



**December 23, 2024**

PLANNING & ZONING MONTHLY REPORT | NOV.



**Meetings**

**Meeting Type**

**Town Council:**

- 11/25/2024
  - TX24.06.01 Parking Amendments (Recessed from 10-28-2025)
    - Staff requests a text amendment in the Stallings Development Ordinance Table 12.1 within Article 12.12 to amend the off-street parking requirements.
    - Approved

**Planning Board:**

- 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.
  - Recommended Approval
- 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
  - 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**

<b><u>Project Name, Info</u></b>	<b><u>Location</u></b>	<b><u>Additional Info</u></b>	<b><u>Status</u></b>
<b>Idlewild Mixed-Residential Plan (Aria):</b> <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> <li>3.41 acres of retail/commercial (Inactive)</li> </ul>	Idlewild Rd behind Idlewild Shopping Center	<ul style="list-style-type: none"> <li>By-Right Development</li> <li>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>	Construction Ongoing
<b>Bailey Mills (Formerly Stallings Townhomes):</b> <ul style="list-style-type: none"> <li>92 Single-Family Attached Residential.</li> </ul>	Marie Garris Rd and Matthews Indian Trail Rd	<ul style="list-style-type: none"> <li>By-Right Development</li> <li>Development Agreement: Yes recorded</li> </ul>	Construction Ongoing
<b>Bailey Mills Expansion (Phase 2):</b> <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>	Marie Garris Rd and Matthews Indian Trail Rd	<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 capacity (till March 28, 2026).</li> </ul>	Construction Documents and Final Plat not approved.
<b>The Willows at Stallings:</b> <ul style="list-style-type: none"> <li>315 Multifamily Residential.</li> </ul>	Stevens Mill Rd	<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>
<b>Stallings Farm:</b> <ul style="list-style-type: none"> <li>216 Single-Family Residential</li> </ul>	Stallings Rd and Stevens Mill Rd.	<ul style="list-style-type: none"> <li>Development Agreement: Yes - Recorded</li> <li>By-Right Development.</li> </ul>	Comments were submitted for the 4 <sup>th</sup> review of the construction documents.

<b>Project Name, Info</b>	<b>Location</b>	<b>Additional Info</b>	<b>Status</b>
<b>Stone Creek (Formerly Union Park Townes):</b> <ul style="list-style-type: none"> <li>220 Single-Family Attached Units</li> </ul>	Stallings Rd	<ul style="list-style-type: none"> <li>Development Agreement: Yes recorded</li> <li>By-Right Development.</li> </ul>	Under Construction
<b>Idlewild and Stevens Mill Project (Idlewild Crossing):</b>	Stevens Mill Rd & Idlewild Rd	<ul style="list-style-type: none"> <li>By-Right Development</li> <li>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.</li> </ul>	Concept plan approved
<b>Stinson Farm:</b> <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	<ul style="list-style-type: none"> <li>Development Agreement: Yes – recorded.</li> </ul>	Construction Documents Approved
<b>Courtyards on Greenway:</b> <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 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.

<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>
    - Public input session at Stallings Fest Completed
    - Next Steps: Town Council Review. On December 9, the consultant will present the updates to the Council.

### 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 2<sup>nd</sup> Review [Approved]

**Construction Document (Major) Reviews:**

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

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

- N/A

**Reports**

**Permit Report:**

**On Next Page**

11/01/2024 - 11/30/2024

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
11/27/2024	2600	Tree Disturbance	Online Submission	SFR-1	Golden Acres	5213 GOLD CREST DR	
11/27/2024	2599	Driveway Permit	Online Submission	SFR-1	Golden Acres	5213 GOLD CREST DR	
11/27/2024	2598	Temporary Sign Permit	Online Submission	TC		4400 POTTER RD	
11/27/2024	2597	Temporary Use Permit	Online Submission	TC		4400 POTTER RD	
11/27/2024	2596	New Principal Structure	Online Submission	SFR-1	Golden Acres	5213 GOLD CREST DR	
11/26/2024	2595	New Accessory Structure	Approved	SFR-3	Buckingham	3125 LEICESTER DR	\$75.00
11/26/2024	2594	New Accessory Structure	Approved	SFR-2	Country Woods East	533 ASPEN LN	\$75.00
11/21/2024	2591	Use Permit	Approved	TC		621 STALLINGS RD	\$50.00
11/19/2024	2590	Temporary Use Permit	Approved	Conditional		13606 E. Independence Blvd	\$50.00
11/19/2024	2589	New Accessory Structure	Approved	SFR-3	Camelia Park	409 AURORA BLVD	\$75.00
11/19/2024	2588	Permanent Sign Permit	Approved	TC		4520 POTTER ROAD	\$75.00
11/18/2024	2587	New Accessory Structure	Approved	MU-1		2250 STALLINGS RD	\$75.00
11/18/2024	2586	Principal Structure	Approved	MFT	Fairhaven	801 SCENIC WAY	\$75.00
11/17/2024	2585	New Accessory Structure	Approved	IND		3025 GRIBBLE RD	\$75.00
11/15/2024	2584	Principal Structure Upfit	Approved	SFR-3	Camelia Park	409 AURORA BLVD	\$75.00
11/15/2024	2583	Principal Structure	Approved	SFR-3	Camelia Park	409 AURORA BLVD	\$75.00
11/15/2024	2582	Permanent Sign Permit	Approved	IND		2505 Old Monroe Rd	\$75.00
11/15/2024	2581	Temporary Use Permit	Approved	MU-2		3612 WEDDINGTON RD	\$50.00
11/6/2024	2580	Pool Permit	Approved	SFR-1	Olde Blairs Mill	602 CAROLINE AUBREY WAY	\$150.00
11/4/2024	2579	Principal Structure Addition	Approved	SFR-3	Camelia Park	319 FRIENDSHIP DR	\$75.00

11/4/2024	2578	Use Permit	Approved	TC		4520 POTTER ROAD	\$50.00
							<b>\$1,175.00</b>

Total Records: 21

12/3/2024

**Code Enforcement Report:**

November Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
11/1/2024	PN - Leaves Obstructing Storm Drain/Gutter	Complaint	Closed	4432 Shannamara Dr.
11/4/2024	SDO - Permits Required	Ride Around	Closed	409 Aurora Blvd.
11/7/2024	PN - Dead Tree	Ride Around	Open	2508 Community Park Dr.
11/12/2024	SDO - Permits Required (Feather Flag)	Ride Around	Open	7800 Stevens Mill Rd. Suite G
11/15/2024	PN - Outdoor Storage of Yard Waste	Ride Around	Open	4017 Scarlet St.
11/15/2024	PN - Outdoor Storage of Yard Waste	Ride Around	Closed	700 Springhill Dr.
11/21/2024	PN - Outdoor Storage of Yard Waste	Ride Around	Open	1059 Mountain Laurel Ct.
11/21/2024	SDO - Permits Required (Fence)	Ride Around	Closed	533 Aspen Ln.
11/26/2024	PN - Dead Tree	Ride Around	Open	2625 Community Park Dr.
11/26/2024	SDO - Prohibited Home Occupation	Complaint	Open	4506 Lawrence Daniel Dr.
11/27/2024	SDO - Accessory Structure Addition Without a Permit	Ride Around	Open	15108 Castlebridge Dr.
11/27/2024	SDO - Unlicensed Vehicle	Ride Around	Open	2828 Cameron Commons Dr.

Prior Cases Currently Open - Code Enforcement				
4/10/2024	PN - TGW, Debris/Trash	Complaint	Open	5018 Blackberry Ln.
9/10/2024	PN - TGW, Vines Growing on the Home	Ride Around	Open	2000 Stallings Rd.
9/10/2024	PN - Car Parts, Trash and Debris	Ride Around	Open	2000 Stallings Rd.
9/10/2024	PN - Multiple Violations	Ride Around	Open	2008 Stallings Rd.
9/10/2024	PN - Multiple Junked/Nuisance Vehicles	Ride Around	Open	2008 Stallings Rd.
9/26/2024	SDO - Land Disturbance and Driveway, Permits Required	Ride Around	Open	5213 Goldcrest Dr.
10/1/2024	PN - Outdoor Storage of Yard Waste/Tree Stumps, Construction Debris/Material	Ride Around	Open	325 Aurora Blvd.
10/1/2024	SDO - Failure to Obtain Principal Structure Addition and Upfit Permits	Ride Around	Open	325 Aurora Blvd.
10/22/2024	PN - TGW	Ride Around	Open	705 White Oak Ln.
10/23/2024	SDO - Parking of Oversize Vehicle	Ride Around	Open	15916 Fieldstone Dr.

## 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 one case, no crime scene callouts, and had 26 cases assigned out for investigation. CID obtained 7 search warrants in ongoing case investigations. One detective seized 8 lbs of cocaine and over 400 pounds of marijuana.
- Patrol officers responded to a violation of an order of protection, where the subject attempted to break into a home. The subject was arrested on scene. A routine traffic stop resulted in the arrest of the driver for felony marijuana possession.
- Officers hosted a Home Security and Personal Safety class to help community members be aware of their safety for the holiday season.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected over 12 pounds of unwanted medication.
- Supervisors were trained and certified on less lethal impact munitions. Detectives attended training in death investigation and forensic analysis of shootings



## Engineering

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- 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.
- On November 12, 2024, Council Meeting Council approved the minor stream clean up and erosion control work behind 1012 Twin Pines.
  
- 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.
  - Staff is currently advertising a preventative roadway maintenance contract that encompasses microsurfacing.
    - Date of Advertisement was December 3, 2024, and bids are due December 19, 2024.
  - 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.
  - Public Works recently completed a sidewalk, curb and gutter, and roadway patching repair in the Fairfield Plantation Subdivision.

- Public Works recently completed an approximately 400 SF roadway patch on Yarrow Street.
- 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 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.
  - Stallings’ Town Council to coordinate a meeting with Union County Board of Commissioners to Discuss Town Priorities as It relates to Development and lack of Sewer Capacity.
- 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.
    - **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**

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### **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 11<sup>th</sup> / 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**

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- 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**

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- No report.

## **General Government**

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### **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 January.

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

- It is here!! We are looking forward to celebrating!

### **Holiday Schedule**

- Town offices will be closed on Dec. 24-26 for Christmas and Jan. 1 for New Year's Day.
- Solid Waste Collection: Collection will be delayed one day due to Christmas Day and one day due to New Year's Day.

### **Surplus Sales**

- A total of \$22,792.27 has been sold so far in 2024. A total of \$23,244.85 worth of items were sold in 2023.