



**October 25, 2024**

PLANNING & ZONING MONTHLY REPORT | SEPT.



**Meetings**

**Meeting Type**

**Town Council:**

- 9/9/24
  - TX24.06.01 – Parking Regulations Text Amendment
    - Withdrew amendment to bring back in October.
- 9/23/24
  - The Town Council has appointed 2 new members to the Planning Board.

**Planning Board:**

- 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.
- Tx24.10.01 Greenway & Streetscape Amendment
  - Staff requests a text amendment to address concerns regarding the selection of greenway types and the application of streetscape requirements.

**Board of Adjustments:**

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

**Community Meetings**

- N/A

**Misc Meetings**

- N/A

**Current Approved Residential Project Status**

<b>Project Name, Info</b>	<b>Location</b>	<b>Additional Info</b>	<b>Status</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 3rd review of the construction documents.

<u>Project Name, Info</u>	<u>Location</u>	<u>Additional Info</u>	<u>Status</u>
<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 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: Planning Board recommendation, Vision/Goals, Comprehensive Plan Update, Small Area Plan Update.

### Current Planning & Engineering Plan Reviews

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

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

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

#### Stage 2: Construction Documents Review – Article 7.7-1

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

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

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

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

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

- PR24.08.01 – Stevens Mill Medical Office [Approved]
- PR24.09.01 – 4923 Potter Rd Residential [Comments Provided]
- PR24.09.02 – 1927 Richard Baker Dr Auto [In Review]

**Construction Document (Major) Reviews:**

- CD24.02.01 – Courtyards on Greenway 3rd Review [Comments Provided]
- CD24.02.02 – Stallings Farms Residential 3rd Review [Comments Provided]
- CD24.08.01 – Sell Ethics 1<sup>st</sup> Review [Comments Provided]
- CD24.10.01 Stevens Mill Medical Office [In Review]

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

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

**Reports**

**Permit Report:**

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
9/30/2024	2515	Principal Structure Upfit	Approved	BC		13114 BLEINHEIM LN	\$75.00
9/26/2024	2514	Principal Structure Addition	Approved	SFR-2	Country Woods East	2200 REDWOOD DR	\$75.00
9/26/2024	2513	Principal Structure Addition	Approved	Conditional	Willowcroft	308 HIDDEN COVE LN	\$75.00
9/24/2024	2510	Principal Structure Addition	Approved	SFR-3	Buckingham	4408 DERBYSHIRE LN	\$75.00
9/20/2024	2509	Principal Structure Addition	Approved	Conditional	Courtyards on Lawyers Road	6023 PLEASANT RUN DR	\$75.00
9/19/2024	2508	Permanent Sign Permit	Approved	MU-2		7800 STEVENS MILL RD	\$75.00
9/18/2024	2506	New Accessory Structure	Approved	IND		3125 GRIBBLE RD	\$75.00
9/18/2024	2505	Accessory Structure Addition	Approved	IND		3125 GRIBBLE RD	\$75.00
9/16/2024	2503	Temporary Sign Permit	Approved	MU-2		12052 STALLINGS COMMERCE DR	\$50.00
9/13/2024	2502	Permanent Sign Permit	Approved	MU-2		12052 STALLINGS COMMERCE DR	\$75.00
9/13/2024	2501	Principal Structure Addition	Approved	SFR-2	Willowbrook	3511 GREEN ASH LN	\$75.00

9/13/2024	2500	Principal Structure Addition	Approved	SFR-2	Country Woods East	1006 HAWTHORNE DR	\$75.00
9/11/2024	2499	New Accessory Structure	Approved	SFR-1	Golden Acres	16300 DEEPWOOD PLACE	\$75.00
9/11/2024	2498	Demolition Permit	Approved	IND		3025 GRIBBLE RD	\$100.00
9/10/2024	2496	New Accessory Structure	Approved		Madison Ridge	15114 CASTLEBRIDGE LN	\$150.00
9/9/2024	2495	New Accessory Structure	Approved	TC		3800 PLEASANT PLAINS RD	\$75.00
9/9/2024	2494	Accessory Structure Upfit	Approved	IND		3025 GRIBBLE RD	\$75.00
9/9/2024	2493	New Principal Structure	Approved	MU-2	Bailey Mills	322 New Gallant Dr	\$150.00
9/9/2024	2492	New Principal Structure	Approved	MU-2	Bailey Mills	318 New Gallant Dr	\$150.00
9/9/2024	2491	New Principal Structure	Approved	MU-2	Bailey Mills	314 New Gallant Dr	\$150.00
9/9/2024	2490	New Principal Structure	Approved	MU-2	Bailey Mills	310 New Gallant Dr	\$150.00
9/9/2024	2489	New Principal Structure	Approved	MU-2	Bailey Mills	306 New Gallant Dr	\$150.00
9/9/2024	2488	New Principal Structure	Approved	MU-2	Bailey Mills	302 New Gallant Dr	\$150.00
9/6/2024	2487	Permanent Sign Permit	Approved	MU-2		1408 STALLINGS RD	\$125.00

9/6/2024	2486	Permanen t Sign Permit	Approved	MU-2		1408 STALLINGS RD	\$75.00
9/5/2024	2485	New Accessory Structure	Approved	IND		3025 GRIBBLE RD	\$225.00
9/3/2024	2484	New Principal Structure	Approved	MU-2	Stone Creek	1410 May Apple Dr	\$150.00
9/3/2024	2483	New Principal Structure	Approved	MU-2	Stone Creek	1408 May Apple Dr	\$150.00
9/3/2024	2482	New Principal Structure	Approved	MU-2	Stone Creek	1406 May Apple Dr	\$150.00
9/3/2024	2481	New Principal Structure	Approved	MU-2	Stone Creek	1404 May Apple Dr	\$150.00
9/3/2024	2480	New Accessory Structure	Approved	SFR-3	Spring Hill	524 SPRINGHILL DR	\$75.00
							<b>\$3,350.00</b>

Total Records: 31

10/23/2024

Code Enforcement Report:

September Monthly Report - Code Enforcement				
Case Date	Description	Found By	Stat us	Address



9/4/2024	PN - TGW	Ride Around	Close d	3001/3003 Smith Farm Rd.
9/4/2024	PN - TGW	Ride Around	Close d	165 Cupped Oak Ln.
9/4/2024	PN - Trees Overhanging Into Roadway	Ride Around	Close d	8100 April Ln.
9/4/2024	PN - TGW	Ride Around	Open	100 Sherin Ln.
9/5/2024	PN - Trees Overhanging Into Roadway and Yard Waste	Ride Around	Open	2049 Westminister Ln.
9/6/2024	PN - Couch and Other Furniture Stored on Curb	Ride Around	Close d	204 Smith Cir.
9/10/2024	SDO - Feather Flag Without a Permit	Ride Around	Close d	600 Union West Blvd. Suite C
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.
9/12/2024	PN - TGW, Vines Growing on the Home, Trash and Debris	Complaint	Open	300 Smith Cir.
9/12/2024	PN - Junked/Nuisance Vehicles	Complaint	Open	300 Smith Cir.
9/12/2024	PN - TGW	Complaint	Close d	218 Smith Cir.
9/12/2024	PN - Couch and Other Furniture Stored on Curb	Ride Around	Close d	6904 Stoney Ridge Rd.
9/13/2024	PN - TGW in the Swale	Complaint	Close d	3932 Hillwood Ct.
9/13/2024	PN - TGW in the Swale	Complaint	Close d	4000 Hillwood Ct.
9/13/2024	PN - Yard Waste Stored on the Curb	Ride Around	Open	3933 Hillwood Ct.
9/13/2024	PN - TGW in the Swale	Complaint	Close d	5040 Potter Rd.
9/13/2024	PN - Outdoor Storage of Mattresses	Ride Around	Close d	525 Friendship Dr.

9/13/2024	PN - Outdoor Storage of Various Tanks/Buckets, Automobile Tires and Junk	Ride Around	Closed	219 Cupped Oak Dr.
9/16/2024	PN - Multiple Yard Waste Piles on the Property	Ride Around	Open	0 Vickie Ln.
9/16/2024	SDO - Hazardous Tree, Removal Required	Ride Around	Closed	126 Aurora Blvd.
9/26/2024	SDO - Land Disturbance and Driveway, Permits Required	Ride Around	Open	5213 Goldcrest Dr.
9/26/2024	PN - Outdoor Storage of junk	Ride Around	Open	311 Meadwbrook Dr.
9/27/2024	PN - Open Burning of Yard Waste	Ride Around	Closed	4813 Stevens Mill Rd.

New Violations	
Public Nuisance	2
J/A/N Vehicles	0
SDO	2
Traffic	3
Open Burn	0
Hazard	1
Noise	0
MHS	0
<b>Total Opened</b>	<b>2</b>
	<b>6</b>

August Cases	
Open	1
	2
Closed	1
	4
	2
<b>TOTAL</b>	<b>6</b>

## Police Department

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See attached chart for data.

### Other Highlights

- Union County Emergency Management has discontinued its weekly COVID situational report. They are still maintaining the Covid Dashboard at <https://www.unioncountync.gov/government/departments-f-p/public-health/covid-19-coronavirus-information>
- SPD Detectives cleared seven cases, had two crime scene callouts, and had 13 cases assigned out for investigation. CID obtained 16 search warrants in ongoing case investigations.
- SPD patrol officer made a routine traffic stop for running a stop sign and recovered a concealed, loaded firearm, a felony amount of marijuana and seized almost \$2000 US currency. Sgt. Davis hosted a disaster-preparedness seminar for the community. Officers participated in Stallings Fest duties. Corporal Pittman was awarded her NC Law Enforcement Advanced Certificate.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected almost five pounds of unwanted medication.
- K9 Chase seized 4kgs of cocaine, over 125 pounds of marijuana, and almost \$50,000 in US currency. K9 Chase and K9 Luna performed public demonstrations at Stallings Fest.

## Engineering

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- Twin Pines Storm Water Project
  - Phase 1 is complete.
  - 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.
      - An 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 cleanup 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 cleanup work and begin drafting a grant agreement for specific property owners.
  
- Roadway 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 expected to be completed by Thanksgiving 2024.
  - A preventative maintenance contract was approved by the Council on May 12, 2024, and awarded to Slurry Pavers.
    - Project largely completed in the following communities with only pavement striping remaining:
      - Community Park
      - Hunley Creek
      - Independence Village
  - Public works recently completed a patch on Whetstone Drive.
  
- Storm Water
  - Storm Water Repair Projects
    - One high-priority projects currently on the list:
      - Shannamara Subdivision - Clonmel Drive - sinkhole

- Three low priority regrades and ditch cleanups on the list to be completed by public works.
    - Public Works recently completed one sinkhole repair in the Woodbridge Subdivision on Lawrence Daniels 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 have executed a contract with Bolton and Menk to survey all of the Town's storm water infrastructure.
      - In accordance with permit year 2 requirements.
  - The Federal Emergency Management Agency (FEMA) is updating their Flood Insurance Rate Map (FIRM) for numerous counties, Union County being one of them. The update includes changes to Special Flood Hazard Areas (SFHA) and changes to the FEMA Regulated Floodways.
    - Stallings has approximately 160 Parcels affected by this FIRM updated.
    - Union County hosted, and Staff attended, an information and comment meeting on September 13<sup>th</sup>, 2023, from 5:00 pm to 8:00 pm, for all affected residents to attend.
- Comprehensive Right-of-way Assessment
  - The Council approved a comprehensive right-of-way assessment to analyze deficiencies in the Town's pedestrian infrastructure.
    - Project has been completed as of June 12, 2024.
    - Staff is utilizing this right-of-way assessment to make sidewalk repairs accordingly.
- Sanitary Sewer Capacity Study

- Staff provided Council an update at the February 12, 2024, Council meeting and, as a result, Council directed Staff to continue to work with Kimley-Horn and further investigate the following items:
  - Interlocal Agreements Charlotte Water currently has with adjacent municipalities.
  - Additional information and coordination with Charlotte Water regarding Charlotte Water's CIP.
    - Would an investment from Stallings increase the prioritization of a CIP Project that would provide additional sewer capacity that could connect/direct flows to.
    - Is there an opportunity to implement sewer relocation(s) and plan for connections as a part of the U-4714, Old Monroe Widening, Project.
    - Coordinate with Union County and analyze their system for any existing overflow connections to Charlotte Water.
  - Staff has applied to Charlotte's Capacity Assurance Program (CAP) and will continue to coordinate with CLT Water further as they plan for improvements.
  - Staff will continue to coordinate with Union County to discuss more in-depth logistical details regarding feasibility, constructability, rate schedules, etc.. if the Town was to connect to Charlotte Water's infrastructure.
- Staff has continued coordination with Union County and Charlotte Water and intends to provide Council an update in November.
- 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).
  - Pleasant Plains Road, between Potter Road and Old Monroe Road, will be closed for approximately a month, into October.
- 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**

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### **Upcoming Events/Programs**

#### **STEAM in The Park | Wed. Nov 6<sup>th</sup> | 9am – 12:30pm | Stallings Municipal Park**

For the 2<sup>nd</sup> year Stallings Parks and Rec will host a field trip for the 5<sup>th</sup> grade students at Stallings Elementary School. Stallings Municipal Park will be closed the morning of the field trip. The students will participate in 5 different STEAM related activities led by park staff as well as staff from Monroe Science Center and Union County Soil and Water. They will then enjoy bagged lunches provided by the school and some free time before departing.

#### **Fall Shred-it | Sat. Nov 9<sup>th</sup> | 9am – Noon | 2725 Old Monroe Rd. Stallings, NC 28104**

Our community Shred-it event promotes raising awareness about identity theft and fraud, by reminding residents about the importance of securely destroying personal documents.

#### **Christmas in the Park | Sat. Dec 7<sup>th</sup> | 3pm – 6pm | Stallings Municipal Park**

In December, we will welcome Santa and Mrs. Claus back to Stallings with our annual Tree lighting celebration filled with Holiday fun!

##### *What to Expect:*

- Photos with Santa – Snap a pic with the big man himself! Santa and Mrs. Claus are waiting to make some magical memories with you!
- Crafts to Deck the Halls – Let your creativity “snow” with DIY crafts that’ll bring extra sparkle to your holiday decor!
- Letter to Santa Station – Put your holiday wishes in writing! Drop your letter in Santa's special mailbox and cross your fingers for a North Pole delivery!

- Festive Face Painting – Become a Christmas character with a little face painting magic. Whether it’s a reindeer or snowman, the holiday fun is all over your face!
- Balloon Twisting Fun – Watch as balloons get twisted into holiday shapes that’ll jingle all the way home with you!
- Christmas Market by Sunny Day Markets – Find the perfect gifts for everyone on your list! Shop local vendors and fill your stockings with unique treasures for the holidays.
- Food Trucks to Fill You with Cheer – Satisfy your cravings with delicious treats from Even Layer Cakes and Sandwich Express—whether you're in the mood for something sweet or savory!
- Annual Tree Lighting Ceremony – Ceremony Begins at 5:45 pm

### **Event/Program Recap(s)**

#### **Walk with Ease | Stallings Municipal Park**

Walk With Ease wraps up on October 30<sup>th</sup>. We had a successful fall “season” with 5 regular participants on Monday and Wednesday afternoons.

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

The Sunny in Stallings Fall Farmers Market wrapped up on Saturday October 12<sup>th</sup>. The 2024 market was considered a success with an average of 12 vendors per Market and holds a promising future for the Parks and Recreation Department.

### **Project Updates**

#### **Landscaping Improvements – Stallings Municipal Park**

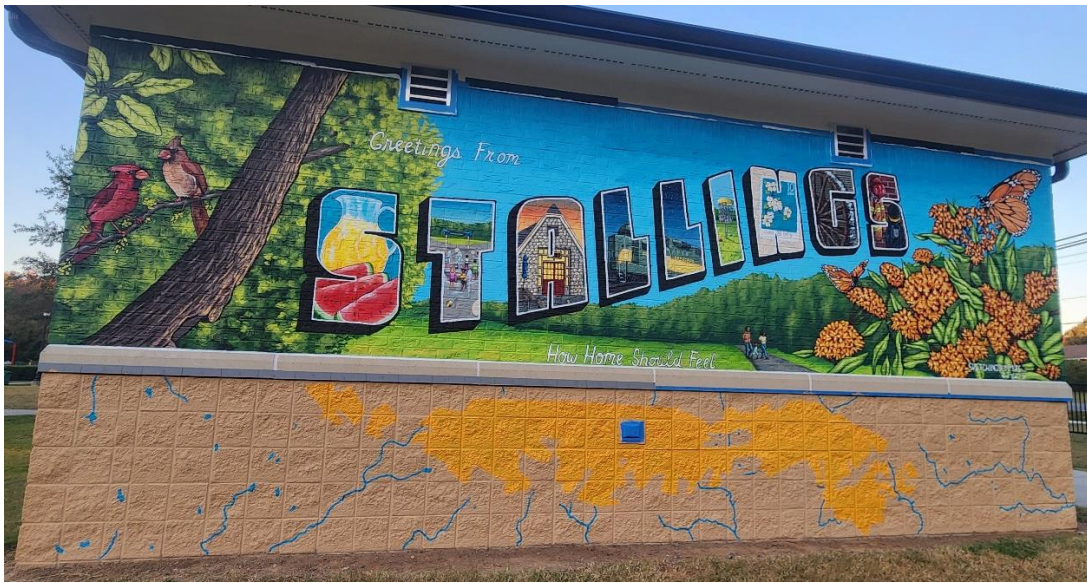
Smith Grounds installed a mulch bed and bushes lining the newest playground to improve aesthetics, as well as create a border to help funnel foot traffic towards the sidewalks, and limit access to and from

the playground on the hillside facing Shelter D. These bushes will grow to form a hedge row to match the larger playgrounds on the property.



### **Mural UPDATE – Stallings Municipal Park**

The Parks and Recreation Department is collaborating with local muralist Heidi Nisbett, owner of Sketching Summits Studio, to create a hand-painted mural in Stallings Municipal Park. A South Carolina native and Winthrop University alumna, Heidi now resides in Charlotte, NC, and brings her passion for the outdoors to this project. This mural, developed in partnership with the Community & Historical Committee, marks the Town's first step in showcasing local art within its parks. The Mural is set to be completed by the end of October, we are investigating lighting options to allow it to be seen both day and night.



### **Speaker System Upgrade UPDATE – Stallings Municipal Park**

A vendor has been sourced for the comprehensive upgrade of the outdated speaker system at Stallings Municipal Park. The project is now set to begin at the beginning of November, and will include the installation of new speakers, microphones, and equipment to meet the parks' needs for years to come. This upgrade will ensure enhanced audio capabilities for future events and activities.

### **Blair Mill Disc Golf Course Renovation – Blair Mill Park**

We continue working with Mark Heuther of Charlotte Disc Golf Club on the updates to the disc golf course at Blair Mill Park. We will be meeting in November to discuss the work to be done and the timeline, with the goal of completing the project by March.

This project will include:

- New layout with two tee pads per hole providing two different experiences per hole.
- Less open field use, opening the fields up for future development of the park.
- Reduce potential interference with future greenway expansion.
- New baskets

## **Aria Greenway Spine**

The portion of the Stallings Greenway that connects the existing Blair Mill portion (off Stevens Mill Rd.) to the Aria Apartments (off Idlewild Rd.) is currently under construction. Nick Coffey met with members from the Aria design team to walk the greenway expansion and discuss design and signage. The goal is to match the existing portion in materials and looks to create a seamless experience. Paving the new section began on October 18<sup>th</sup>.



## **Little Free Library Installation – Privette Park**

The Community Committee purchased a Little Free Library, which was installed by the Maintenance Team at Privette Park. This Library provides free reading material to readers of all ages.



### **Additional Comments:**

#### **National Parks and Recreation Association Conference – Atlanta, GA**

Park Staff, Tori Crowe and Nick Coffey, attended the NRPA Conference in Atlanta, GA where they attended a variety of sessions led by leaders in the Parks and Recreation field, covering topics such as safety, program/event planning, advertising, staffing, playground & park design and more! It was a great opportunity to meet and learn from others in the field.



## Finance

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- No report.

## **Human Resources**

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- No report.

## **General Government**

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### **Bulk Pick-Up**

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

### **Fall Shred Day**

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

### **Occupancy Tax Referendum**

- Occupancy Tax Referendum education is complete. Final reminder on Oct. 28

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

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

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

- Staff are moving forward with preparations.

### **Surplus Sales**

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

### **LGFCU/Civic Advisory Council**

- Assistant Town Manager/Town Clerk Erinn Nichols has been appointed to the Local Government Federal Credit Union/Civic (LGFCU is changing its name to Civic) Advisory Council. She looks forward to assisting in this role.