



January 17, 2025

PLANNING & ZONING MONTHLY REPORT | DEC.



Meetings

Meeting Type

Town Council:

- 11/25/2024
 - Silverline Integration Final Draft Presentation
 - TX24.11.01 Brewery and Similar Definition
 - Staff request a text amendment in the Stallings Development Ordinance within Article 3 to clarify and expand the existing language.
 - Approved
 - TX24.11.02 Local Government Exemptions
 - Staff requests a text amendment in the Stallings Development Ordinance to exempt properties owned by local governments from Articles 15 & 21
 - Approved

Planning Board:

- 12/17/2024
 - CZ24.10.01 – Assembly of God
 - Assembly of God requests a conditional rezoning for 6800 Stevens Mill Rd from SFR-1 to CZ-MU-1 to construct and expand daycare center and religious uses on site.
 - Recommended Approval
 - RZ24.10.01 – 5749 Stevens Mill Rd
 - Stevens Village LLC requests a general rezoning for 5749 Stevens Mill Rd from SFR-1 to MU-2.
 - Recommended Approval

Board of Adjustments:

- The Board of Adjustments meeting was not held due to a lack of items on the agenda.

Current Approved Residential Project Status

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<u>Project Name, Info</u>	<u>Location</u>	<u>Additional Info</u>	<u>Status</u>
Idlewild Mixed-Residential Plan (Aria): <ul style="list-style-type: none"> Total Site Area: 48.83ac in Stallings 270 Multifamily Units (Aria) 148 Townhomes in Stallings (Inactive) 115 Townhomes in Matthews (Inactive) 3.41 acres of retail/commercial (Inactive) 	Idlewild Rd behind Idlewild Shopping Center	<ul style="list-style-type: none"> By-Right Development Development Agreement: Yes, recorded. Construction Documents approved. Final Plats approved. They have received their Water and Sewer Accessibility letter, NCDEQ Permit, and NCDOT Driveway Permit. 	Construction Ongoing
Bailey Mills (Formerly Stallings Townhomes): <ul style="list-style-type: none"> 92 Single-Family Attached Residential. 	Marie Garris Rd and Matthews Indian Trail Rd	<ul style="list-style-type: none"> By-Right Development Development Agreement: Yes recorded 	Construction Ongoing
Bailey Mills Expansion (Phase 2): <ul style="list-style-type: none"> The Town Council approved CZ22.09.01 on March 28, 2022. 23 Attached Residential Units 	Marie Garris Rd and Matthews Indian Trail Rd	<ul style="list-style-type: none"> They have been approved for an extension of Conditional Zoning Vested rights for an additional two years due to sewer capacity (till March 28, 2026). 	Construction Documents and Final Plat not approved.
The Willows at Stallings: <ul style="list-style-type: none"> 315 Multifamily Residential. 	Stevens Mill Rd	<ul style="list-style-type: none"> Development Agreement: Yes recorded By-Right Development. 	<ul style="list-style-type: none"> Construction documents were approved, and the final plat was not approved. Inactive
Stallings Farm: <ul style="list-style-type: none"> 216 Single-Family Residential 	Stallings Rd and Stevens Mill Rd.	<ul style="list-style-type: none"> Development Agreement: Yes - Recorded By-Right Development. 	Comments were submitted for the 4 th review of the construction documents.

<u>Project Name, Info</u>	<u>Location</u>	<u>Additional Info</u>	<u>Status</u>
Stone Creek (Formerly Union Park Townes): <ul style="list-style-type: none"> 220 Single-Family Attached Units 	Stallings Rd	<ul style="list-style-type: none"> Development Agreement: Yes recorded By-Right Development. 	Under Construction
Idlewild and Stevens Mill Project (Idlewild Crossing):	Stevens Mill Rd & Idlewild Rd	<ul style="list-style-type: none"> By-Right Development Development Agreement: Yes – NOT recorded. Within the next few months, they will submit a DA for a Gas Station and Drive-thru use on the commercial out parcels. They submitted the original application in 2020 when the uses were allowed by right. 	Concept plan approved
Stinson Farm: <ul style="list-style-type: none"> Total Site Area: 83.71 ac 360 Multifamily Units 136 Attached-Homes 32 Single-Family Detached Homes 8 Future Outparcels of retail/commercial (Inactive) 	Idlewild Rd	<ul style="list-style-type: none"> Development Agreement: Yes – recorded. 	Construction Documents Approved
Courtyards on Greenway: <ul style="list-style-type: none"> 105 Single-Family Detached Residential 	Lawyers Rd	<ul style="list-style-type: none"> By-right Development 	Comments were completed for the review of the construction documents.

Housing Unit Projections:

- The following chart shows an estimate of the future homes with approved development agreements, Council approval, or plans to be built in Stallings. Some development housing unit counts are subject to change during the plan review.

Development Name	# of Housing Units
Idlewild Mixed Use Development (Aria at Idlewild location)	<ul style="list-style-type: none"> 270 Multifamily Units (Aria) 148 Attached-Homes
Bailey Mills	<ul style="list-style-type: none"> 92 Attached-Homes
Bailey Mills Expansion (Phase 2)	<ul style="list-style-type: none"> 23 Attached-Homes

Courtyards on Greenway	<ul style="list-style-type: none"> • 105 Single-Family Homes
Stallings Farm	<ul style="list-style-type: none"> • 216 Single-Family Homes
Stinson Farm	<ul style="list-style-type: none"> • 360 Multifamily Units • 136 Attached-Homes • 32 Single-Family Homes
Stone Creek Townhomes	<ul style="list-style-type: none"> • 220 Attached-Homes
The Willows	<ul style="list-style-type: none"> • 315 Multifamily Units
Total Future Projections	<ul style="list-style-type: none"> • 353 Single-Family Detached Homes • 471 Attached-Homes • 945 Multifamily Units
Legend - Under Construction	
Legend - Plans Approved	
Legend - Awaiting Plan Approval	

Silverline TOD

We have been awarded the CRTPO Grant, and there are three main initiatives for the Silver Line Plan Integration:

1. Integrate the future Lynx Silver Line Project into the Stallings Comprehensive Land Use Plan to include timelines, benefits, studies, and education.
 2. Reimagine the Monroe Expressway Small Area Plan and create a Silver Line Station/Atrium Hospital Small Area Plan that includes renderings and specs.
 3. Incorporate an updated Transportation-oriented Development overlay in the development ordinance with preservation and promotion techniques along the proposed Silver Line alignment.
- Status:
 - See the survey results for a limited time here: <https://arcg.is/0554aj0>
 - Public input session at Stallings Fest Completed
 - Next Steps: To request Town Council to adopt the Small Area Plan and Comprehensive Land Use updates on January 27, 2025, and TOD Overlay on February 24, 2025.

Current Planning & Engineering Plan Reviews

Our Plan Reviews consist of a three-part submittal process. For more information, see Article 7 of the Development Ordinance.

Stage 1: Preliminary Plan Review (Concept Plan) – Article 7.7-2

- This initial review is ideal for new developments because it assesses broad aspects like lot size, building placement, parking, and landscaping.
- Additionally, existing commercial businesses seeking a change of use must also undergo this preliminary planning stage.

Stage 2: Construction Documents Review – Article 7.7-1

- This second stage focuses on new developments and thoroughly examines all details.
- Expect a deeper examination of lot dimensions, building placement, parking, landscaping, and stormwater management.
- We require approval from NCDOT for Driveway Permits, NCDEQ for Erosion Control Permits, and UCPW for Sewer Capacity.

Stage 3: Final Plat Review (For Land Division) – Article 7.11

- This stage applies when land is subdivided into major divisions (5 or more lots) or minor divisions that skip stages 1 & 2 (4 or fewer lots).

- Depending on the project scope, bonds and/or promises (ex., financial agreements adopted in a development agreement or conditional zoning) may be required at this final stage.

Below are the current reviews. The approved projects will be removed from this list in the following monthly report.

Preliminary Plan (Concept Plan/Minor) Reviews:

- PR24.09.01 – 4923 Potter Rd Residential [Comments Provided]
- PR24.09.02 – 1927 Richard Baker Dr Auto 2nd Review [Approved]
- PR25.01.01 – 824 Stallings Rd [In Review]

Construction Document (Major) Reviews:

- CD24.02.01 – Courtyards on Greenway 3rd Review [Preliminary Approval]
- CD24.02.02 – Stallings Farms Residential 4th Review [Comments Provided]
- CD24.08.01 – Sell Ethics 3rd Review [In Review]
- CD24.10.01- Stevens Mill Medical Office 2nd Review [In Review]
- CD24.10.02 – Harris Cars Gribble Rd 2nd Review [In Review]

Subdivision/Final Plat Reviews (subdivide parcels):

- FP25.01.01 – Rhoderia Dr Recombination Plat [Approved]

Reports

Permit Report:

12/01/2024 - 12/31/2024

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
12/30/2024			Online Submission	SFR-3		401 AURORA BLVD	
12/30/2024	2622	Use Permit	Approved	MU-2		7900 STEVENS MILL RD SUITE G	\$50.00
12/27/2024	2621	Home Occupation	Approved	SFR-2	Country Woods East	9028 BIRCH CT	\$75.00
12/27/2024	2620	New Principal Structure	Approved	MU-2	Aria Apartments	2008 Aria Village Dr	\$250.00
12/27/2024	2619	New Accessory Structure	Approved	SFR-2	Forest Park	408 WHITE OAK LN	\$75.00
12/18/2024	2618	Permanent Sign Permit	Approved	IND		100 Sherin Ln	\$75.00

12/17/2024	2617			C-74		5100 SMITH FARM RD	
12/17/2024	2616			C-74		5000 SMITH FARM RD	
12/17/2024	2615			C-74		0 U S HWY 74 & SMITH FARM RD	\$75.00
12/17/2024	2614	Principal Structure Upfit	Approved	MU-2		3125 Matthews Indian Trail Rd	\$75.00
12/16/2024	2612	New Accessory Structure	Approved	SFR-3	Stevens Mill	1245 MILL RACE LN	\$75.00
12/16/2024	2611	Permanent Sign Permit	Approved	MU-2		7900 STEVENS MILL RD SUITE G	\$75.00
12/13/2024	2610	Chicken	Approved	SFR-2	Country Woods East	9028 BIRCH CT	\$25.00
12/12/2024	2609	Principal Structure Addition	Approved	SFR-3	Buckingham	2105 WESTMINSTER LN	\$75.00
12/11/2024	2608	Principal Structure Addition	Approved	SFR-3	Spring Hill	3701 BIRCHDALE CT	\$75.00
12/10/2024	2607	Demolition Permit	Approved	MU-2		2000 STALLINGS RD	\$50.00
12/10/2024	2606	Demolition Permit	Approved	MU-2		2008 STALLINGS RD	\$50.00
12/5/2024	2605	New Accessory Structure	Approved	SFR-3	Stevens Mill	2100 COTTON MILL CT	\$75.00
12/4/2024	2604	Pool Permit	Approved	SFR-2	Shannamara	5232 Shanamara Dr	\$150.00
12/2/2024	2603	Permanent Sign Permit	Approved	Conditional		3617 MATTHEWS-WEDDINGTON RD	\$350.00
12/2/2024	2602	Principal Structure Addition	Approved	SFR-2	Country Woods East	5008 SCALEYBARK CT	\$75.00

12/2/2024	2601	Principal Structure Addition	Approved	SFR-3	Camelia Park	325 AURORA BLVD	\$75.00
							\$1,825.00

Total Records: 22

1/2/2025

Code Enforcement Report:

December Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
12/3/2024	PN - Outdoor Storage of Tires and Debris	Ride Around	Open	507 Meadowbrook Ln.
12/3/2024	PN - Outdoor Storage of Mulch/Yard Waste	Ride Around	Closed	609 White Oak Ln.
12/3/2024	SDO - Parking of Commercial Vehicle in a Residential District	Ride Around	Closed	724 White Oak Ln.
12/4/2024	PN - Outdoor Storage of Construction Materials	Ride Around	Open	15808 Deepwood Pl.
12/4/2024	PN - Junked/Nuisance Vehicle	Ride Around	Closed	16200 Deepwood Pl.
12/4/2024	PN - Multiple Junked/Nuisance Vehicles	Ride Around	Closed	200 Smith Cir.
12/4/2024	PN - Damaged Fence	Ride Around	Closed	3842 Privette Rd.
12/6/2024	PN - Outdoor Storage of Mattresses, Appliances, Household Goods and other Items	Ride Around	Closed	4105 Lawrence Daniel Dr.
12/9/2024	SDO - Permit Required, Principal Structure Addition	Ride Around	Closed	2105 Westminister Ln.
12/11/2024	PN - Damaged Fence	Ride Around	Open	126 Aurora Blvd.
12/11/2024	PN - Multiple Junked/Nuisance Vehicles, Outdoor Storage of Car Parts	Ride Around	Open	1209 Stallings Rd.
12/11/2024	PN - Multiple Junked/Nuisance Vehicles, Trash and Debris	Ride Around	Open	2250 Stallings Rd.
12/11/2024	SDO - Permit Required, Accessory Structure	Ride Around	Open	401 Aurora Blvd.
12/11/2024	SDO - Outdoor Storage Prohibited	Ride Around	Open	0 Pleasant Plains Rd.
12/12/2024	PN - Loud, Disturbing Noises	Complaint	Open	2036 Caernarfon Ln.

12/12/2024	SDO - Permit Required, Feather Flag	Ride Around	Closed	2709 Old Monroe Rd.
12/13/2024	SDO - Permit Required, Fence	Ride Around	Closed	408 White Oak Ln.
12/16/2024	PN - Junked/Nuisance Vehicle	Ride Around	Closed	740 Stallings Rd.
12/16/2024	PN - Fallen Tree	Ride Around	Closed	632 Stallings Rd.
12/18/2024	PN -Outdoor Storage of Yard Waste	Ride Around	Closed	3120 Leicester Dr.
12/18/2024	PN - Outdoor Storage of Tires	Ride Around	Closed	3114 Leicester Dr.
12/18/2024	PN - Multiple Junked/Nuisance Vehicles	Ride Around	Open	801 White Oak Ln.

New Violations	
Public Nuisance	1
J/A/N Vehicles	0
SDO	5
Traffic	6
Open Burn	0
Hazard	0
Noise	1
MHS	0
Total Opened	2
	2

December Cases	
Open	9
	1
Closed	3

TOTAL 2

Police Department

See attached chart for data.

Other Highlights

- SPD Detectives cleared three cases and had four cases assigned out for investigation. CID obtained 3 search warrants in ongoing case investigations. One detective seized over \$25,000 in US Currency, approximately 100 pounds of marijuana, and 2.5 kg of cocaine. Detectives successfully recovered stolen power tools from public storage at the residence in Matthews.
- SPD officer was dispatched to a possible drowning in the Fairhaven Subdivision. Officers responded and located an elderly male who had fallen into a small pond in his back yard. Officers helped EMS rescue the man from the pond and assisted with rendering medical attention. Two officers made four traffic stops that resulted in felony drug arrests and illegal weapons charges.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected over one pound of unwanted medication.
- SPD officers participated in multiple Christmas events, such as the McGee Corp bike escort to the Union County Christmas Bureau, sponsoring a family for Christmas Cheer, and participating in the Union County Shop with a Cop event at Target.

Engineering

- Twin Pines Storm Water Project
 - Phase 2 was delayed due to permitting issues.
 - January 2023 - Significant coordination with the United States Army Corps of Engineers needed for approval.
 - Spring of 2023 - Council approved a contract with Kimley-Horn for the final design and permitting of the project with the intent to complete design in FY 2024 and implement construction in summer of 2024 (FY 2025).
 - Phase 2 final design and permitting
 - May 2024 - The Town received permit approval from NCDEQ and USACE.

Final design was completed and Staff met onsite with the property owners and the consultants to discuss the scope of work and answer any questions.

 - Cost estimate for construction is approximately \$250,000. This is in accordance with Staff's expectations and proposed budget(s).
 - August 2024 – As a result of the May 2024 onsite meeting, Staff coordinated with The USACE to reduce the limits of the stream restoration project and determine the costs associated with leaving the stream in the existing condition and pay any mitigation fee(s) and/or pursue after the fact permitting.
 - Onsite meeting with USACE and NCDEQ occurred on August 26, 2024. USACE and NCDEQ stated that the stream has generally restored itself from the August 2020 stream relocation and recommended minimal erosion control and clean up work. This recommended work, as well as the stream relocation, will be encompassed in a Nationwide 29 permit to be approved by USACE.

- September 2024 - Staff presented three options for Council consideration on 09/23/2024.
 - Pursue the full stream restoration project
 - Pursue the USACE and NCDEQ recommended erosion control and cleanup work.
 - Pending Council discussion, a third option could be pursued.
- As a result of the 09/23/2024 Council meeting, Staff was directed by Council to obtain more comprehensive costs for the erosion control and clean up work and begin drafting a settlement agreement for specific property owners.
- At the November 12, 2024, Council Meeting Council approved the minor stream clean up and erosion control work behind 1012 Twin Pines.
 - This work is expected to be completed by Spring of 2025.
- Roadway and Sidewalk Maintenance
 - Resurfacing Contract
 - Staff advertised for bids and received 7 bids for the fall resurfacing contract. Council awarded the fall resurfacing contract to the lowest bidder, Blythe Construction, for \$887,640.00.
 - Project is 90% completed with speed humps, striping, and other small miscellaneous items to be completed.
 - At the January 13, 2025 Council Meeting, Council awarded a preventative roadway maintenance contract to Slurry Pavers, Inc. for \$548,904.60.
 - Scope of Work encompasses microsurfacing of approximately 5.7 miles of roadway in the Fairhaven and Golden Acres subdivisions.
 - Project expected to be completed in May of 2025.
 - Staff is utilizing a comprehensive right-of-way assessment, completed in June of 2024, to analyze deficiencies in roadway and

pedestrian infrastructure. Staff is utilizing this right-of-way assessment to make sidewalk and roadway repairs accordingly.

- Storm Water
 - Storm Water Repair Projects
 - Public Works to complete several small sink hole repairs near catch basins in the Shannamara Subdivision.
 - Three low priority regrades and ditch cleanups on the list to be completed by public works.
 - One storm water repair under investigation on Birchdale Court. Scope of work to be determined.
 - NCDEQ has approved the Town's Storm Water Management Plan (SWMP), and Stallings' MS4 Permit became effective August 1, 2023.
 - The Town met all permit year 1 goals, in accordance with the SWMP, and is working to complete permit year 2 goals.
 - Staff has executed a contract with Bolton and Menk to survey all of the Town's storm water infrastructure.
 - In accordance with permit year 2 requirements.
 - 75% Completed.
 - The Federal Emergency Management Agency (FEMA) is updating their Flood Insurance Rate Map (FIRM) for numerous counties, Union County being one of them. The update includes changes to Special Flood Hazard Areas (SFHA) and changes to the FEMA Regulated Floodways.
 - Stallings has approximately 160 Parcels affected by this FIRM updated.
- Sanitary Sewer Capacity Study
 - Staff provided Council an update at the November 12, 2024, Council meeting and, as a result, Council directed Staff to continue to work with Kimley-Horn and further investigate the following items:

- Clarity on the 12-Mile Creek Basin 1.5 Million Gallons Per Day (MGD) Capacity Improvement.
 - How quickly will capacity be utilized.
 - Exact Capacity Allocation Amounts per Municipality (currently estimated at 97K GPD for Stallings).
 - Is this allocation guaranteed.
 - Analyze a Framework for Developers to build in Stallings.
 - Staff has applied to Charlotte’s Capacity Assurance Program (CAP) and will continue to coordinate with CLT Water further as they plan for improvements.
 - Staff would need to coordinate with Union County to discuss more in-depth logistical details regarding feasibility, constructability, rate schedules, etc.. if the Town was to connect to Charlotte Water’s infrastructure.
 - Stallings’ Staff and two Council Representatives met with Union County Board of Commissioner and UCW Staff to Discuss Town Priorities as It relates to Development and lack of Sewer Capacity. Following this meeting, Staff is expected to bring this item back to Council for further guidance.
- Bypass and Stallings Road Roundabout Landscaping
 - Staff submitted the irrigation plans, created by NCDOT, to Union County to apply for the water meters.
 - Staff received conditional approval for the irrigation in the roundabout and has passed the approval onto NCDOT. NCDOT’s landscaping contractor shall install the irrigation accordingly.
 - NCDOT’s one-year maintenance period will begin in June 2024 and end in June 2025.
 - NCDOT will continually coordinate with Staff to ensure the area is being maintained properly.

- Old Monroe Road Widening Update (STIP# U-4714)
 - NCDOT is currently coordinating/pursuing right-of-way acquisition throughout the corridor.
 - Utility relocation has begun, which includes tree clearing in various locations along Old Monroe Road.
 - Current Construction Let Date is July 15, 2025;
 - Estimated date of Availability to begin Construction: September 1, 2025.
 - Project is expected to last 5 years.
 - The following is the current anticipated timeline(s) associated with the project:
 - Utility relocation
 - Phase I – April 1, 2024, to January 31, 2026 - [McKee Road to Potter/Pleasant Plains intersection]
 - Phase II – June 9, 2024, to June 30, 2026 – [Potter/Pleasant Plains intersection to Morningside Meadow Lane]
 - Phase III – November 10, 2024, to October 31, 2026 [I-485 to McKee Road]
 - Clearing and Grading
 - Clearing, Grubbing, and Erosion Control is phased to coincide with phasing for utility relocation. The following is the estimated utility relocation phasing timeline:
 - Phase I – November 12, 2023 to March 31, 2024 - [McKee Road to Potter/Pleasant Plains intersection]
 - Phase II – November 12, 2023 to June 8, 2024 - [Potter/Pleasant Plains intersection to Morningside Meadow Lane]
 - Phase III – November 12, 2023 to November 9, 2024 - [I-485 to McKee Road]

- Potter-Pleasant Plains Intersection Improvement

- Project is expected to be completed by May of 2026.
- There will be continual nightwork throughout the duration of the project.
- There should not be any lane and/or road closures during the peak morning and evening/afternoon hours of traffic (7:00-9:00 am and 4:00-6:00 pm).

- Fiber Installation
 - If there are any questions or concerns regarding Fiber installation from residents, the Town's website has FAQs and other project specific information to assist residents.
 - <https://www.stallingsnc.org/Your-Government/Departments/Engineering-Public-Works/Engineering-Announcements>
 - Ripple Fiber is installing fiber internet throughout a majority of subdivisions in Town, and surrounding municipalities. Ripple Fiber will notify residents individually and will coordinate with the respective HOAs in advance of construction beginning. Any issues with the construction can be directly reported to Ripple Fiber by visiting the following link <https://ripplefiber.com/contact>
 - Staff is currently working with Google Fiber to initiate the plan review and Encroachment Agreement Process.
 - Staff has been contacted by GigaPower (sister company of AT&T) about Encroachment Agreements to install fiber throughout Stallings.
 - GigaPower's contractor, MasTec Communications, has begun work on the south side of Town.
 - If there are any concerns with construction, residents may call **1-855-608-7525**. The property owner(s) will be asked to leave a voicemail with their name, address, and phone number, and then the voicemail will be directed to the MasTec's Charlotte office.

- Storm Water and Infrastructure Committee
 - Council approved the reconstruction of the Transportation Advisory Committee (TAC) and the Stormwater Advisory Committee (SWAC) into the Stormwater and Infrastructure Committee (SIC) on 03/11/2024.
 - **2025 Meeting Schedule. Location: Town Hall Second Floor Conference Room, 315 Stallings Road, at 6:00 p.m.:**
 - Monday, March 24, 2025.
 - Monday, June 23, 2025
 - Monday, September 22, 2025.
 - Monday, December 8, 2025. (Due to Christmas Holiday)

Parks & Recreation

Upcoming Events/Programs:

Mark your calendars! The **2025 Event Calendar** will officially be released on **January 1st**, and trust us, it's packed with fun, excitement, and community magic you won't want to miss!

In the meantime, our team is taking a well-deserved breather from the whirlwind of event season to focus on the behind-the-scenes work that makes everything happen. These next few weeks will be dedicated to fine-tuning the logistics, planning new surprises, and ensuring 2025 is our best year yet for events and programs.

Stay tuned—big things are coming your way!

Stallings Municipal Park:

- **Christmas Tree & Light Display:** The Christmas tree and holiday light display at Stallings Municipal Park will remain up and illuminated nightly through **Friday, January 12th, 2025**, for continued community enjoyment. This decision was made in response to positive feedback from residents who appreciate the festive atmosphere during the post-holiday season.
- **NCLM Grant Update:** We are excited to share that the Parks and Recreation Department, in collaboration with the Stallings Police Department, has applied for a grant that could significantly enhance safety measures at Stallings Municipal Park. The grant, if awarded, will go towards the installation of the Verkada Camera System, which will provide state-of-the-art security and help ensure the safety and well-being of everyone who enjoys the park. We'll find out in January 2025 if

we've been awarded the grant, and we're hopeful that this partnership will further our commitment to creating a safe, welcoming environment for all park visitors. Stay tuned for more updates as we continue to work together with the Stallings Police Department to improve public safety!

Event Recap(s)

Christmas in the Park *Sat. Dec 7th / 3pm – 6pm / Stallings Municipal Park*

Our Christmas in the Park event was a massive success, drawing over 600 attendees to kick off the holiday season! The park was filled with laughter, holiday music, and glowing lights as families celebrated together.

Event Highlights:

- **Photos with Santa & Mrs. Claus:** Hundreds of families captured precious holiday moments, and the smiles on the kids' faces said it all!
- **Face Painting & Balloon Twisting:** These stations were a huge hit, with lines forming early for festive designs and whimsical balloons.
- **Holiday Crafts:** Kids got creative making reindeer food, decorating mugs, and crafting Christmas tree-viewing glasses—activities that kept everyone in the holiday spirit.
- **Christmas Village Market:** Local vendors offered unique gifts and crafts, helping attendees check off their holiday shopping lists.
- **Annual Tree Lighting Ceremony:** At 5:45 PM, the crowd gathered to watch the park transform into a winter wonderland as the Christmas tree lit up, marking a magical end to the event.

A Date with Mrs. Claus *Wed. Dec 11th / 6pm – 7pm / Government Center*

This heartwarming program brought holiday magic to our youngest residents! With every seat filled, Mrs. Claus delighted children with

engaging stories and guided them in crafting adorable holiday masterpieces. It was a cozy evening full of festive fun for kids and parents alike.

Holly Jolly Movie Night *Fri. Dec 20th | 6pm-9pm| Stallings Municipal Park*

The year's final event was one to remember! Families bundled up under twinkling Christmas lights for a screening of *The Grinch* (2018). The park turned into a wintery wonderland as everyone came together to enjoy this holiday classic.

Highlights included:

- **Free Hot Chocolate & Popcorn:** Keeping hands warm and spirits high, these treats were enjoyed by all.
- **Festive Atmosphere:** The glowing lights and cheerful crowd made it a perfect evening to close out the holiday season.

Blair Mill Greenway:

Exciting progress is happening on the **Blair Mill Greenway** as the Aria Apartments finalize their portion of this much-anticipated project! Their section is receiving its finishing touches and will include several thoughtful features to enhance the experience for users, such as:

- **Benches** for resting and enjoying the serene surroundings.
- **Decorative planters** to add a touch of natural beauty.
- **Map kiosks** to help visitors navigate the greenway and nearby amenities.

Most importantly, this section will provide a seamless connection between **Blair Mill Park** and **Idlewild Market**, making it easier than ever for residents to walk, bike, or jog between these key community spaces.

The feedback we've received from the community has been overwhelmingly positive! Residents have shared their excitement about the

greenway providing safe and convenient access to local shops, dining, and outdoor recreation. This connection is shaping up to be an asset, encouraging both active lifestyles and local engagement.

We're grateful to the Aria Apartments team for their collaboration on this project and can't wait to see how this new greenway connection will continue to bring our community closer together. Stay tuned for the official opening details!

Misc.:

The Parks and Recreation Department is excited to announce that one of our members, Tori Crowe, has been awarded the 2024 Marie Garris Employee of the Year award. Her dedication to serving the Stallings Community is unmatched and we are truly thrilled that she is part of our team!

Finance

- FY 2023 – 2024 audit was presented to the Town Council on 12/9/2024.
- Through November, 63.48% of 2024 ad valorem taxes have been collected totaling \$3.56 million.

Human Resources

- No report.

General Government

2725 Old Monroe Road (John Deere) Property

- KWC is in current negotiations with the brewery. The Economic Development Committee will continue reviewing a draft lease in February.

Stallings 50th Anniversary

- It is here!! Celebrations and branding have begun!

Surplus Sales

- A total of \$22,792.27 was sold in 2024. There have been no sales thus far in 2025.