the rest of Union County law enforcement. The approach we will taking is that of education and limited enforcement. Violations that are called in will always be addressed and we will assist business owners in the understanding of the Phase 2 standards. The department has a broad range discretion ranging from educating the public to verbal and written warnings. Our intent is to use the criminal justice system as an absolute last resort during this difficult time within our community.
- The department conducted a promotional process to fill a vacant sergeant position and began interviewing patrol officer candidates.

Engineering Update

- Twin Pines (Chestnut Place) stormwater repair ongoing
- Engaged with Union County/consulting engineer regarding Brookfield/Stallings Park sanitary sewer project and storm drainage coordination
- Updated transportation infrastructure list on the Town website
- 108 Brownstone Ct. stormwater infrastructure repair completed
- Proven Parts' plans reviewed and approved
- Provided storm drainage infrastructure inventory to Silver Line consultant
- Reviewed/approved retaining wall shop drawings for the Atrium development
- Final pay application payment submitted to the contractor for the New Town Hall-Public Works facilities

Public Works Update.

- Put up zoning sign on Sherin Lane.
- Patched pothole at 5118 Blackberry Lane.
- Visited a citizen with Code Enforcement about a grass violation.
- Finalized research and presentation of Public Works budget to council.
- Patched pothole at 8100 Castlemaine Drive.
- Patched pothole at 2241 Flagstick.
- Repaired speed limit sign in Emerald Lakes.
- Drove code enforcement around to show what landscape areas we maintain in the ROW.

Parks & Recreation Update

Month of: 04.01.2020 - 05.19.2020

EVENTS	
Title	Description
Easter Bunny Drive-By	Two Trucks & one Van went out through local neighborhoods starting at 9:00am and ending at 5:30pm with the Easter Bunny. This replaced our Easter Egg Hunt following the COVID-19 guidelines.

PROGRAMS	
Title	Description
Stay Smiling Stallings	21 new activities were posted for families to do at home via. our Facebook Page. These included homemade play dough, sidewalk chalk, science experiments, & even printable sheets for kids!
Easter Egg Drop Off	Stallings Residents were given the opportunity to register for our first ever Easter Egg Drop off. This involved staff pre-packaging Easter Eggs into groups of 100/bag. The Easter Bunny even wrote a letter that was included in these bags. They were then dropped off to everyone's front door!
Pen Pal	Stallings Residents were given the opportunity to register for our first ever Pen Pal Program. This program allows staff members to write to 3-4 families per/week.
Senior Spotlight	This program involves highlighting local high school and college seniors in our area. We will be putting yard signs, goodie bags, & letters together to deliver to local students in Stallings. This program is open to Stallings Residents to sign-up via. Facebook.

Sidewalk Challenge	Local residents are challenged to create their very own side-walk chalk creation. Participants send in photos of their sidewalk chalk to parks and recreation staff member to be judged.
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MAINTENANCE PROJECTS
Trimmed trees in Stallings Park w/ Public Works
Removed fence gates at Blair Mill Park w/ Public Works
Replaced tennis nets at Stallings Park
Serviced all lawn equipment w/ Public Works
Sorted all items removed from Town Hall w/ Public Works
Organizing Park Storage Sheds
Removed old picnic tables from Stallings Park
Cleaned tennis courts (weeds, power wash, etc.)
Assisted Code Enforcement Officer Kolleen Dickinson with replanting flowers and shrubs in park

OTHER
NC Parks and Rec Directors meeting biweekly through Zoom to network and plan for phased reopening
Union County PR Directors meeting weekly through Zoom to coordinate reopening plans
Office call volume has increased to 50-75 calls per week

Human Resources Update

- Due to the pandemic the training for the annual Performance Evaluation process as well as the implementation of NeoGov which is software to help with the Performance Evaluation documentation has been postpone until staff is back in the office full-time.
- The Police Department has an opening for a Patrol Office, for more information please go to the Town's website.

Finance

- Budget 2021
 - Draft Budget review meetings completed with council and CMIIP updated to include capital items in budget
 - Budget Ordinance completed and line item budget is available online and at Town Hall for review.
 - Advertisement of Public Hearing on June 8th for FY20-21 Budget was released on May 19th.
- Finance Department Operations
 - Invoices and checks continue to be remotely processed with the Finance Staff being in the office only 1 day per week for check run.
 - Finance is in the office on Tuesday's for check printing and signing.
- Town Finances
 - Cash Balances as of 5/20/2020

▪ General Fund PNC Accounts	\$ 1,099,817
▪ General Fund NCCMT Investment Accounts	\$ 9,234,094
▪ Powell Bill NCCMT Investment Account	\$ 636,381
▪ BB&T Capital Project Account	\$ 21,622
▪ Storm Water PNC Account	\$ 970,694
TOTAL	\$ 11,962,608

General Government/Town Clerk Update

COVID-19

- Teleworking issues coordination between staff and CompuNet World
- Public communication
- Council Meetings electronic facilitation
- Phase 2 plan creation

New Town Hall

- All furniture for the new facilities has been delivered.

2nd Floor Renovations

- Assessing furniture/equipment needs for 2nd floor renovations
- Coordinating IT temporary relocations during renovations

Waste Management

- Conflict resolution and education with public
- New yard waste perimeters will be communicated this week which allows recycling carts to be utilized for yard waste or yard waste may be placed at the curb as it was pre-COVID.