



## June 19, 2020 - Staff Update

### **Planning Projects Update**

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#### 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. Planning Board reviewed and recommended approval on 6/16/2020. Will go before Council on 7/13/2020.

CZ20.05.01 – 100 Sherin Lane. Request for a conditional zoning to allow for outdoor long-term storage. Community Meeting was held on 6/17/2020. No one from the public was present. Planning Board will review on 7/21/2020. The item will go before Council on 8/10/2020.

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. Community Meeting was held on 6/17/2020. Several members from the public were present. Planning Board will review on 7/21/2020. The item will go before Council on 8/10/2020.

#### 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 Recommended Approval – 6/16/2020**

Plan revised to show single family residential. The subcommittee approved on February 10, 2020. The applicant has finalized their draft DA. The Planning Board expressed concerns with the architecture and requested that the applicant bring elevations back for final approval. The applicant did not agree with this request. Council can revisit this issue during the public hearing scheduled for 7/13/2020. 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: 1<sup>st</sup> 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.

Plans have been submitted for engineering review.

**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.

A revised site plan has been submitted and staff has provided comments that include the need for single family housing directly adjacent to the Shannamara development. Town Land Use Attorney Mac McCarley has reached out to the applicant’s legal counsel to advise of this concern. The developer has requested a meeting with staff to discuss requested changes to the plan.

3. Text Amendments –

Staff working to revise the Development Ordinance based on requested amendments made by Town Council during the SAP review meetings for the Monroe Bypass and Idlewild plans. The following amendments re being drafted in memo form for Council review on July 13, 2020:

1. Review Table of Uses and make Townhomes and other perceived offensive uses CZ.
2. Amend DO to remove language linking the ordinance to SAP’s,
3. Change DA requirements to apply only to large projects.
4. Create a process for CZ’s like the DA process where the subcommittee review is required.
5. Create a process where the CLUP and SAP are being amended during the rezoning (CZ) process.
6. Amend the Idlewild Sap to reflect single family housing where adjacent to Shannamara and Vickery.

4. Code Enforcement

Period: May 1 – 31, 2020

TYPES OF VIOLATIONS	CARRIED FROM LAST PERIOD	OPENED THIS PERIOD	CLOSED THIS PERIOD	BALANCE CARRIED FORWARD TO NEXT PERIOD

PUBLIC NUISANCES	29	27	43	25
ABANDONED JUNKED AND NUISANCE VEHICLES	4	1	3	3
MINIMUM HOUSING STANDARDS	7	0	4	3
STALLINGS DEVELOPMENT ORDINANCE	5	1	3	5
NON-RESIDENTIAL BUILDINGS & STRUCTURES	0	0	0	0
TRAFFIC	0	1	1	0
NOISE	1	2	2	1
OPEN BURN	1	2	3	0
HAZARD TREE	0		0	2
AT LARGE/NUISANCE DOG/CAT	0	2	2	0

NOTES:

**Residential Areas (new citations issued):** Arlington Downs – 0, Blackberry Ridge – 0, Brookfield – 2, Buckingham – 0, Callonwood – 0, Camelia Park – 5, 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 – 1, Emerald Lake – 0, Fair Forest – 0, Fairfield Plantation – 0, Fair Haven – 0, Forest Park – 11, Franklin Meadows – 0, Gold Dust Ridge – 0, Golden Acres – 0, Hunley Creek – 2, 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 – 5, Stallings Park – 2, Sterling Manor – 1, Stevens Mill – 0, Stonewood – 0, Wendover at Curry Place – 0, Willowbrook – 1, 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 comment on June 22.

Union County Comprehensive Plan Update:

Attending monthly meeting with other Town and county planning staff to discuss the Counties CLUP plan update. A meeting that will involve council is scheduled for August 6.

Squires Properties:

Code Officer working with property owner to clean up land and houses on site. The owner has expressed a desire to incorporate with the Town.

## Police Department

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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. We are beginning to see call volume increase as people begin to resume normal life during Phase 2. Although call volume is much lower than last year at this time, calls are increasing from previous months.
- With the RNC being moved out of Charlotte all Union County planning meetings have been cancelled.
- Ted Mathews was promoted to the rank of sergeant. Four background investigations were completed, and three conditional offers of employment were given to fill vacant police officer positions.

## **Engineering Update.**

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- Hydraulics RFQ live on the Town website
- 1006/1008 Twin Pines (Chestnut Place) POs executed. Holding pattern until a non-precipitation stretch of weather
- Authorized consulting engineering firm on Brookfield storm drainage/utility coordination scope
- 2<sup>nd</sup> floor renovation work is ongoing
- Proven Parts pre-construction meeting 6/18/2020
- Plan Review Epcon Chestnut Lane project
- Solis Chestnut Farm ongoing observations of subgrade proof rolls for the public streets

## **Public Works Update.**

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- Fence screen was changed at substation.
- Potholes patched in Shannamara subdivision.
- Pothole patched on Stevens Mill at HT/CVS entrance.
- Worked on butterfly garden project with parks and recreation.
- Began moving around 2nd floor furniture for renovation project.
- A lot of work has been performed on beatification of the landscaping at Town Hall.
- Worked on clearing debris out in storm drain in Springhill. Vendor will have to finish remainder.



## **Parks & Recreation Update**

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**Networking:** Weekly discussions continue with Union County Parks and Recreation Directors regarding COVID-19 actions and future events. Stallings and Indian Trail are looking to partner on some events and programs in 2021, potentially including Touch-A-Truck. Conference calls with the NC State Directors are ongoing each Tue and Thu as well.

### **Greenway Design:**

Surveying for the easement areas with Vickery HOA is in progress, as well as the protected species inspection. Conversations ongoing with NCDOT regarding crosswalk options for Stevens Mill Rd.

### **Park Maintenance Updates:**

- Stormwater ponds at Stallings Park have been serviced and are set for their annual inspection.
- Contractors have begun replacing the playground borders on our two playgrounds near the tennis courts and all playgrounds will be sanitized, coated with an antimicrobial barrier and the required mulch replaced in all playgrounds.
- Blair Mill restrooms are reopened for service.
- Park Maintenance staff have been assisting Public Works with the following:
  - Town Hall Landscaping
  - ROW mowing
  - Park construction projects – butterfly garden

### **Facebook:**

- Stallings Got Talent virtual event is live on Facebook and we are receiving video entries to showcase in early July!
- Stallings Senior Spotlights have been ongoing featuring our local graduates of high school and college. Yard signs have been delivered to those sharing their accomplishments with the Town.
- Staff feature posts are going out on Facebook to encourage public engagement.

## Human Resources Update

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- HR is assisting management and departments with covid-19 operational plans.
- Due to the pandemic, the training for the annual Performance Evaluation process as well as the implementation of NeoGov (which is the software to help with the Performance Evaluation documentation) has been postponed until staff is back in the office full-time.

## Finance

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- Budget 2021
  - Draft Budget review meetings completed with council and CMIIP updated to include capital items in budget
  - Public Hearing was held on June 8<sup>th</sup> for FY20-21 Budget
  - Budget Ordinance is ready to be adopted by Council at the June 22<sup>nd</sup> meeting.
- Finance Department Operations
  - Finance has moved to New Town Hall lobby while renovations are being completed
  - Finance is in the office on Tuesday's for check printing and signing and work from home other days
- FY2020 Year-end Processing
  - Preparing for year-end with cash transfers being processed for due to/from various funds
  - Capital Project Fund for New Town Hall will remain open for FY2021 as we are not going to have all documents processed by June 30
  - Updating Southern Software to open new year.
- Town Finances
  - Cash Balances as of 6/18/2020
    - General Fund PNC Accounts \$ 1,663,465
    - General Fund NCCMT Investment Accounts \$ 8,971,812
    - Powell Bill NCCMT Investment Account \$ 291,487
    - BB&T Capital Project Account \$ 0

▪ Storm Water PNC Account	\$ 1,115,627
TOTAL	\$ 12,042,391

## **General Government/Town Clerk Update**

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### ○ **COVID-19**

- Public communication
- Council Meetings electronic facilitation
- Continued Phase 2 plan

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### **2<sup>nd</sup> Floor Renovations**

- Assessing furniture/equipment needs for 2<sup>nd</sup> floor renovations
- Coordinated IT temporary relocations during renovations

### **Waste Management**

- Conflict resolution and education with public
- Re-scheduled Bulk PickUp

### **Public Information Requests**

- Working on fulfilling a few large request
- Draft a public information policy