



MEMO

To: Union County
From: Max Hsiang, Planning & Zoning Director
Date: 10/16/2024
Re: Response to Cresswind Development Proposal in Union County

Request:

Union County Planning has requested a formal position from the Town of Stallings regarding the Cresswind development proposal (Conditional Zoning for 727 single-family, 55+ detached homes on parcels 08312014, 08309016, and 08282009A) prior to scheduling a community meeting.

Stallings Town Council Position:

While the Town of Stallings does not have zoning or development authority over the property, we have identified potential community impacts, development planning considerations, and development concerns.

Based on our current understanding, the Stallings Town Council is not supportive of the proposed development. However, the Council emphasized that they do not have sufficient information to make an informed decision.

Additional Concerns and Suggestions:

The Council agrees with the list below of staff concerns and expressed the following during their Council Meeting on 10/15/2024:

1. Community Impact

- **Annexation:** Stallings may seek to annex the northern unincorporated Union County properties into Stallings to increase the tax base and avoid future development limitations.
- **Police Services:** Ensure adequate police services for the community.
- **Traffic:** Address potential traffic increases on Lawyers Road.
- **Community Involvement:** Invite Stallings residents to community meetings and public hearings, and notify HOAs on Lawyers Road and the Town Council.

2. Development Planning

- **Site Access:** Consider the impact of no access from Rock Hill Church Road. Provide a street stub towards Rock Hill Church Road or additional access points in and out of the neighborhood.
- **Stormwater Management:** Address concerns about floodplain proximity to homes and potential flooding.
- **Parking:** Plan for adequate parking, including parallel parking on main roads or additional parking areas.
- **Open Space:** Ensure sufficient usable open space for residents.
- **Amenities:** Include secondary amenity areas and usable spaces.
- **Walking Trails:** Consider a walking trail along the floodplain.

3. Development Concerns

- **Sewer Facility:** Address concerns about the long-term impacts of a private sewer facility.
- **Information and Transparency:** Request a detailed list of conditions from the conditional zoning and a formal analysis of the impact on services.
- **Gated Community:** Determine if the development is proposed as a gated community.

4. Additional Council Concerns

- **Building Standards:** Roads should be built to significant standards and width to ensure long-term durability.
- **Age Restriction:** The development should be age-marketed rather than age-restricted to allow for families to live there.
- **Sewer Plant:** The proposed private sewer plant raises concerns about odor and potential environmental impacts. Conduct a thorough environmental assessment and consider impacts for private wastewater treatment.
- **Environmental and Floodplain Issues:** There are significant uncertainties regarding the environmental and floodplain impacts of the development.

We request that Union County Planning provide additional information and address these concerns with this Development before proceeding with public meetings.

Sincerely,



Max Hsiang, AICP, CZO

Planning & Zoning Director | [Town of Stallings](https://www.townofstallings.org)

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