



**June 21, 2024**



## Planning & Zoning Monthly Report | MAY 2024 Meetings

### Meeting Type

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#### Town Council:

- [6/24/2024] Policy for Assessed Civil Penalties
    - Approved
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#### Planning Board:

- [6/18/2024] TX24.06.01 – Article 12 Parking Requirements Amendment
    - The Planning Board recommended approval of adding back minimums to the parking requirements.
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#### Board of Adjustments:

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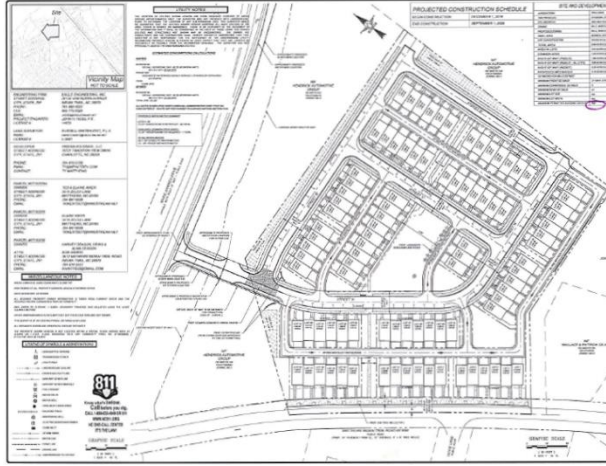
#### Community Meetings

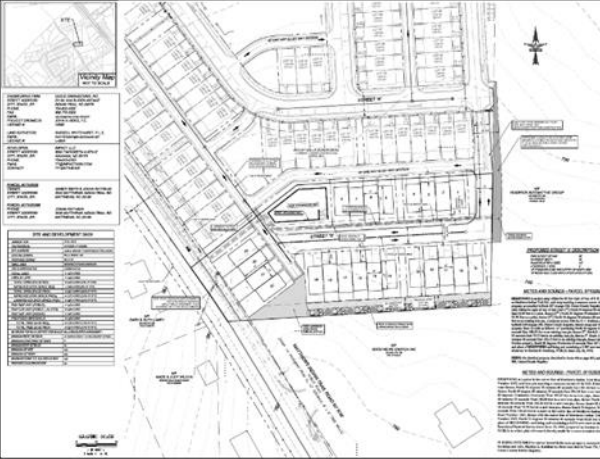
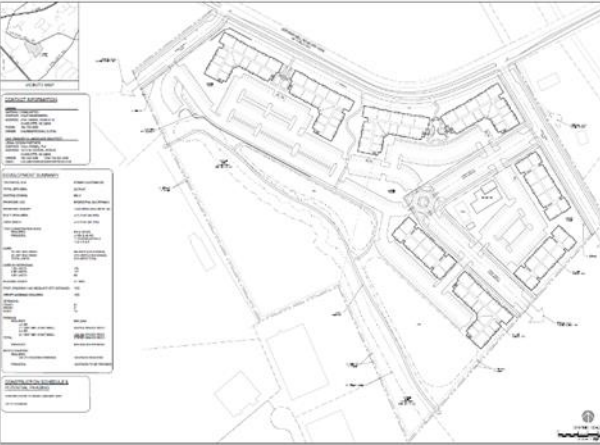
- N/A
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#### Misc Meetings

- 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>

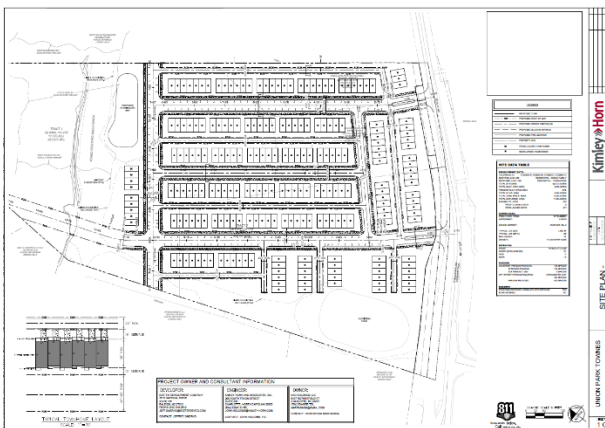
Project Name, Info	Location	Additional Info	Status
		<p>capacity (till March 28, 2026).</p>	
<p><b>The Willows at Stallings:</b></p>	<p>Stevens Mill Rd</p>	<ul style="list-style-type: none"> <li>• Development Agreement: Yes - recorded</li> <li>• By-Right Development.</li> </ul>	<ul style="list-style-type: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

<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

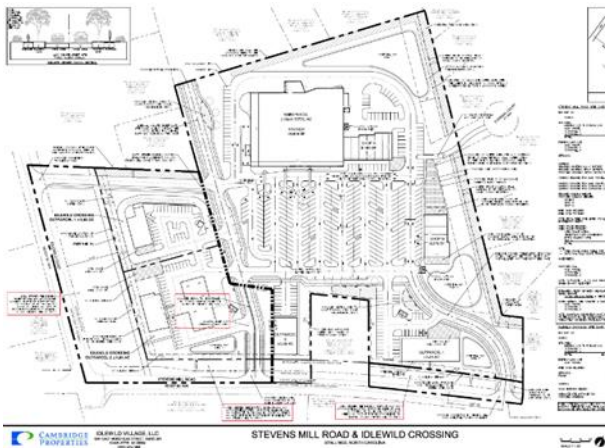


Stallings Rd

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

Under Construction

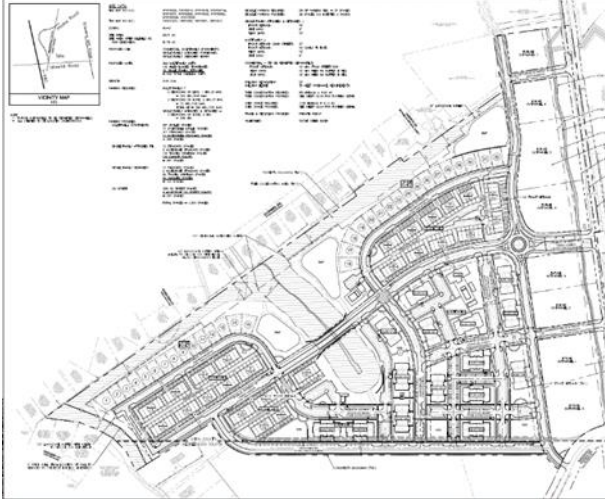
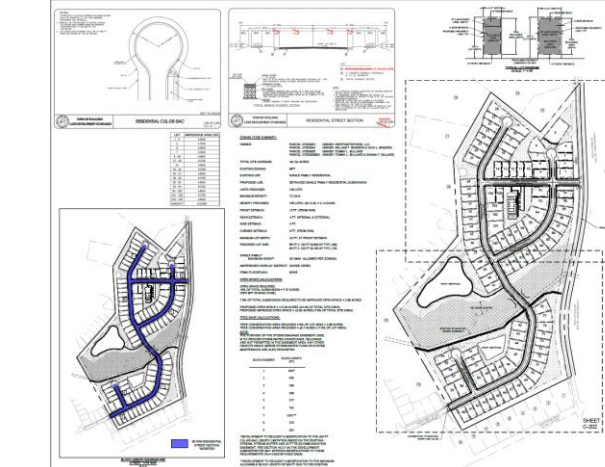
**Idlewild and Stevens Mill Project (Idlewild Crossing):**



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>
    - Currently drafting the TOD Ordinance.
    - 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 being subdivided, either 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 [Under Review]
- PR24.03.06 – 3800 Pleasant Plains 2<sup>nd</sup> Review [Under Review]
- PR24.03.08 – 1020 Commercial Dr 2<sup>nd</sup> Review [Under Review]
- PR24.05.01 – Harris Auto – 3120 Gribble Rd [Comments Provided]
- PR24.07.01 – 100 Sherin Ln 1<sup>st</sup> Review [Comments Provided]

**Construction Document (Major) Reviews:**

- CD24.02.01 – Courtyards on Greenway 2nd Review [Under Review]
- CD24.02.02 – Stallings Farms Residential 2<sup>nd</sup> Review [comments provided]
- CD24.03.01 – Stallings Auto 3rd Review [comments provided]
- CD24.03.02 – Cupped Oak Industrial 2nd Review [Approved]

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

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

**Reports**

**Permit Report:**

06/01/2024 -  
6/30/2024

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
6/26/2024	2402	New Principal Structure	Approved	SFR-2		2524 Community Park Dr	\$100.00
6/26/2024	2401	New Principal Structure	Approved	MU-2	Stone Creek	1210 May Apple Dr	\$100.00

6/26/2024	2400	New Principal Structure	Approved	MU-2	Stone Creek	1208 May Apple Dr	\$100.00
6/26/2024	2399	New Principal Structure	Approved	MU-2	Stone Creek	1206 May Apple Dr	\$100.00
6/26/2024	2398	New Principal Structure	Approved	MU-2	Stone Creek	1204 May Apple Dr	\$100.00
6/26/2024	2397	New Principal Structure	Approved	MU-2	Stone Creek	1202 May Apple Dr	\$100.00
6/25/2024	2396	Use Permit	Online Submission	IND		2505 MONROE RD	
6/25/2024	2395	New Principal Structure	Approved	MU-2		15200 IDLEWILD RD	\$50.00
6/25/2024			Online Submission			315 Stallings Rd	
6/24/2024	2393	New Accessory Structure	Approved	SFR-1	Millstone Estates	4861 STEVENS MILL RD	\$50.00
6/19/2024	2392	Principal Structure Addition	Approved	SFR-2	Shannamara	6156 ABERGELE LN	\$50.00
6/18/2024	2391	Temporary Use Permit	Approved	SFR-2	Country Woods East	1261 HAWTHORNE DR	\$25.00
6/15/2024	2390	Pool Permit	Approved	Conditional	Southstone	1015 MOOSE TRL	\$100.00
6/14/2024	2389	New Principal Structure	Approved	MU-2	Stone Creek	1205 May Apple Dr	\$100.00
6/14/2024	2387	New Principal Structure	Approved	MU-2	Stone Creek	1211 May Apple Dr	\$100.00
6/14/2024	2386	New Principal Structure	Approved	MU-2	Stone Creek	1209 May Apple Dr	\$100.00
6/14/2024	2385	New Principal Structure	Approved	MU-2	Stone Creek	1207 May Apple Dr	\$100.00
6/14/2024	2384	New Principal Structure	Approved	MU-2	Stone Creek	1203 May Apple Dr	\$100.00



6/14/2024	2383	New Principal Structure	Approved	MU-2	Stone Creek	1201 May Apple Dr	\$100.00
6/13/2024	2382	New Principal Structure	Approved	MU-2	Bailey Mills	352 New Gallant Dr	\$100.00
6/13/2024	2381	New Principal Structure	Approved	MU-2	Bailey Mills	348 New Gallant Dr	\$100.00
6/13/2024	2380	New Principal Structure	Approved	MU-2	Bailey Mills	344 New Gallant Dr	\$100.00
6/13/2024	2379	New Principal Structure	Approved	MU-2	Bailey Mills	340 New Gallant Dr	\$100.00
6/13/2024	2378	New Principal Structure	Approved	MU-2	Bailey Mills	336 New Gallant Dr	\$100.00
6/13/2024	2377	New Principal Structure	Approved	MU-2	Bailey Mills	332 New Gallant Dr	\$100.00
6/13/2024	2376	New Principal Structure	Approved	MU-2	Bailey Mills	328 New Gallant Dr	\$100.00
6/12/2024	2375	Principal Structure Upfit	Approved	IND		0 SMITH FARM RD	\$50.00
6/12/2024	2374	New Principal Structure	Approved	SFR-3	Spring Hill	5108 Potter Rd	\$100.00
6/7/2024	2373	New Principal Structure	Approved	SFR-2	Country Woods East	539 Aspen Ln	\$100.00
6/7/2024	2372	Principal Structure Upfit	Approved	SFR-2	Shannamara	611 ROSECREA CT	\$50.00
6/6/2024	2369	Principal Structure Addition	Approved	MFT	Chestnut Oaks	1304 GAINSBOROUGH DR	
6/6/2024	2365	Principal Structure Addition	Approved		Willowbrook	3440 SHADOW LAKE LN	\$50.00

6/5/2024	2364	New Accessory Structure	Approved	SFR-2	Blackberry Ridge	2828 CAMERON COMMONS WAY	\$50.00
6/4/2024	2363	Principal Structure Upfit	Approved	SFR-1	Vickery	1416 VICKERY DR	\$50.00
6/4/2024	2362	Principal Structure Addition	Approved	Conditional	Southstone	811 SOUTHSTONE DR	\$50.00
6/4/2024	2361		Withdrawn		Stevens Mill	8006 STEVENS MILL RD	
6/3/2024	2360	Home Occupation	Approved	SFR-2	Forest Park	511 MEADOWBROOK DR	\$75.00
6/3/2024	2359	Use Permit	Approved	IND	Union West Business Park	100 Sherin Ln	\$50.00
6/3/2024	2358	Temporary Use Permit	Approved	TC	Stallings Park	2749 OLD MONROE RD	\$50.00
6/2/2024	2357	Pool Permit	Approved	SFR-2	Madison Ridge	2726 CAMERON COMMONS WAY	\$100.00
							<b>\$2,950.00</b>

Total Records: 40

7/2/2024

**Code Enforcement Report:**

June Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
6/6/2024	PN - TGW	Ride Around	Closed	409 Meadowbrook Dr.
6/11/2024	PN - TGW	Ride Around	Closed	432 Springhill Dr.
6/11/2024	PN - Discharge of Food Waste into Storm Drain	Complaint	Open	302 Rachel Elizabeth Dr.
6/11/2024	PN - TGW	Ride Around	Closed	5825 Stevens Mill Rd.
6/11/2024	PN - TGW	Ride Around	Open	2126 Rhoderia Dr.

6/11/2024	PN - TGW	Ride Around	Closed	3933 Hillwood Ct.
6/11/2024	SDO - Failure to Obtain a Fence Permit	Ride Around	Open	3933 Hillwood Ct.
6/12/2024	PN - TGW	Ride Around	Closed	2244 Redwood Dr.
6/18/2024	PN - Damaged Fence Needs Repaired	Complaint	Open	1306 Hawthorne Dr.
6/18/2024	PN - Debris/Trash and Possible Occupants Living in a Tent	Complaint	Open	2250 Stallings Rd.
6/19/2024	PN - Trees Overhanging into Roadway	Ride Around	Open	600 Butternut Ln.
6/19/2024	PN - Trees Overhanging into Roadway	Ride Around	Open	546 Butternut Ln.
6/20/2024	PN - Multiple Violations (TGW, JV, Trash/Debris)	Complaint	Open	311 Meadowbrook
6/20/2024	PN - TGW	Ride Around	Closed	108 Springhill Dr.
6/21/2024	PN - TGW	Ride Around	Open	4025 Hillwood Ct.
6/21/2024	PN - TGW	Ride Around	Open	2008 Stallings Rd.
6/21/2024	PN - TGW	Ride Around	Closed	2012 Stallings Rd.
6/21/2024	PN - TGW	Ride Around	Closed	2108 Stallings Rd.
6/24/2024	PN - Couch Left on Curb	Ride Around	Open	639 White Oak Ln.
6/25/2024	PN - TGW	Ride Around	Open	705 White Oak Ln.
6/25/2024	PN - TGW	Ride Around	Open	501 Friendship Dr.
6/25/2024	PN - Debris/Trash on the Property	Complaint	Open	2105 Westminister 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.

3/22/20 24	PN - Landscaping Debris/Trash	Ride Around	Ope n	3732 Pleasant Plains Rd.
5/22/20 24	SDO - Unlicensed Vehicle	Complaint	Ope n	4006 Lawrence Daniel Dr.
5/30/20 24	SDO - Failure to Obtain Use and New Accessory Structure Permits	Ride Around	Ope n	100 Sherin Ln.
5/30/20 24	PN - TGW and Standing Water in an Abandoned Pool	Complaint	Ope n	1036 Hawthorne Dr.

<b>New Violations</b>	
Public Nuisance	21
J/A/N Vehicles	0
SDO	1
Traffic	0
Open Burn	0
Hazard	0
Noise	0
MHS	0
<b>Total Opened</b>	<b>22</b>

<b>June Cases</b>	
Open	14
Closed	8
<b>TOTAL</b>	<b>22</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 three cases, had no crime scene callouts, and had seven cases assigned out for investigation. CID obtained 7 search warrants in ongoing case investigations.
- Patrol officers responded to a suicidal subject driving around town. After multiple phone pings officers were able to locate the vehicle and subsequently found the subject had attempted to overdose. EMS responded and lifesaving efforts were successful. Officers also responded to a drug overdose at a local motel. Officers located the victim and applied NARCAN. The victim regained consciousness and EMS took over medical care.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected over seven pounds of unwanted medication.
- SPD hosted a youth fishing derby on June 1. The event was filled with 20 children fishing and over 100 fish caught. A second fraud awareness course was held in effort to reduce fraud against the elderly.
- Officer Justin Hults completed School Resource Officer training, Det. Josh Smith began training with his new canine, Chase. K9 Luna

successfully tracked a suspect wanted in regard to a domestic violence incident at Union West.

## 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.
        - The onsite meeting is scheduled for 05/29/2024.
        - The 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 are coordinating an onsite meeting with USACE.

- Resurfacing Contract

- Council approved the contract with Red Clay Industries for \$734,764.20.
  - Red Clay has begun the project and has been intermittently working, contingent on weather, to complete the project.
  - Red Clay is expected to have the project completed by June 30th, 2024.
- On 03/11/2024, Council approved an additional \$200K towards the resurfacing program.
  - \$150K will be utilized to resurface additional roadway segments.
  - \$50K will be utilized to apply preventative maintenance on additional roadway segments.
- A Phase 2 Contract, focused on preventative maintenance, 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.
  - The following communities will be affected:
    - Community Park
    - Hunley Creek
    - Independence Village



- Storm Water
  - Two high-priority sink hole repairs on the current list:
    - Lakewood Knolls – Culvert Replacement
    - Shannamara – Sinkhole repair.
  - NCDEQ has approved the Town’s Storm Water Management Plan (SWMP), and Stallings’ MS4 Permit became effective August 1, 2023.
    - Staff worked with Bolton and Menk to perform a self-audit of our MS4 permit compliance to determine recommendations to come into full permit compliance over the 5-year permit period.
    - Staff is working with Bolton and Menk to come into full year-one permit compliance while formulating a necessary budget and action plan associated with permit compliance in years 2-5.
  - 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.
  - The Town has executed a contract with Precision Infrastructure Management, for approximately \$33,000, to perform this comprehensive right-of-way assessment.
    - 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 is seeking to apply for Charlotte Water's Capacity Assurance Program (CAP) by September to allow for Charlotte Water to account for Stallings' expected sewer demand into consideration while they plan for future CIPs.
  
- 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 the first round of comments from Union County and transmitted back to NCDOT for revisions. Staff will continue to coordinate with NCDOT and Union County to receive approval for the water meters.
  - A majority of the plantings have been installed; however, Staff is continuing to coordinate with Union County and NCDOT to receive approval for the water meters that feed the irrigation lines.
  - 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:

- **July 9:** Crafts Day
- **July 16:** Nature Adventure
- **July 23:** Reading Day
- **July 30:** Fun and Games
- **August 6:** Crafts Day
- **August 13:** Nature Adventure

Join us for creativity, adventure, and fun!


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#### Supplies & Splash | Stallings Municipal Park

Join us for the second installment of our Splashin' Summer Series – Supplies and Splash! It's a day of water-filled fun with a heartwarming twist. Bring your school supplies to donate to the Back to School Bash and make a splash for a cause.

 Date: July 13th, 2024

 Time: 10:00 am - 1:00 pm

 Location: Stallings Municipal Park  
340 Stallings Rd. Stallings NC 28104

  What to Expect:

 Donate School Supplies for the Back to School Bash

## 📖 Second Splashport Stamp for Prizes

☀️ By contributing school supplies, you not only make a splash in the summer but also help ensure that every student is ready for the upcoming school year.

Don't forget to get your second Splashport Stamp – it's your ticket to exciting prizes and surprises!

📚 The Back to School Bash is just around the corner, and your generous donations will make a significant impact. Let's come together, make a difference, and celebrate the spirit of giving in this Splashin' Summer Series event.

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## Summer Sizzle: Trivia & Movie Night | Stallings Municipal Park

📅 When: Thursday, July 25th

🕒 Start Time: 7:00 PM (*\*The Little Rascals begins at dark, around 9:00 PM 🌙*)

📍 Where: Stallings Municipal Park 🌳

🎟 Admission: FREE event 

💧 BONUS: The Splash Pad will have extended hours and be open until 7:00 PM!

🎉 Get ready for an epic night of fun at our Summer Sizzle 🌞 ✨

🧠 TRIVIA TIME:

Starting at 7:15 PM, we'll kick off with THREE rounds of trivia!

🏆 Each round winner gets a prize, and the overall champ will win a GRAND PRIZE! 🎉 Play solo or team up with friends! 👤 👤

🎬 MOVIE MAGIC:

Stick around for a special showing of The Little Rascals under the stars!

☀️ Bring your chairs or blankets and get cozy! 🪑 🛏️

🌮 FOOD & SNACKS:

El Valle Taco Truck will be on-site, serving up delicious eats! 🌮

🎪 Plus, enjoy FREE popcorn during the movie | (while supplies last)

👨👩👧 Bring your friends, family, and all the good vibes for an

unforgettable evening at Stallings Municipal Park! 🌳 ✨ See you

there! 🎉 🥳

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## **Stallings Municipal Park:**

Upcoming Projects:

- **Arbors**
  - The Arbors at Stallings Municipal Park are undergoing a facelift! From new beam replacements, sanding & a fresh coat of stain – our arbors will look brand new! Once the beams are finished – we are going to move forward with painting the columns on all the arbors.
- **Resurfacing Tennis Courts**
  - The Council approved for the Tennis Courts to be converted to accommodate 1 tennis court and 4 pickleball courts. The project is set to start Mid-August and will take, roughly, 2 weeks for completion.
- **New Signage** | *\*Front Entrance & Back Entrance*
  - As for the new signage project, we have made significant progress in the design phase. Once the designs are finalized, we will proceed with fabrication and installation planning. We anticipate signage installation to coincide with the completion of the other park enhancements.
- **Blair Mill Greenway Safety Barriers**
  - We are in the process of finalizing the exact start date for the Blair Mill Greenway Safety barriers. These barriers will prompt bikers



to slow down in efforts to create a safe greenway experience for all ages and abilities. This project is intended to be finished by the end of July.

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

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

Get ready for a fantastic market experience every Saturday through August 31st! From fresh local produce, honey, sourdough, flowers, and so much more. We're excited that Sunny Day Markets Produce LLC will be managing the farmers' market, ensuring a delightful shopping experience for all. After two successful weekends at the Farmers Market – we think this is going to be a great addition for the Stallings, and surrounding, residents!

### **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*

### **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 22nd 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 2025 Budget Process

- Proposed hearing was held on June 10, 2024, for a budget totaling \$12,123,700 (General Fund = \$11,315,500 and Storm Water Fund = \$808,200)
  - No comments from the public
  - Budget highlights
    - 3.0¢ tax increase
    - No changes to the storm water fee
- Adoption scheduled for June 24, 2024

### 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 scheduled for the weeks of July 15<sup>th</sup> and August 12<sup>th</sup>.

### Policies in Progress

- Credit card policy is being reviewed and revised.

## **Human Resources**

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- The Town has an opening for a Planning Technician; the full job description is available on the Town's website.

## General Government

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### **Bulk Pick-Up**

- Town-wide bulk pick-up will be the week of July 22.

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

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

### **Powell Bill**

- The Annual Certified Statement for the Powell Bill report has been submitted.

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

- Staff are moving forward with preparations.

### **Surplus Sales**

- A total of \$15,590.27 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.