



November 22, 2024

PLANNING & ZONING MONTHLY REPORT | SEPT.



Meetings

Meeting Type

Town Council:

- 10/28/2024
 - TX24.06.01 Parking Amendments
 - Staff requests a text amendment in the Stallings Development Ordinance Table 12.1 within Article 12.12 to amend the off-street parking requirements
 - Tabled to November 25, 2024.
 - TX24.10.01 Greenway & Streetscape Amendment
 - Staff requests a text amendment to address concerns regarding selecting greenway types and applying streetscape requirements.
 - Approved.

Planning Board:

- The new and current members went through Planning Board training.

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

Project Name, Info	Location	Additional Info	Status
Idlewild Mixed-Residential Plan (Aria): <ul style="list-style-type: none"> Total Site Area: 48.83ac in Stallings 270 Multifamily Units (Aria) 148 Townhomes in Stallings (Inactive) 115 Townhomes in Matthews (Inactive) 3.41 acres of retail/commercial (Inactive) 	Idlewild Rd behind Idlewild Shopping Center	<ul style="list-style-type: none"> By-Right Development Development Agreement: Yes, recorded. Construction Documents approved. Final Plats approved. They have received their Water and Sewer Accessibility letter, NCDEQ Permit, and NCDOT Driveway Permit. 	Construction Ongoing
Bailey Mills (Formerly Stallings Townhomes): <ul style="list-style-type: none"> 92 Single-Family Attached Residential. 	Marie Garris Rd and Matthews Indian Trail Rd	<ul style="list-style-type: none"> By-Right Development Development Agreement: Yes recorded 	Construction Ongoing
Bailey Mills Expansion (Phase 2): <ul style="list-style-type: none"> The Town Council approved CZ22.09.01 on March 28, 2022. 23 Attached Residential Units 	Marie Garris Rd and Matthews Indian Trail Rd	<ul style="list-style-type: none"> They have been approved for an extension of Conditional Zoning Vested rights for an additional two years due to sewer capacity (till March 28, 2026). 	Construction Documents and Final Plat not approved.
The Willows at Stallings: <ul style="list-style-type: none"> 315 Multifamily Residential. 	Stevens Mill Rd	<ul style="list-style-type: none"> Development Agreement: Yes recorded By-Right Development. 	<ul style="list-style-type: none"> Construction documents were approved, and the final plat was not approved. Inactive
Stallings Farm: <ul style="list-style-type: none"> 216 Single-Family Residential 	Stallings Rd and Stevens Mill Rd.	<ul style="list-style-type: none"> Development Agreement: Yes - Recorded By-Right Development. 	Comments were submitted for the 3rd review of the construction documents.

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

Housing Unit Projections:

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

Development Name	# of Housing Units
Idlewild Mixed Use Development (Aria at Idlewild location)	<ul style="list-style-type: none"> 270 Multifamily Units (Aria) 148 Attached-Homes
Bailey Mills	<ul style="list-style-type: none"> 92 Attached-Homes
Bailey Mills Expansion (Phase 2)	<ul style="list-style-type: none"> 23 Attached-Homes
Courtyards on Greenway	<ul style="list-style-type: none"> 105 Single-Family Homes

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

Silverline TOD

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

1. Integrate the future Lynx Silver Line Project into the Stallings Comprehensive Land Use Plan to include timelines, benefits, studies, and education.
 2. Reimagine the Monroe Expressway Small Area Plan and create a Silver Line Station/Atrium Hospital Small Area Plan that includes renderings and specs.
 3. Incorporate an updated Transportation-oriented Development overlay in the development ordinance with preservation and promotion techniques along the proposed Silver Line alignment.
- Status:
 - See the survey results for a limited time here: <https://arcg.is/0554aj0>
 - Public input session at Stallings Fest Completed
 - Next Steps: Town Council Review. Dec 9 the consultant will present to Council on the updates.

Current Planning & Engineering Plan Reviews

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

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

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

Stage 2: Construction Documents Review – Article 7.7-1

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

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

- This stage applies when land is subdivided into major divisions (5 or more lots) or minor divisions that skip stages 1 & 2 (4 or fewer lots).
- Depending on the project scope, bonds and/or promises (ex., financial agreements adopted in a development agreement or conditional zoning) may be required at this final stage.

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

Preliminary Plan (Concept Plan/Minor) Reviews:

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

Construction Document (Major) Reviews:

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

Subdivision/Final Plat Reviews (subdivide parcels):

- FP24.03.02 – The Grove Subdivision 3rd Review [Approved]

Reports

Permit Report:

Permit Date	#	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
10/1/2024	2516	New Accessory Structure	Approved	SFR-3	Kerry Greens	1228 KERRY GREENS DR	\$75.00
10/3/2024	2517	Permanent Sign Permit	Approved	MU-1	Brookfield	1149 STALLINGS RD	\$75.00
10/3/2024	2518	Pool Permit	Approved	SFR-2	Emerald Lake	6109 FOUR WOOD DR	\$150.00
10/3/2024	2519	Temporary Sign Permit	Approved	CIV		1115 STALLINGS RD	\$25.00
10/4/2024	2520	Principal Structure Addition	Approved	SFR-2	Hunley Creek	6006 BURNT MILL RD	\$75.00
10/7/2024	2521	Pool Permit	Approved	MFT	Woodbridge	4222 LAWRENCE DANIEL DR	\$150.00
10/7/2024	2522	New Principal Structure	Approved	MU-2	Stone Creek	3008 Timber Mill Dr	\$150.00
10/7/2024	2524	New Principal Structure	Approved	MU-2	Stone Creek	3006 Timber Mill Dr	\$150.00

10/7/2024	25	New Principal Structure	Approved	MU-2	Stone Creek	3004 Timber Mill Dr	\$150.00
10/7/2024	25	New Principal Structure	Approved	MU-2	Stone Creek	3002 Timber Mill Dr	\$150.00
10/7/2024	25	Use Permit	Approved	MU-2	Idlewild Market	15080 Idlewild Rd	\$50.00
10/7/2024	25	Principal Structure Upfit	Approved	MU-2	Idlewild Market	15080 Idlewild Rd	\$75.00
10/7/2024	25	New Principal Structure	Approved	MU-2	Stone Creek	1502 May Apple Dr	\$150.00
10/7/2024	25	New Principal Structure	Approved	MU-2	Stone Creek	1504 May Apple Dr	\$150.00
10/7/2024	25	New Principal Structure	Approved	MU-2	Stone Creek	1506 May Apple Dr	\$150.00
10/7/2024	25	New Principal Structure	Approved	MU-2	Stone Creek	1508 May Apple Dr	\$150.00
10/7/2024	25	New Principal Structure	Approved	MU-2	Stone Creek	1510 May Apple Dr	\$150.00
10/7/2024	25	New Principal Structure	Approved	MU-2	Stone Creek	1512 May Apple Dr	\$150.00
10/7/2024	25	Principal Structure Upfit	Approved	SFR-3		501 FRIENDSHIP DR	\$75.00
10/7/2024	25	Principal Structure Addition	Approved	SFR-3		501 FRIENDSHIP DR	\$75.00
10/8/2024	25	Permanent Sign Permit	Approved	MU-2	Idlewild Market	15080 Idlewild Rd	\$75.00
10/8/2024	25	New Principal Structure	Approved	MU-2	Bailey Mills	411 Bullwark Crossing	\$150.00
10/8/2024	25	New Principal Structure	Approved	MU-2	Bailey Mills	407 Bullwark Crossing	\$150.00
10/8/2024	25	New Principal Structure	Approved	MU-2	Bailey Mills	403 Bullwark Crossing	\$150.00
10/8/2024	25	New Principal Structure	Approved	MU-2	Bailey Mills	329 Bullwark Crossing	\$150.00
10/8/2024	25	New Principal Structure	Approved	MU-2	Bailey Mills	325 Bullwark Crossing	\$150.00
10/8/2024	25	New Principal Structure	Approved	MU-2	Bailey Mills	321 Bullwark Crossing	\$150.00
10/8/2024	25	New Principal Structure	Approved	MU-2	Bailey Mills	317 Bullwark Crossing	\$150.00

10/10/2024	25/46			MU-2		7854 Stevens Mill Rd	\$5,040.00
10/11/2024	25/47	Principal Structure Addition	Approved	SFR-2	Madison Ridge	15025 MIDDLESBOROUGH DR	\$75.00
10/11/2024	25/48	Principal Structure Addition	Approved	SFR-2	Shannamara	9223 Tenby Ln	\$75.00
10/11/2024	25/49	New Principal Structure	Approved	MU-2	Bailey Mills	604 Bailey Mills Dr	\$150.00
10/11/2024	25/50	New Principal Structure	Approved	MU-2	Bailey Mills	608 Bailey Mills Dr	\$150.00
10/11/2024	25/51	New Principal Structure	Approved	MU-2	Bailey Mills	612 Bailey Mills Dr	\$150.00
10/11/2024	25/52	New Principal Structure	Approved	MU-2	Bailey Mills	704 Bailey Mills Dr	\$150.00
10/11/2024	25/53	New Principal Structure	Approved	MU-2	Bailey Mills	708 Bailey Mills Dr	\$150.00
10/11/2024	25/54	New Principal Structure	Approved	MU-2	Bailey Mills	712 Bailey Mills Dr	\$150.00
10/11/2024	25/55	New Principal Structure	Approved	MU-2	Bailey Mills	716 Bailey Mills Dr	\$150.00
10/14/2024	25/56	Principal Structure Upfit	Approved	SFR-2	Shannamara	5618 ANGLESEY CT	\$75.00
10/14/2024	25/57	New Principal Structure	Approved	IND	Union West Business Park	165 CUPPED OAK DR	\$250.00
10/14/2024	25/58	Use Permit	Approved	IND	Union West Business Park	165 CUPPED OAK DR	\$50.00
10/14/2024	25/59	Principal Structure Addition	Approved	MFT	Callonwood	1341 HAMMOND DR	\$75.00
10/16/2024	25/60	Temporary Sign Permit	Approved	MU-2	Aria Apartments	15120 IDLEWILD RD	\$75.00
10/21/2024	25/61	Accessory Structure Addition	Approved	SFR-3	Buckingham	3126 LEICESTER DR	\$75.00
10/21/2024	25/62	New Accessory Structure	Approved	SFR-2		1580 HAWTHORNE DR	\$75.00
10/21/2024	25/63	Temporary Sign Permit	Approved	TC		621 STALLINGS RD	\$25.00
10/22/2024	25/64	Demolition Permit	Approved	IND		3652 SMITH FARM RD	\$100.00

10/23/ 2024	25 65	Principal Structure Addition	Approved	SFR-1	Olde Blairs Mill	310 RACHEL ELIZABETH DR	\$75.00
10/23/ 2024	25 66			SFR-1		5749 STEVENS MILL	\$300.00
10/23/ 2024	25 67			IND		3471 GRIBBLE RD	\$75.00
10/23/ 2024	25 68	Use Permit	Approved	TC		629 STALLINGS RD	\$50.00
10/24/ 2024	25 69	Pool Permit	Incomplete	MFT	Fairhaven	1236 TRANQUIL FALLS LN	
10/25/ 2024	25 70	Temporary Sign Permit	Approved	Conditio nal	Chestnut	2945 Matthews Weddington Road	\$25.00
10/25/ 2024	25 71	Use Permit	Approved	IND		100 SHERIN LN	\$50.00
10/28/ 2024	25 72	Principal Structure Addition	Approved	SFR-3	Camelia Park	332 AURORA BLVD	\$75.00
10/29/ 2024	25 73			IND		3025 GRIBBLE RD	\$600.00
10/29/ 2024	25 74			IND		135 CUPPED OAK LN	\$75.00
10/31/ 2024	25 75	Use Permit	Approved	MU-2		12042 STALLINGS COMMERCE DR	\$50.00
10/31/ 2024	25 76	Principal Structure Addition	Approved	SFR-2	Country Woods East	1042 HAWTHORNE DR	\$75.00
10/31/ 2024	25 77	Principal Structure Addition	Approved	SFR-2	Country Woods East	1138 HAWTHORNE DR	\$75.00
11/4/2 024	25 78	Use Permit	Approved	TC		4520 POTTER ROAD	\$50.00
11/4/2 024	25 79	Principal Structure Addition	Approved	SFR-3	Camelia Park	319 FRIENDSHIP DR	\$75.00
11/6/2 024	25 80	Pool Permit	Approved	SFR-1	Olde Blairs Mill	602 CAROLINE AUBREY WAY	\$150.00
11/15/ 2024	25 81	Temporary Use Permit	Approved	MU-2		3612 WEDDINGTON RD	\$50.00

11/15/2024	2582	Permanent Sign Permit	Approved	IND		2505 Old Monroe Rd	\$75.00
11/15/2024	2583	Principal Structure Addition	Approved	SFR-3	Camelia Park	409 AURORA BLVD	\$75.00
11/15/2024	2584	Principal Structure Upfit	Approved	SFR-3	Camelia Park	409 AURORA BLVD	\$75.00
11/17/2024	2585	Principal Structure Addition	Online Submission	IND		3025 GRIBBLE RD	
11/18/2024	2586	Principal Structure Addition	Approved	MFT	Fairhaven	801 SCENIC WAY	\$75.00
11/18/2024	2587	New Accessory Structure	Approved	MU-1		2250 STALLINGS RD	\$75.00
11/19/2024	2588	Permanent Sign Permit	Approved	TC		4520 POTTER ROAD	\$75.00
11/19/2024	2589	New Accessory Structure	Payment Pending	SFR-3	Camelia Park	409 AURORA BLVD	
11/19/2024			Online Submission	C-74	Union County Business Center	13606 E. Independence Blvd	

Code Enforcement Report:

October Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
10/1/2024	PN - Outdoor Storage of Yard Waste/Tree Stumps, Construction Debris/Materials	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.
10/4/2024	PN - Trash/ Debris and Tall Grass/Weeds	Ride Around	Close	517 Springhill Dr.
10/8/2024	PN - TGW	Ride Around	Close	309 Friendship Rd.
10/8/2024	PN - TGW	Ride Around	Close	1200 Stallings Rd.
10/9/2024	PN - Junked/Nuisance Vehicles	Ride Around	Close	220 Aurora Blvd.

10/9/20 24	PN - TGW	Complaint	Close	400 Short St.
10/9/20 24	PN - Chickens Without a Permit	Ride Around	Close	400 Short St.
10/16/2 024	PN - TGW	Complaint	Open	15030 Idlewild Rd.
10/16/2 024	SDO - Failure to Obtain Principal Structure Addition Permit	Ride Around	Close	212 Smith Cir.
10/16/2 024	SDO - Failure to Obtain Accessory Structure Addition Permit	Ride Around	Close	3126 Leicester Dr.
10/17/2 024	PN - Outdoor Storage of Yard Waste/Tree Stumps, Construction Debris/Materials	Ride Around	Close	2701 Community Park Dr.
10/22/2 024	SDO - Parking of Commercial Vehicles	Ride Around	Close	724 White Oak Ln.
10/22/2 024	PN - TGW	Complaint	Open	705 White Oak Ln.
10/23/2 024	SDO - Failure to Obtain Principal Structure Addition Permit	Ride Around	Open	319 Friendship Dr.
10/23/2 024	SDO - Parking of Oversize Vehicle	Ride Around	Open	15916 Fieldstone Dr.
10/25/2 024	SDO - Failure to Obtain Principal Structure Addition Permit	Ride Around	Open	1138 Hawthorne Dr.
10/28/2 024	PN - Illicit Discharge	Complaint	Close	130 Forest Park Dr.

Prior Cases Currently Open - Code Enforcement

4/10/202 4	PN - TGW, Debris/Trash	Complaint	Open	5018 Blackberry Ln.
6/11/202 4	PN - Discharge of Food Waste into Storm Drain	Complaint	Open	302 Rachel Elizabeth Dr.
9/10/202 4	PN - TGW, Vines Growing on the Home	Ride Around	Open	2000 Stallings Rd.
9/10/202 4	PN - Car Parts, Trash and Debris	Ride Around	Open	2000 Stallings Rd.
9/10/202 4	PN - Multiple Violations	Ride Around	Open	2008 Stallings Rd.
9/10/202 4	PN - Multiple Junked/Nuisance Vehicles	Ride Around	Open	2008 Stallings Rd.
9/26/202 4	SDO - Land Disturbance and Driveway, Permits Required	Ride Around	Open	5213 Goldcrest Dr.

New Violations	
Public Nuisance	10
J/A/N Vehicles	1
SDO	7
Traffic	0
Open Burn	0
Hazard	0
Noise	0
MHS	0
Total Opened	18

August Cases	
Open	7
Closed	11

TOTAL 18

Police Department

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>
- In October, 7 officers responded to mutual aid requests for assistance to Western North Carolina for one week deployments. Other officers launched a supply drive for needed items in the mountains. Stallings residents donated two trailers worth of supplies that were delivered by officers.
- One detective seized over 5000 THC vape pens, 58 kg of cocaine, 26 lbs of methamphetamine, and over 300 pounds of marijuana.
- Patrol officers responded to a missing person, who had been gone for five days and had a drug abuse history. Officers working in conjunction with Stanly and Cabarrus County were able to track the subject, locate her, and get her returned home within a few hours of the police being notified. Officers responded to the Divide golf course regarding the theft of golf clubs. A follow-up investigation with the License and Theft Bureau was able to identify suspects and assist closing multiple cases of this type of the theft in this area. Officers were able to stabilize breathing until EMS arrived. Patrol officers made a traffic stop on an expired registration. The investigation resulted in charges of carrying a concealed firearm and possession of controlled substance charges.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected over nine pounds of unwanted medication.

- Our School Resource Officer held a first responder's day at Stallings Elementary School to introduce school children to the police. Offices participated in multiple Trunk-or-Treat events around Halloween.
- Administrative Services Manager, Melissa Carnes, completed the 10-week training program to become a certified CALEA accreditation manager.
- Officer Justin McLemore was released to solo patrol from field training.

Engineering

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

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

 - Cost estimate for construction is approximately \$250,000. This is in accordance with Staff's expectations and proposed budget(s).
 - August 2024 – As a result of the May 2024 onsite meeting, Staff coordinated with The USACE to reduce the limits of the stream restoration project and determine the costs associated with leaving the stream in the existing condition and pay any mitigation fee(s) and/or pursue after the fact permitting.
 - Onsite meeting with USACE and NCDEQ occurred on August 26, 2024. USACE and NCDEQ stated that the stream has generally restored itself from the August 2020 stream relocation and recommended minimal erosion control and clean up work. This recommended work, as well as the stream relocation, will be encompassed in a Nationwide 29 permit to be approved by USACE.
 - September 2024 - Staff presented three options for Council consideration on 09/23/2024.

- Pursue the full stream restoration project
 - Pursue the USACE and NCDEQ recommended erosion control and cleanup work.
 - Pending Council discussion, a third option could be pursued.
 - As a result of the 09/23/2024 Council meeting, Staff was directed by Council to obtain more comprehensive costs for the erosion control and clean up work and begin drafting a settlement agreement for specific property owners.
 - At the November 12, 2024, Council Meeting Council approved the minor stream clean up and erosion control work behind 1012 Twin Pines. Additional questions and possible amendments will continue to be discussed.
-
- 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 formulating a preventative roadway maintenance contract that encompasses microsurfacing.
 - Letting for bid in December with the goal to begin the project in Spring of 2025.
 - 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.
 - Public Works recently completed a sidewalk, curb and gutter, and roadway patching repair in the Fairfield Plantation Subdivision.

- 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.
 - Public Works recently completed one major sinkhole repair in the Shannamara Subdivision on Clonmel Drive.
 - 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.
 - Union County hosted, and Staff attended, an information and comment meeting on September 13th, 2023, from 5:00 pm to 8:00 pm, for all affected residents to attend.
- 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.
 - **Upcoming Meetings held at the Stallings Government Center at 6:00 p.m.:**
 - Monday, December 9, 2024 (Due to Christmas Holiday)

Parks & Recreation

Upcoming Events/Programs:

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

Join us for a magical afternoon of holiday cheer at our much-anticipated Christmas in the Park event on Saturday, December 7th! Bring your family and friends to experience the joy of the season!

Attendees can look forward to a variety of activities designed to engage all ages, including:

- Photos with Santa & Mrs. Claus: Complimentary printed photos to capture the holiday spirit.
- Free Face Painting and Balloon Twisting: Providing festive fun for children and families.
- Letter to Santa Station: A chance for children to send their holiday wishes, with potential replies from Santa.
- Holiday Crafts: Including reindeer food creation, mug decorating, and custom Christmas tree-viewing glasses.
- Christmas Village Market: Featuring local vendors with unique holiday gifts and crafts.

Annual Tree Lighting Ceremony | @ 5:45pm

Get ready for the highlight of the evening as we gather around the towering Christmas tree for our Annual Tree Lighting Ceremony at 5:45 pm. Witness the enchanting moment when the park comes alive with the warm glow of twinkling lights, officially marking the start of the holiday season.

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

This program is for children and their families. Parents must stay for the entire program. Children 4-12 are welcome however this program is geared towards elementary age children. *REGISTRATION FULL.*

Craft Making: To start the evening your child will get hands-on with art supplies and create their very own holiday masterpiece. **Stories with Mrs. Claus:** Gather 'round as the beloved Mrs. Claus takes center stage, sharing some of her favorite stories of the season!

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

It's that magical time of year! Join us for an evening under twinkling Christmas lights, cozy blankets, and everyone's favorite green grump—The Grinch (2018)!

- Watch The Grinch (2018) come to life on the big screen as we snuggle up for a whimsical, wintery evening under the stars. The Grinch may be cold-hearted, but we'll be warm and toasty!
- Free Hot Chocolate: Enjoy a cup of holiday cheer with hot chocolate to keep your hands warm and your spirits even warmer.
- Popcorn on the House: What's a movie without popcorn? Grab a free bag to munch on during the movie!

Stallings Municipal Park:

Mural Update| Stallings Municipal Park

We have some VERY exciting news for our community! Our talented local artist, Heidi Nisbett, has just completed a stunning mural at Stallings Municipal Park! 🌟🌟

Heidi holds a BFA in Painting and Printmaking from Winthrop University. Her love for the outdoors blossomed into a passion for hiking and backpacking, culminating in an incredible 2,000-mile thru-hike of the Appalachian Trail in 2018. Throughout her adventures, she captured the breathtaking landscapes in a series of watercolor sketches that now inspire her vibrant artwork.

The new mural is not only a visual gem but also a celebration of Stallings' rich history. Each element reflects key moments and themes that are integral to our community's story.

Heidi's work beautifully intertwines her experiences on the trail with the essence of the places she paints, making her art deeply personal and relatable. This mural is the perfect backdrop for family photos, so be sure to gather your loved ones, snap some pictures, and immerse yourselves in the creativity that Heidi has brought to our park.

Come out to Stallings Municipal Park, enjoy the fresh air, and take in this wonderful addition to our community! Let's celebrate art, nature, and the stories that bind us together.



Event Recap(s)

Stalloween | Fri. Oct 25th | Stallings Municipal Park

The first-ever *Stalloween* at Stallings Municipal Park was a **huge success**, bringing the community together for a thrilling evening of Halloween fun! From the creative costumes in the contest to the excitement of Tent-or-Treat and the lively performance by Beetlejuice & Friends, every aspect of the event was a hit. Families enjoyed striking spooky poses at the Coffin Car photo op and indulging in delicious offerings from the food trucks. The free admission and wide range of activities made it a night to remember, and we are already looking forward to making next year's celebration even bigger and better!



Finance

- FY 2023 – 2024 audit was submitted to the Local Government Commission (LGC) on 11/5/2024

Human Resources

- No report.

General Government

Bulk Pick-Up

- Happening now - week of November 18.
- For more information: [Fall Bulk Pick-Up > Events](#)

2725 Old Monroe Road (John Deere) Property

- KWC is in current negotiations with the brewery. The Economic Development Committee discussed at its October meeting. It will continue reviewing a draft lease in December.

Stallings 50th Anniversary

- Staff is moving forward with preparations.

Surplus Sales

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