



**August 22, 2024**



## Planning & Zoning Monthly Report | June 2024

### Meetings

#### Meeting Type

##### **Town Council:**

- [07/08/2024] Small Claims Court Policy
  - Approved

##### **Planning Board [07/16/2024]:**

- RZ24.06.01- Stallings Fire Department requests a general rezoning for 2916 Matthews-Indian Trail Rd from SFR-3 to C-74.
  - The Planning Board recommended approval.
- MSP24.06.01- Atrium requests to amend their Master Sign Plan to include main entrance illumination letters.
  - The Planning Board recommended approval.

##### **Board of Adjustments:**

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


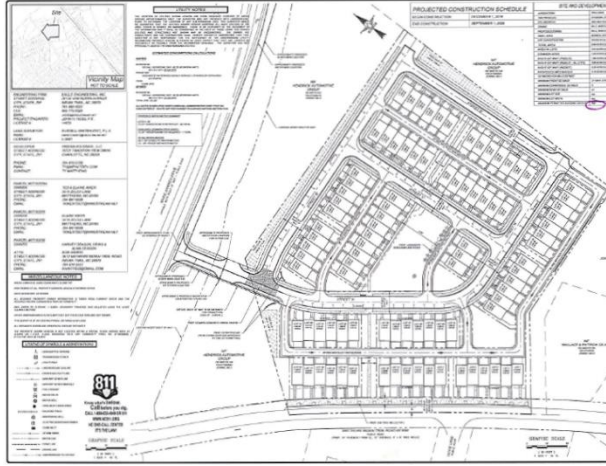
##### **Community Meetings**

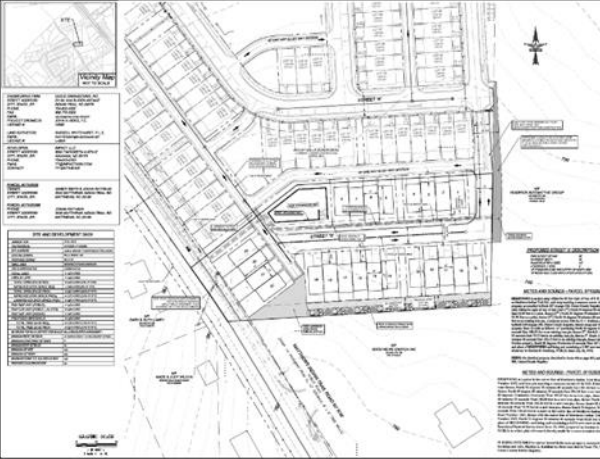
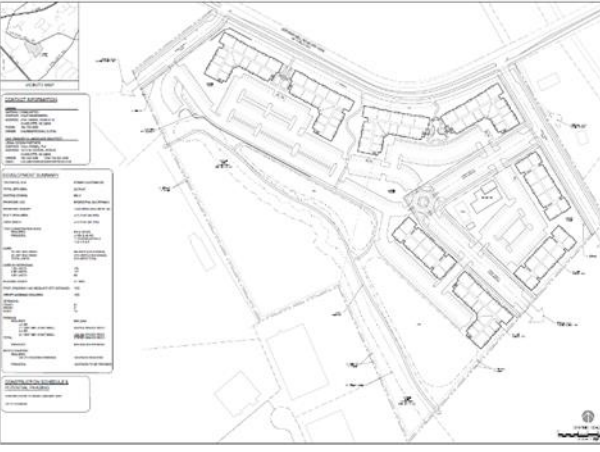
- N/A

##### **Misc Meetings**

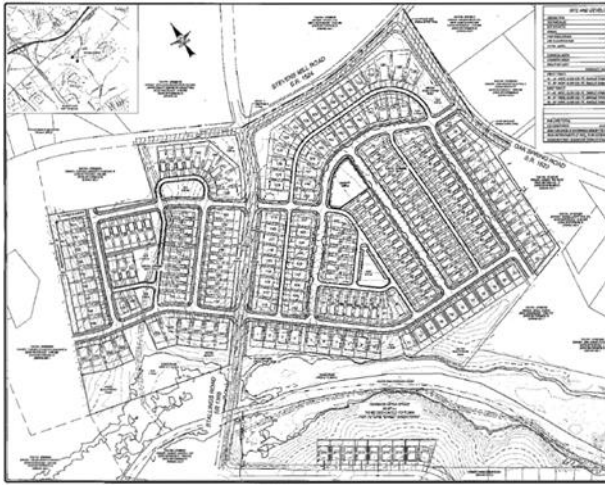
- N/A

### Current Approved Residential Project Status

Project Name, Info	Location	Additional Info	Status
<p><b>Idlewild Mixed-Residential Plan (Aria):</b></p> <ul style="list-style-type: none"> <li>Total Site Area: 48.83ac in Stallings</li> <li>270 Multifamily Units (Aria)</li> <li>148 Townhomes in Stallings (Inactive)</li> <li>115 Townhomes in Matthews (Inactive)</li> </ul>	<p>Idlewild Rd behind Idlewild Shopping Centre</p>	<ul style="list-style-type: none"> <li>By-Right Development Agreement: Yes, recorded.</li> <li>Construction Documents approved.</li> <li>Final Plats approved. They have received their Water and Sewer Accessibility letter, NCDEQ Permit, and NCDOT Driveway Permit.</li> </ul>	<p>Construction Ongoing</p>
 <p>BOHLER PLANNING &amp; ARCHITECTURE IDLEWILD RESIDENTIAL EXHIBIT G MATTHEWS/STALLINGS, NC</p>	<ul style="list-style-type: none"> <li>3.41 acres of retail/commercial (Inactive)</li> </ul>		
<p><b>Bailey Mills (Formerly Stallings Townhomes):</b></p> <ul style="list-style-type: none"> <li>92 Single-Family Attached Residential.</li> </ul>	<p>Marie Garris Rd and Matthews Indian Trail Rd</p>	<ul style="list-style-type: none"> <li>By-Right Development Agreement: Yes recorded</li> </ul>	<p>Construction Ongoing</p>
			
<p><b>Bailey Mills Expansion (Phase 2):</b></p> <ul style="list-style-type: none"> <li>The Town Council approved CZ22.09.01 on March 28, 2022.</li> <li>23 Attached Residential Units</li> </ul>	<p>Marie Garris Rd and Matthews Indian Trail Rd</p>	<ul style="list-style-type: none"> <li>They have been approved for an extension of Conditional Zoning Vested rights for an additional two years due to sewer</li> </ul>	<p>Construction Documents and Final Plat not approved.</p>

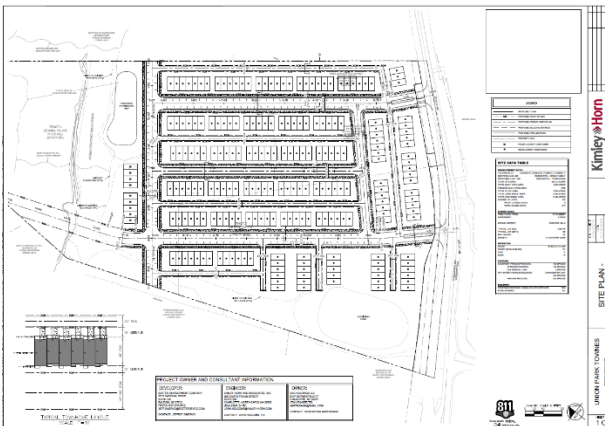
Project Name, Info	Location	Additional Info	Status
		<p>capacity (till March 28, 2026).</p>	
<p><b>The Willows at Stallings:</b></p> <ul style="list-style-type: none"> <li>• 315 Multifamily Residential.</li> </ul>	<p>Stevens Mill Rd</p>	<ul style="list-style-type: none"> <li>• Development Agreement: Yes - recorded</li> <li>• By-Right Development.</li> </ul>	<ul style="list-style-type: none"> <li>• Construction documents were approved, and the final plat was not approved.</li> <li>• Inactive</li> </ul>
			
<p><b>Stallings Farm:</b></p> <ul style="list-style-type: none"> <li>• 216 Single-Family Residential</li> </ul>	<p>Stallings Rd and Stevens Mill Rd.</p>	<ul style="list-style-type: none"> <li>• Development Agreement: Yes - Recorded</li> <li>• By-Right Development.</li> </ul>	<p>Comments were submitted for the 2nd review of the construction documents.</p>

<b>Project Name, Info</b>	<b>Location</b>	<b>Additional Info</b>	<b>Status</b>
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**Stone Creek (Formerly Union Park Townes):**

- 220 Single-Family Attached Units



Stallings Rd

- Development Agreement: Yes recorded
- By-Right Development.

Under Construction

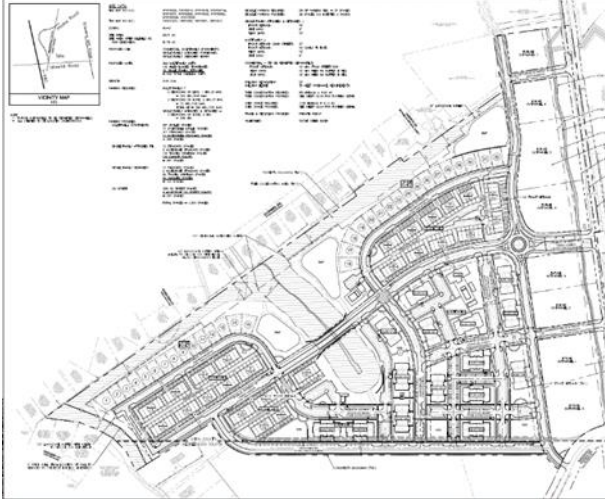
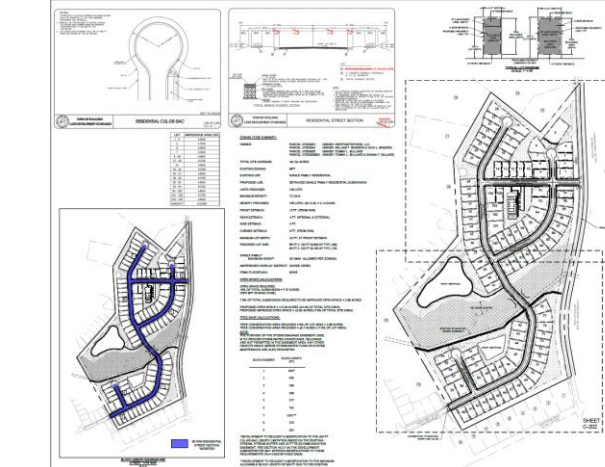
**Idlewild and Stevens Mill Project (Idlewild Crossing):**



Stevens Mill Rd & Idlewild Rd

- 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

Concept plan approved

Project Name, Info	Location	Additional Info	Status
<p><b>Stinson Farm:</b></p> <ul style="list-style-type: none"> <li>Total Site Area: 83.71 ac</li> <li>360 Multifamily Units</li> <li>136 Attached-Homes</li> <li>32 Single-Family Detached Homes</li> <li>8 Future Outparcels of retail/commercial (Inactive)</li> </ul>	Idlewild Rd	<p>uses were allowed by right.</p> <ul style="list-style-type: none"> <li>Development Agreement: Yes – recorded.</li> </ul>	Construction Documents Approved
			
<p><b>Courtyards on Greenway:</b></p> <ul style="list-style-type: none"> <li>105 Single-Family Detached Residential</li> </ul>	Lawyers Rd	<ul style="list-style-type: none"> <li>By-right Development</li> </ul>	Comments submitted for 1 <sup>st</sup> review of 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.

<b>Development Name</b>	<b># of Housing Units</b>
Idlewild Mixed Use Development (Aria at Idlewild location)	<ul style="list-style-type: none"> <li>• 270 Multifamily Units (Aria)</li> <li>• 148 Attached-Homes</li> </ul>
Bailey Mills	<ul style="list-style-type: none"> <li>• 92 Attached-Homes</li> </ul>
Bailey Mills Expansion (Phase 2)	<ul style="list-style-type: none"> <li>• 23 Attached-Homes</li> </ul>
Courtyards on Greenway	<ul style="list-style-type: none"> <li>• 105 Single-Family Homes</li> </ul>
Stallings Farm	<ul style="list-style-type: none"> <li>• 216 Single-Family Homes</li> </ul>
Stinson Farm	<ul style="list-style-type: none"> <li>• 360 Multifamily Units</li> <li>• 136 Attached-Homes</li> <li>• 32 Single-Family Homes</li> </ul>
Stone Creek Townhomes	<ul style="list-style-type: none"> <li>• 220 Attached-Homes</li> </ul>
The Willows	<ul style="list-style-type: none"> <li>• 315 Multifamily Units</li> </ul>
<b>Total Future Projections</b>	<ul style="list-style-type: none"> <li>• 353 Single-Family Detached Homes</li> <li>• 471 Attached-Homes</li> <li>• 945 Multifamily Units</li> </ul>
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>
    - Working on Stallings Fest public outreach items.
    - Next Steps: Stallings Fest Public Outreach prep, Vision/Goals, Comprehensive Plan Update, Small Area Plan Update.

### 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 approvals 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 next monthly report.

**Preliminary Plan (Concept Plan/Minor) Reviews:**

- PR24.03.04 – Southeast Auto Repair 2nd Review [Approved]
- PR24.03.06 – 3800 Pleasant Plains 2<sup>nd</sup> Review [Approved]
- PR24.03.08 – 1020 Commercial Dr 2<sup>nd</sup> Review [Comments Provided]
- PR24.05.01 – Harris Auto – 3120 Gribble Rd [Approved]
- PR24.07.01 – 100 Sherin Ln 2nd Review [Under Review]
- PR24.06.01 – Home2 Suites [Approved]
- PR24.08.01 – Stevens Mill Medical Office [Under Review]

**Construction Document (Major) Reviews:**

- CD24.02.01 – Courtyards on Greenway 3rd Review [Under Review]
- CD24.02.02 – Stallings Farms Residential 3rd Review [Under Review]
- CD24.03.01 – Stallings Auto 3rd Review [Approved]
- CD24.08.01 – Sell Ethics 1<sup>st</sup> Review [Under Review]

**Subdivision/Final Plat Reviews (subdivide parcels):**

- FP24.03.02 – The Grove Subdivision 2nd Review [comments provided]

**Reports**

**Permit Report:**

07/01/2024 - 07/31/2024

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
7/31/2024	2442		Withdrawn	SFR-2	Shannamara	5386 SHANNAMARA DR	
7/30/2024	2441	Principal Structure Addition	Approved	SFR-2	Country Woods East	1108 HAWTHORNE DR	\$75.00

7/29/2024	2440	Principal Structure Addition	Approved	SFR-2	Country Woods East	4034 CYPRUS CT	\$75.00
7/29/2024	2439	Principal Structure Upfit	Approved	MU-2		7800 STEVENS MILL RD	\$50.00
7/25/2024		Principal Structure Addition	Approved	SFR-1	Chestnut	4005 AMHURST CT #15	\$75.00
7/25/2024	2427	Permanent Sign Permit	Approved	TC		4520 POTTER RD	\$75.00
7/25/2024			Approved		Willowbrook	3548 GREEN ASH LN	\$75.00
7/25/2024			Approved		Stevens Mill	2116 COTTON MILL CT	\$75.00
7/24/2024	2434	New Principal Structure	Approved	MU-2	Stone Creek	1311 May Apple Drive	\$150.00
7/24/2024	2433	New Principal Structure	Approved	MU-2	Stone Creek	1309 May Apple Drive	\$150.00
7/24/2024	2432	New Principal Structure	Approved	MU-2	Stone Creek	1307 May Apple Drive	\$150.00
7/24/2024	2431	New Principal Structure	Approved	MU-2	Stone Creek	1305 May Apple Drive	\$150.00
7/24/2024	2430	New Principal Structure	Approved	MU-2	Stone Creek	1303 May Apple Drive	\$150.00
7/24/2024	2429	New Principal Structure	Approved	MU-2	Stone Creek	1301 May Apple Drive	\$150.00
7/24/2024	2428	Use Permit	Approved	IND		109 Sherin Ln	\$50.00
7/23/2024	2427	Principal Structure Addition	Approved	SFR-2	Country Woods East	1108 HAWTHORNE DR	\$75.00
7/22/2024	2426	New Principal Structure	Approved	MU-2	Stone Creek	1310 May Apple Dr	\$150.00
7/22/2024	2425	New Principal Structure	Approved	MU-2	Stone Creek	1308 May Apple Dr	\$150.00



7/22/2024	2424	New Principal Structure	Approved	MU-2	Stone Creek	1306 May Apple Dr	\$150.00
7/22/2024	2423	New Principal Structure	Approved	MU-2	Stone Creek	1304 May Apple Dr	\$150.00
7/22/2024	2422	New Principal Structure	Approved	MU-2	Stone Creek	1302 May Apple Dr	\$150.00
7/18/2024			Denied			3469 GRIBBLE RD	
7/18/2024	2420	New Principal Structure	Inspected	MU-2	Bailey Mills	513 Bailey Mills Dr	\$300.00
7/18/2024	2419	New Principal Structure	Inspected	MU-2	Bailey Mills	519 Bailey Mills Dr	\$300.00
7/16/2024	2418	New Accessory Structure	Approved	SFR-3	Spring Hill	3933 HILLWOOD CT	\$75.00
7/16/2024	2416	New Accessory Structure				1225 HAWTHORNE DR	
7/15/2024	2416	New Accessory Structure	Approved		Country Woods East	1225 HAWTHORNE DR	\$75.00
7/15/2024	2415	New Principal Structure	Approved	MU-2		3815 MATTHEWS-INDIAN TRAIL RD	\$100.00
7/9/2024	2414	Use Permit	Online Submission	MU-2		3747-7 MATTHEWS INDIAN TRAIL	
7/8/2024	2413	New Accessory Structure	Approved	SFR-2	Madison Ridge	2726 CAMERON COMMONS WAY	\$75.00
7/3/2024	2412	Principal Structure Addition	Approved	SFR-2	Shannamara	2611 CARMARTHEN CT	\$75.00
7/3/2024	2411	Principal Structure Addition	Approved	SFR-2	Shannamara	4631 SHANNAMARA DR	\$75.00

7/3/2024	2410	Principal Structure Addition	Online Submission		Shannamara	5302 SHANNAMARA DR	
7/2/2024		Demolition Permit		MU-2	Bailey Mills	519 Bailey Mills Dr	
7/2/2024		Demolition Permit		MU-2	Bailey Mills	513 Bailey Mills Dr	
7/2/2024	2404	New Accessory Structure	Approved	Conditional		3420 PLEASANT PLAINS RD	\$75.00
7/1/2024	2403	Principal Structure Addition	Approved	SFR-3	Buckingham	2105 WESTMINSTER LN	\$75.00
							<b>\$3,500.00</b>

Total Records: 37

8/21/2024

**Code Enforcement Report:**

July Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
7/5/2024	PN - TGW	Ride Around	Open	501 Friendship Dr.
7/8/2024	PN - TGW	Ride Around	Closed	613 Stallings Rd.
7/8/2024	PN - TGW	Ride Around	Closed	2000 Stallings Rd.
7/8/2024	SDO - Principal Structure Addition Without a Permit (Awning)	Ride Around	Open	4515 Potter Rd.
7/10/2024	SDO - Parking of Over Size Vehicle on a Residential Street	Ride Around	Closed	724 White Oak Ln.
7/10/2024	PN - Tires, TVs, Debris and Possible Chickens Without a Permit	Complaint	Open	3924 Hillwood Ct.
7/10/2024	PN - Couch, Mattress and Yard Waste on the Property	Complaint	Open	3916 Hillwood Ct.
7/10/2024	PN - TGW	Ride Around	Closed	228 Aurora Blvd.
7/11/2024	SDO - Unlicensed Vehicle	Complaint	Open	4013 Lawrence Daniel Dr.
7/11/2024	PN - Sink and Debris Left at Curb	Ride Around	Closed	325 Aurora Blvd.
7/11/2024	PN - TGW	Ride Around	Closed	418 Smith Cir.

7/11/202 4	PN - TGW	Ride Around	Close d	401 West Cir.
7/11/202 4	PN - TGW	Ride Around	Open	115 Aurora Blvd.
7/12/202 4	PN - Tires, Furniture, Debris/Trash on the Property	Ride Around	Close d	2200 Community Park Dr.
7/12/202 4	PN - TGW	Ride Around	Close d	509 Stallings Rd.
7/15/202 4	PN - TGW, Outdoor Storage of Tires, Rims, Appliances, Debris/Trash	Ride Around	Open	409 Springhill Dr.
7/15/202 4	PN - Junked/Nuisance Vehicle	Ride Around	Open	216 Springhill Dr.
7/15/202 4	PN - TGW	Ride Around	Open	309 Friendship Rd.
7/15/202 4	PN - Outdoor Storage of Mattresses	Ride Around	Close d	313 Friendship Rd.
7/16/202 4	PN - TGW, Car Parts/Accessories	Ride Around	Open	615 Friendship Rd.
7/16/202 4	PN - Fallen Tree on the Property (Removal Needed)	Ride Around	Open	629 Friendship Rd.
7/16/202 4	PN - Furniture Left on Curb (Ottoman)	Ride Around	Close d	424 Springhill Dr.
7/16/202 4	PN - Yard Waste/Stumps Storage	Ride Around	Close d	625 Springhill Dr.
7/16/202 4	PN - TGW (Vines Growing on the Home)	Ride Around	Open	3305 Privette Rd.
7/16/202 4	PN - TGW (Overgrowth/Vines Growing on the Home)	Ride Around	Close d	3709 Birchdale Ct.
7/16/202 4	PN - Junked/Nuisance Vehicle and Debris/Trash	Ride Around	Open	3806 Privette Rd.
7/17/202 4	PN - Outdoor Storage of Tires, Automobile Seat and Junk	Ride Around	Close d	306 Forest Park Dr.
7/17/202 4	PN - TGW	Ride Around	Close d	825 White Oak Ln.
7/17/202 4	PN - TGW	Ride Around	Close d	303 Cedarwood Ln.
7/17/202 4	PN - TGW	Ride Around	Close d	319 Cedarwood Ln.
7/17/202 4	PN - TGW	Ride Around	Close d	5741 Stevens Mill Rd.
7/18/202 4	PN - Couch Left on Curb	Ride Around	Close d	304 Aurora Blvd.
7/18/202 4	PN - Couch, Bed Frame, Misc. Items Placed at Curb	Ride Around	Close d	707 Pesca Ln.

Prior Cases Currently Open - Code Enforcement				
7/14/2023	SDO - Illegal Business and Zoning Violations	Complaint	Open	3730 Birchdale Ct.
8/31/2023	SDO - Multiple Zoning Violations	Complaint	Open	3025 Gribble Rd.
12/5/2023	J/A/N - Junked/Nuisance Vehicles and Trash/Debris	Ride Around	Open	4100 Pleasant Plains Rd.
12/7/2023	J/A/N - Junked/Nuisance Vehicles and Trash/Debris	Ride Around	Open	3125 Gribble Rd.
3/22/2024	PN - Landscaping Debris/Trash	Ride Around	Open	3732 Pleasant Plains Rd.
4/10/2024	PN - TGW, Debris/Trash	Complaint	Open	5018 Blackberry Ln.
6/11/2024	PN - Discharge of Food Waste into Storm Drain	Complaint	Open	302 Rachel Elizabeth Dr.
6/19/2024	PN - Trees Overhanging into Roadway	Ride Around	Open	546 Butternut Ln.
6/25/2024	PN - Debris/Trash on the Property	Ride Around	Open	2105 Westminster Dr.

New Violations	
Public Nuisance	28
J/A/N Vehicles	2
SDO	3
Traffic	0
Open Burn	0
Hazard	0
Noise	0
MHS	0
<b>Total Opened</b>	<b>33</b>

July Cases	
Open	13
Closed	20
<b>TOTAL</b>	<b>33</b>

## Police Department

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See attached chart for data.

### Other Highlights

- Union County Emergency Management has discontinued its weekly COVID situational report. They are still maintaining the Covid Dashboard at <https://www.unioncountync.gov/government/departments-f-p/public-health/covid-19-coronavirus-information>
- SPD Detectives cleared seven cases, had one crime scene callout, and had 16 cases assigned out for investigation. CID obtained 9 search warrants in ongoing case investigations.
- SPD officers were dispatched to an armed subject in the parking lot of Idlewild Market. Officers responded and quickly located the suspect near the Wells Fargo Bank. The subject was arrested for carrying a concealed weapon and felony possession of cocaine. Officers responded to an accident where a subject had been impaled on a fence post. Detectives and Patrol investigated this accident and worked with the Medical Examiner on this incident. Another patrol squad attended a bike parade in Chestnut Oaks which consisted of speaking with children about bicycle safety and leading them in the parade around the neighborhood.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected six pounds of unwanted medication.
- K9 Luna completed her certifications for service and K9 Chase continues through initial training. K9 Luna had 10 deployments and one successful track of a suspect in a domestic violence incident.
- Officer Justin McLemore was sworn in and Cadet Fred Teague began BLET.

## Engineering

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- Twin Pines Storm Water Project
  - Phase 1 is complete.
  - Phase 2 was delayed due to permitting issues.
    - Significant coordination with the United States Army Corps of Engineers will be needed for permit approval.
      - Staff had a meeting with USACE on 01/30/2023.
        - No notice of violation was issued by USACE.
        - Staff will continue to work with the USACE through design to improve the capacity of the stream as much as possible implement restorative environmental features in accordance with USACE.
      - Council approved a contract 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).
        - Staff has executed the contract with Kimley-Horn for this final design.
    - Phase 2 final design and permitting has begun.
      - The Town has received permit approval from NCDEQ and USACE. Final design has begun.
      - Final design has been completed and Staff has an onsite meeting scheduled with the property owners and the consultants to discuss the scope of work and answer any questions.
        - Onsite meeting is scheduled for 05/29/2024.
        - Cost estimate for construction is approximately \$250,000. This is in accordance with Staff's expectations and proposed budget(s).
      - Following the 05/29/2024 onsite meeting was held and, after discussing with the property owners, Staff will coordinate 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.

- The stream is in decent condition, and it may be more beneficial, and less impactful, to leave the stream as-is.
- Staff is coordinating an onsite meeting with USACE.

- Resurfacing Contract

- Staff is currently advertising an FY2025 Resurfacing Contract, and bids are due on August 27, 2024.
  - Project expected to be complete by Thanksgiving 2024.
- A preventative maintenance contract was approved by Council on May 12, 2024, and awarded to Slurry Pavers.
  - Slurry Pavers attended the June 10<sup>th</sup> Council meeting for an informational meeting on the scope of work of the project.
  - Slurry Pavers is expected to begin work in late-July and completed by mid-September 2024.
    - Crack Sealing has begun.
  - The following communities will be affected:
    - Community Park
    - Hunley Creek
    - Independence Village

- Storm Water

- Two high-priority projects currently on the list:
  - Lakewood Knolls – Culvert Replacement and Erosion Repair
  - Stevens Mill – sinkhole repair
- Three low-priority regrades and ditch cleanups on the list to be completed by public works.
- 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.
- 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.
  - Union County hosted, and Staff attended, an information and comment meeting on September 13<sup>th</sup>, 2023, from 5:00 pm to 8:00 pm, for all affected residents to attend.
- Comprehensive Right-of-way Assessment
  - Council approved a comprehensive right-of-way assessment to analyze deficiencies in the Town's pedestrian infrastructure.
    - Project has been completed as of June 12, 2024.
    - Staff is utilizing this right-of-way assessment to make sidewalk repairs accordingly.
- Sanitary Sewer Capacity Study
  - Staff provided Council an update at the February 12, 2024, Council meeting and, as a result, Council directed Staff to continue to work with Kimley-Horn and further investigate the following items:
    - Interlocal Agreements Charlotte Water currently has with adjacent municipalities.
    - Additional information and coordination with Charlotte Water regarding Charlotte Water's CIP.



- Would an investment from Stallings increase the prioritization of a CIP Project that would provide additional sewer capacity that could connect/direct flows to.
  - Is there an opportunity to implement sewer relocation(s) and plan for connections as a part of the U-4714, Old Monroe Widening, Project.
  - Coordinate with Union County and analyze their system for any existing overflow connections to Charlotte Water.
    - 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 will continue 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.
  
- 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 June 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.
    - **Meetings held at the Stallings Government Center at 6:00 p.m.:**
      - Monday, March 25, 2024: **\*\*CANCELLED\*\*** due to the new Blair Mill Park Greenway Opening at 6:00 p.m at Blair Mill Park.
      - Monday, June 24, 2024:
      - Monday, September 23, 2024
      - Monday, December 9, 2024 (Due to Christmas Holiday)

## **Parks & Recreation**

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### **Upcoming Events/Programs:**

#### **Activity Time Tuesdays | Stallings Municipal Park**

Join us every Tuesday from 1-2 PM for a fun-filled summer at Stallings Municipal Park, near the Splash Pad! Perfect for kids aged 3-12 (older kids welcome). If bringing more than 5 children, please pre-register.

Here's our upcoming schedule:

- **August 20th:** Crafts Day

Join us for creativity, adventure, and fun!

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#### **Sea Ya Summer | Splashin' Series | Stallings Municipal Park**

*340 Stallings Rd. | 10:00am – 1:00pm | Sat. August 24th*

Ahoy, mateys and merfolk! Get ready for an epic maritime adventure at Sea ya Summer Splash – the thrilling conclusion to our Splashin' Summer Series. Embrace the Pirates and Mermaids theme and dive into an ocean of fun on Saturday, August 24th, from 10:00 am to 1:00 pm.

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#### **Stallings Municipal Park:**

Upcoming Projects:

- **Resurfacing Stallings Municipal Park Courts**
  - The Tennis/Pickleball courts are underway! The new surface has been laid down and now the crew is working on getting a fresh coat of paint down, new lines & nets installed on the courts! The

courts are set to open back up around Labor Day weekend – weather permitting.

- **New Signage** | *\*Front Entrance & Back Entrance*

A new front entrance sign for Stallings Municipal Park is scheduled for installation at the end of August, pending favorable weather conditions. This larger sign will significantly enhance visibility and further contribute to the Town's efforts to strengthen its "Sense of Place."

- **Blair Mill Greenway Safety Barriers**

The safety barriers along the Blair Mill Greenway have been successfully installed, with the project completed in early August.

- **Stallings Municipal Park | Mural**

- The Parks and Recreation Department is collaborating with local muralist Heidi Nisbett, owner of Sketching Summits Studio, to create a hand-painted mural in Stallings Municipal Park. A South Carolina native and Winthrop University alumna, Heidi now resides in Charlotte, NC, and brings her passion for the outdoors to this project. This mural, developed in partnership with the Community & Historical Committee, marks the Town's first step in showcasing local art within its parks.

- **Stallings Municipal Park Speaker System Upgrade**

- The existing speaker system at Stallings Municipal Park is outdated and no longer functional. The Department is currently sourcing vendors for a comprehensive upgrade that will include new speakers, microphones, and equipment designed to serve the park's needs for many years to come.

### **Sunny in Stallings | Summer Farmers Market**

*340 Stallings Rd. | 8:00am – Noon | Every Saturday*

The Sunny in Stallings Farmers Market has been a huge success! The market coordinator, Montana Noel, has informed us that each vendor is averaging between \$400-\$500 each market. The Market will continue till August 31<sup>st</sup> – take a two week break - & then open back up for the Fall! We are hopeful that there is a possibility of Pumpkins and Christmas Trees

### **Stallings Splash Pad**

*340 Stallings Rd. / \*See Hours Below / Memorial Day – Labor Day*

#### **HOURS OF OPERATION:**

**Monday:** *CLOSED FOR MAINTENANCE*

**Tuesday – Saturday:** 9:00am - 1:00pm | 2:00pm - 5:00pm

**Sunday:** Noon - 4:00pm

*\*Holidays will operate on Sunday's Hours*

The Stallings Splash Pad had a VERY successful season! The last Operational day will be on Sunday, September 1<sup>st</sup> from Noon – 4:00pm!

### **Walk with Ease Grant**

The Town of Stallings Parks and Recreation Department received a \$5,000 Non-Matching Grant from NC Healthy Aging to implement a walking program geared towards seniors. This program will begin on Monday, July 22<sup>nd</sup> and will meet twice a week for 6 weeks. The next session will be September 23<sup>rd</sup> and will meet twice a week for 6 weeks.

## **Finance**

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### FY 2024 Audit

- Contract was approved by Council on May 13, 2024 and Local Government Commission (LGC) on June 5, 2024
- Field work has been completed and we are on schedule to meet the LGC's submission deadline of October 31, 2024

### Miscellaneous

- Worked with Parks & Recreation to create separate division accounts for cleaner accounting and easier tracking



## **Human Resources**

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- No report.

## **General Government**

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### **Bulk Pick-Up**

- Town-wide bulk pick-up in July collected 249.20 tons.
- Fall Bulk Pick-Up Week: Week of November 18. For more information: [Fall Bulk Pick-Up > Events](#)

### **Fall Shred Day**

- Saturday, November 9
- For more information: [Fall Shred Day > Events](#)

### **Occupancy Tax Referendum**

- Occupancy Tax Referendum education campaign will begin in September.

### **2725 Old Monroe Road (John Deere) Property**

- KWC is in current negotiations with the brewery. The Economic Development Committee will discuss at its September Meeting.

### **Stallings 50<sup>th</sup> Anniversary**

- Staff is moving forward with preparations.

## **Surplus Sales**

- A total of \$19,990.27 have been sold so far in 2024. A total of \$23,244.85 worth of items were sold in 2023.

## **Stallings Source**

- July's blog post, *How Did We Get Here*, can be found [here](#). Next issue will be in the fall.