



September 20, 2024



Planning & Zoning Monthly Report | June 2024

Meetings

Meeting Type

Town Council:

- 08/12/2024
 - RZ24.06.01 – 2916 Matthews Indian Trail Rd General Rezoning from SFR-3 to C-74.
 - Approved
 - MSP24.06.01 - Atrium Master Sign Plan Amendment
 - Approved
 - TX24.06.01 – Parking Regulations Text Amendment
 - Tabled

Planning Board:

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

Board of Adjustments:

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


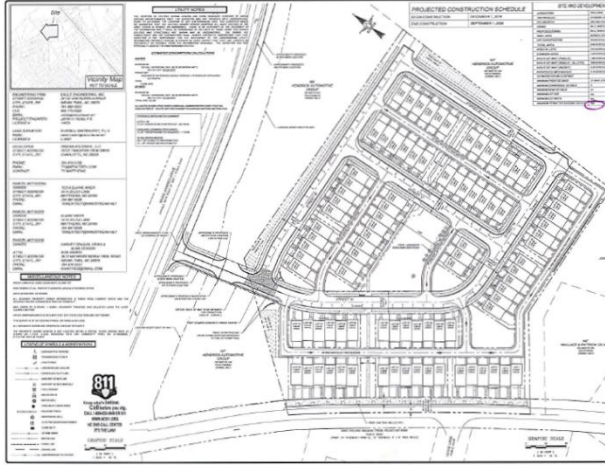
Community Meetings

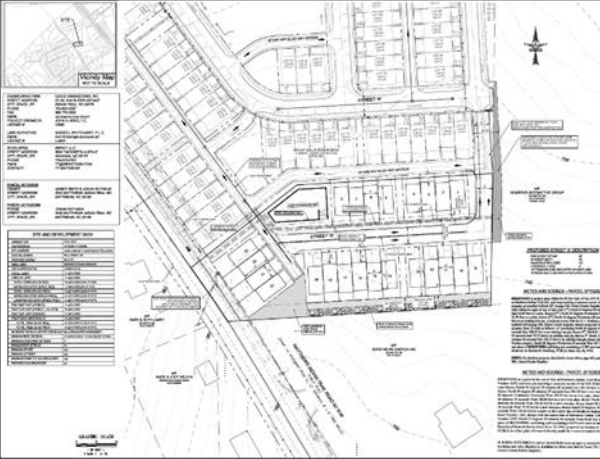
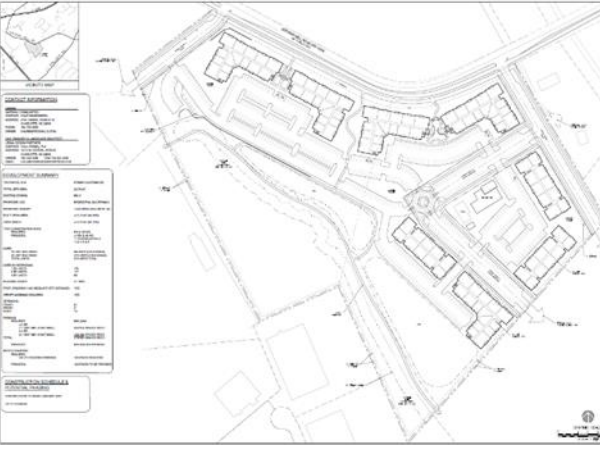
- N/A

Misc Meetings

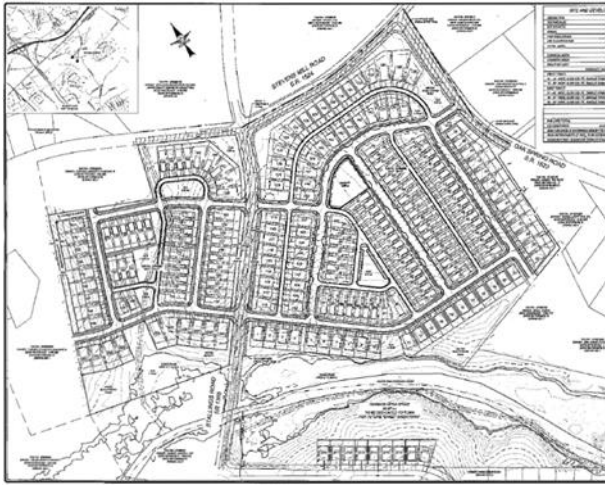
- N/A

Current Approved Residential Project Status

Project Name, Info	Location	Additional Info	Status	
<p>Idlewild Mixed-Residential Plan (Aria):</p> <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) 	<p>Idlewild Rd behind Idlewild Shopping Center</p>	<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. 	<p>Construction Ongoing</p>	
 <p>DEVELOPMENT SET MATTHEWS FIRST LANE REAR LANE 4 TOTAL 117 STALLINGS REAR LANE 12 TOTAL 148 APARTMENTS 210 IN 7 BLDG TOTAL NUMBER TOTAL 365 TOTAL 365 TOTAL 365</p> <p>BOHLER IDLEWILD RESIDENTIAL EXHIBIT G MATTHEWS/STALLINGS, NC</p>	<p>Bailey Mills (Formerly Stallings Townhomes):</p> <ul style="list-style-type: none"> 92 Single-Family Attached Residential. 	<p>Marie Garris Rd and Matthews Indian Trail Rd</p>	<ul style="list-style-type: none"> By-Right Development Development Agreement: Yes recorded 	<p>Construction Ongoing</p>
	<p>Bailey Mills Expansion (Phase 2):</p> <ul style="list-style-type: none"> The Town Council approved CZ22.09.01 on March 28, 2022. 23 Attached Residential Units 	<p>Marie Garris Rd and Matthews Indian Trail Rd</p>	<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 	<p>Construction Documents and Final Plat not approved.</p>

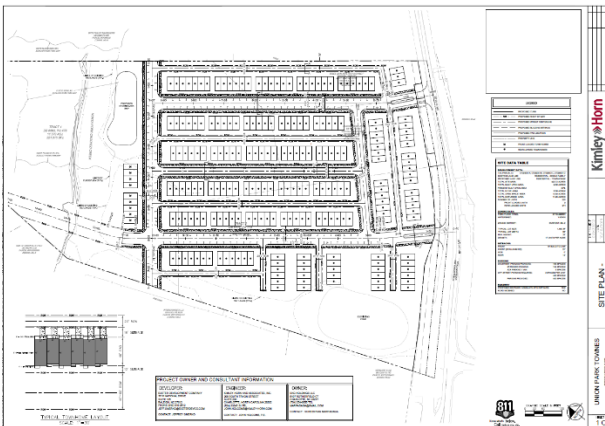
Project Name, Info	Location	Additional Info	Status
		<p>capacity (till March 28, 2026).</p>	
<p>The Willows at Stallings:</p> <ul style="list-style-type: none"> • 315 Multifamily Residential. 	<p>Stevens Mill Rd</p>	<ul style="list-style-type: none"> • Development Agreement: Yes - recorded • By-Right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

Project Name, Info	Location	Additional Info	Status
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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
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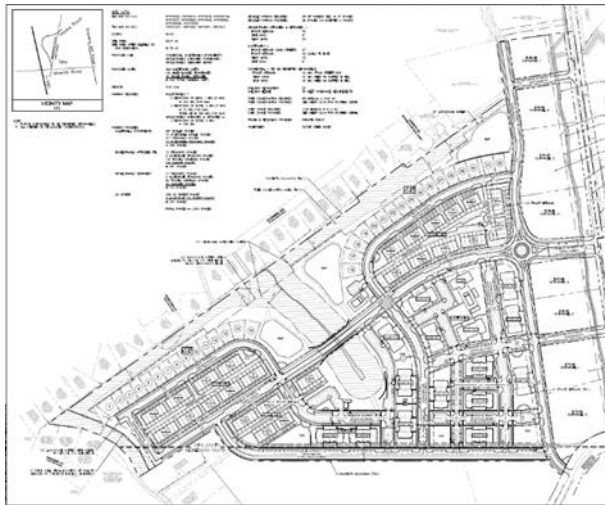
uses were allowed by right.

Stinson Farm:

- 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

- Development Agreement: Yes – recorded.
- Construction Documents Approved

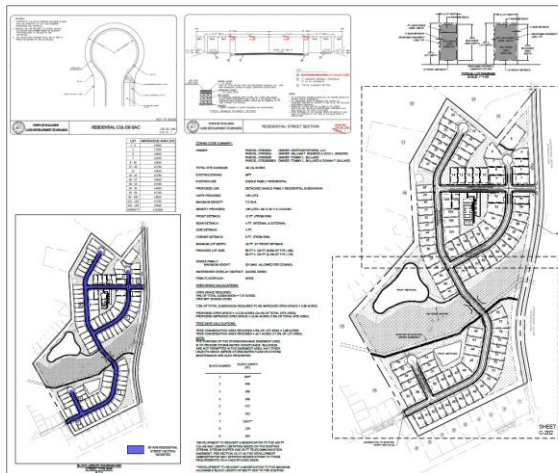


Courtyards on Greenway:

- 105 Single-Family Detached Residential

Lawyers Rd

- By-right Development
- Comments submitted for 1st 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.

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: 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:

- PR24.03.08 – 1020 Commercial Dr 2nd Review [Approved]
- PR24.07.01 – 100 Sherin Ln 2nd Review [Approved]
- PR24.08.01 – Stevens Mill Medical Office [In Review]
- PR24.09.01 – 4923 Potter Rd Residential [In Review]
- PR24.09.02 – 1927 Richard Baker Dr Auto [incomplete application]

Construction Document (Major) Reviews:

- CD24.02.01 – Courtyards on Greenway 3rd Review [In Review]
- CD24.02.02 – Stallings Farms Residential 3rd Review [Comments Provided]
- CD24.08.01 – Sell Ethics 1st Review [Comments Provided]

Subdivision/Final Plat Reviews (subdivide parcels):

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

Reports

Permit Report:

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
8/30/2024	2479	Use Permit	Approved	TC		4520 Potter Rd E	\$75.00
8/30/2024	2478	New Principal Structure	Approved	MU-2	Stone Creek	1402 May Apple Dr	\$150.00
8/29/2024	2477	Principal Structure Addition	Approved	Conditional	Southstone	614 HINTERLAND LN	\$75.00

8/27/2024	2476	New Principal Structure	Approved	MU-2	Stone Creek	1411 May Apple	\$150.00
8/27/2024	2475	New Principal Structure	Approved	MU-2	Stone Creek	1409 May Apple	\$150.00
8/27/2024	2474	New Principal Structure	Approved	MU-2	Stone Creek	1407 May Apple	\$150.00
8/27/2024	2473	New Principal Structure	Approved	MU-2	Stone Creek	1405 May Apple	\$150.00
8/27/2024	2472	New Principal Structure	Approved	MU-2	Stone Creek	1403 May Apple Dr	\$150.00
8/27/2024	2471	New Principal Structure	Approved	MU-2	Stone Creek	1404 May Apple Dr	\$150.00
8/26/2024	2470	Pool Permit	Approved	SFR-1	Vickery	2002 DONOVAN DR	\$150.00
8/26/2024	2469	Principal Structure Addition	Approved		Stevens Mill	1242 MILLWRIGHT LN	\$75.00
8/21/2024	2468	Principal Structure Addition	Approved	SFR-2	Hunley Creek	5014 Olde Stone Ln	\$75.00
8/20/2024	2467	Principal Structure Addition	Approved		Chestnut Place II	1012 TWIN PINES DR	\$75.00
8/20/2024	2466	Principal Structure Addition	Approved	SFR-1	Vickery	2023 DONOVAN DR	\$75.00
8/14/2024	2465	Principal Structure Addition	Approved		Country Woods East	4100 CYPRUS CT	\$75.00
8/12/2024	2464	New Accessory Structure	Approved	MU-2		15000 IDLEWILD RD	\$100.00
8/9/2024	2463	New Accessory Structure	Approved	Conditional	Willowcroft	312 HIDDEN COVE LN	\$75.00

8/9/2024	2462	Principal Structure Upfit	Approved	SFR-3	Kerry Greens	1110 KERRY GREENS DR	\$75.00
8/9/2024	2461	Pool Permit	Approved	SFR-1	Olde Blairs Mill	227 SAMUEL ST	\$150.00
8/8/2024	2460	New Accessory Structure	Approved		Stone Creek	1931 Stallings Rd	
8/8/2024	2459	Principal Structure Upfit	Approved	IND		500 UNION WEST BLVD	\$75.00
8/7/2024	2458	Use Permit	Approved	MU-2		12052 STALLINGS COMMERCE DR	\$50.00
8/6/2024	2457	New Principal Structure	Approved	MU-2	Bailey Mills	208 Maddie Ln	\$150.00
8/6/2024	2456	New Principal Structure	Approved	MU-2	Bailey Mills	212 Maddie Ln	\$150.00
8/6/2024	2455	New Principal Structure	Approved	MU-2	Bailey Mills	216 Maddie Ln	\$150.00
8/6/2024	2454	New Principal Structure	Approved	MU-2	Bailey Mills	220 Maddie Ln	\$150.00
8/6/2024	2453	Principal Structure Addition	Approved	IND		500 UNION WEST BLVD	\$75.00
8/6/2024	2452	New Principal Structure	Approved	MU-2	Bailey Mills	224 Maddie Ln	\$150.00
8/6/2024	2451	New Principal Structure	Approved	MU-2	Bailey Mills	228 Maddie Ln	\$150.00
8/6/2024	2450	New Principal Structure	Approved	MU-2	Bailey Mills	232 Maddie Ln	\$150.00
8/6/2024	2449	New Principal Structure	Approved	MU-2	Bailey Mills	236 Maddie Ln	\$150.00

8/6/2024	2448	New Principal Structure	Approved	MU-2	Bailey Mills	240 Maddie Ln	\$150.00
8/6/2024	2447	Principal Structure Addition	Approved	MFT	Callonwood	1016 SARANDON DR	\$75.00
8/6/2024	2446	New Accessory Structure	Approved	SFR-3	Forest Park	122 FOREST PARK DR	\$75.00
8/5/2024	2445	Temporary Sign Permit	Approved				\$50.00
8/2/2024	2444	New Accessory Structure	Approved		Fairfield Plantation	6600 STONEY RIDGE RD	\$75.00
8/1/2024	2443	Principal Structure Upfit	Approved	SFR-2	Shannamar a	2352 CAERNARFON LN	\$75.00
							\$4,025.00

Total Records: 37

9/18/2024

Code Enforcement Report:

August Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
8/1/2024	PN - TGW	Ride Around	Close	217 Cupped Oak Dr.
8/1/2024	PN - TGW	Complaint	Close	213 Meadowbrook Dr.
8/1/2024	SDO - Accessory Structure Without a Permit	Ride Around	Close	122 Forest Park Dr.
8/2/2024	PN - TGW	Complaint	Close	3473 Gribble Rd.
8/7/2024	PN - TGW	Ride Around	Close	2441 Oak Spring Rd.
8/12/2024	PN - TGW	Ride Around	Close	540 Friendship Dr.

8/13/2024	PN - TGW (Parcel 07129308)	Complaint	Closed	0 Potter Rd.
8/13/2024	PN - TGW (Parcel 07129308A & 07129308D)	Complaint	Closed	0 Potter Rd.
8/13/2024	PN - TGW Parcel (07129308C)	Ride Around	Closed	0 Potter Rd.
8/13/2024	PN - Damaged Fence	Ride Around	Open	3733 Pleasant Plains Rd.
8/14/2024	PN - TGW, Overgrowth	Ride Around	Closed	708 Pinecliff Ct.
8/14/2024	PN - Yard Waste Left on Curb	Complaint	Closed	2218 Caernarfon Ln.
8/14/2024	PN - Prohibited Animals on the Property (Goats)	Complaint	Open	1003 Kerry Greens Dr.
8/14/2024	PN - TGW	Ride Around	Open	Stevens Mill Crossing
8/15/2024	SDO - Principal Structure Addition and Upfit Permits Required	Ride Around	Open	501 Friendship Dr.
8/16/2024	PN - TGW and Overgrowth in Drainage Swale	Ride Around	Open	100 Greenbriar Dr.
8/19/2024	PN - Chickens Without a Permit	Ride Around	Open	3924 Hillwood Ct.
8/27/2024	SDO - Accessory Structure Without a Permit	Ride Around	Open	524 Springhill Dr.
8/29/2024	PN - TGW	Ride Around	Open	4226 Lawrence Daniel Dr.
8/29/2024	SDO - Activities Requiring a Land Disturbance Permit	Ride Around	Open	0 Stevens Mill Rd. (Stallings Farm)

New Violations	
	1
Public Nuisance	6
J/A/N Vehicles	0
SDO	4
Traffic	0
Open Burn	0
Hazard	0
Noise	0
MHS	0
	2
Total Opened	0

August Cases	
Open	9
	1
Closed	1
	2
TOTAL	0

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>
- SPD Detectives cleared seven cases, had two crime scene callouts, and had 16 cases assigned for investigation. CID obtained 9 search warrants in ongoing case investigations. One detective seized just under 15,000 in US currency, 10 kg of cocaine, 4 kg of cocaine, and over 100 pounds of marijuana.
- Patrol officers responded to an assault inflicting serious injury. The victim was hospitalized and could not give information. Patrol was able to locate video of the incident and were able to make multiple arrests. Officers were dispatched to a call regarding an employee having not shown up for work. Officers diligent follow-up resulted in locating the missing person, who had overdosed on prescription medication. Emergency services rendered aid and the victim was taken to the hospital. During a routine traffic stop an SPD officer was able to locate and seize 145 grams of marijuana and \$3000 in US currency.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected over three pounds of unwanted medication.
- K9 Team Chase and Det. Smith completed training and Chase successfully certified in his field exercise.
- Due to inclement weather National Night Out Against Crime was pushed back to October 1.

Engineering

- Twin Pines Storm Water Project
 - Phase 1 is complete.
 - Phase 2 was delayed due to permitting issues.
 - Significant coordination with the United States Army Corps of Engineers will be needed for permit approval.
 - Staff had a meeting with USACE on 01/30/2023.
 - No notice of violation was issued by USACE.
 - Staff will continue to work with the USACE through design to improve the capacity of the stream as much as possible implement restorative environmental features in accordance with USACE.
 - Council approved a contract for the final design and permitting of the project with the intent to complete design in FY 2024 and implement construction in summer of 2024 (FY 2025).
 - Staff has executed the contract with Kimley-Horn for this final design.
 - Phase 2 final design and permitting has begun.
 - The Town has received permit approval from NCDEQ and USACE. Final design has begun.
 - Final design has been completed and Staff has an onsite meeting scheduled with the property owners and the consultants to discuss the scope of work and answer any questions.
 - Onsite meeting is scheduled for 05/29/2024.
 - Cost estimate for construction is approximately \$250,000. This is in accordance with Staff's expectations and proposed budget(s).
 - Following the 05/29/2024 onsite meeting was held and, after discussing with the property owners, Staff will coordinate with The USACE to reduce the limits of the stream restoration

project and determine the costs associated with leaving the stream in the existing condition and pay any mitigation fee(s) and/or pursue after the fact permitting.

- The stream is in decent condition, and it may be more beneficial, and less impactful, to leave the stream as-is.
- Staff is coordinating an onsite meeting with USACE.
- 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.
- Staff will be presenting 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.
- 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 Council on May 12, 2024, and awarded to Slurry Pavers.
 - Slurry Pavers attended the June 10th Council meeting for an informational meeting on the scope of work of the project.
 - Slurry Pavers is expected to begin work on September 20th and should be completed by September 27, 2024.

- The following communities will be affected:
 - Community Park
 - Hunley Creek
 - Independence Village

- Storm Water
 - One high-priority projects currently on the list:
 - Lawrence Daniels Drive - sinkhole
 - Three low priority regrades and ditch cleanups on the list to be completed by public works.
 - NCDEQ has approved the Town’s Storm Water Management Plan (SWMP), and Stallings’ MS4 Permit became effective August 1, 2023.
 - The Town met all permit year 1 goals, in accordance with the SWMP, and is working to complete permit year 2 goals.
 - Staff has executed a contract with Bolton and Menk to survey all of the Town’s storm water infrastructure.
 - In accordance with permit year 2 requirements.
 - The Federal Emergency Management Agency (FEMA) is updating their Flood Insurance Rate Map (FIRM) for numerous counties, Union County being one of them. The update includes changes to Special Flood Hazard Areas (SFHA) and changes to the FEMA Regulated Floodways.
 - Stallings has approximately 160 Parcels affected by this FIRM updated.
 - Union County hosted, and Staff attended, an information and comment meeting on September 13th, 2023, from 5:00 pm to 8:00 pm, for all affected residents to attend.

- Comprehensive Right-of-way Assessment
 - Council approved a comprehensive right-of-way assessment to analyze deficiencies in the Town’s pedestrian infrastructure.
 - Project has been completed as of June 12, 2024.

- Staff is utilizing this right-of-way assessment to make sidewalk repairs accordingly.
- Sanitary Sewer Capacity Study
 - Staff provided Council an update at the February 12, 2024, Council meeting and, as a result, Council directed Staff to continue to work with Kimley-Horn and further investigate the following items:
 - Interlocal Agreements Charlotte Water currently has with adjacent municipalities.
 - Additional information and coordination with Charlotte Water regarding Charlotte Water's CIP.
 - Would an investment from Stallings increase the prioritization of a CIP Project that would provide additional sewer capacity that could connect/direct flows to.
 - Is there an opportunity to implement sewer relocation(s) and plan for connections as a part of the U-4714, Old Monroe Widening, Project.
 - Coordinate with Union County and analyze their system for any existing overflow connections to Charlotte Water.
 - Staff has applied to Charlotte's Capacity Assurance Program (CAP) and will continue to coordinate with CLT Water further as they plan for improvements.
 - Staff will continue to coordinate with Union County to discuss more in-depth logistical details regarding feasibility, constructability, rate schedules, etc.. if the Town was to connect to Charlotte Water's infrastructure.
 - Staff has continued coordination with Union County and Charlotte Water and intends to provide Council an update in October.
- 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, September 23, 2024
 - Monday, December 9, 2024 (Due to Christmas Holiday)

Parks & Recreation

Upcoming Events/Programs:

Walk with Ease | Stallings Municipal Park

Join Our FREE Adult Program - Walk With Ease! Open to anyone 18 and older🌻

Ready to take steps toward a healthier, more active lifestyle? Walk With Ease, developed by the Arthritis Foundation and the Osteoarthritis Action Alliance, is here to help! And there's still time to sign up!

Meeting Details:

Location: 340 Stallings Rd. Stallings, NC 28104 | Shelter D

Date(s): Mondays & Wednesdays | 9.16.24 to 10.30.24

Time: 3:00pm to 3:45pm

***All participants will receive a FREE starter bag - full of goodies!*

Stalloween | Fri. Oct 5th | 6pm – 9pm | Stallings Municipal Park

Get ready for a spooktacular good time at Stallings Municipal Park as we introduce the brand new Stalloween event! Join us for an evening of frightful delights, trunk-or-treat excitement, and a thrilling costume contest! 🎃

What to Expect:

- **Costume Contest:** Show off your spook-tacular costumes and win fabulous prizes!
- **Tent-Or-Treat:** Trick-or-treating with a twist!
- **Roving Entertainment:** Keep an eye out for fun surprises and entertainment wandering through the park!
- **Performances by Beetlejuice:** Enjoy hauntingly good performances by the one and only Beetlejuice!

- Games: Join in on exciting and spooky games for all ages!
- Food Trucks: Satisfy your cravings with delicious offerings from: King of Fire Pizza , The Smashed Patty, Happy Treats CLT

Fall Shred-it | Sat. Nov 9th | 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.

Sunny in Stallings | Fall Farmers Market

340 Stallings Rd. | 8:00am – Noon | Every Saturday from Sept. 21st – Oct. 19th

The Sunny in Stallings Farmers Market is headed into their first Fall Market season. We are hoping that the Fall is full of pumpkins, apple cider & all the homemade goodies for our community to enjoy! So far – the market has been a huge success and holds a promising future for the Parks and Recreation Department.

Stallings Municipal Park:

Upcoming Projects:

Resurfacing Stallings Municipal Park Courts

The Tennis/Pickleball court conversion project has been successfully completed. As part of the project, one of the existing tennis courts was converted into four dedicated pickleball courts, providing a much-needed upgrade for our growing pickleball community. In addition, all courts were resurfaced, ensuring a smooth and high-quality playing experience for both tennis and pickleball enthusiasts. This conversion

enhances recreational opportunities and supports our commitment to meeting the diverse needs of our community.

New Signage | **Front Entrance*

The new front entrance sign for Stallings Municipal Park has been successfully installed. This larger, more prominent sign significantly enhances visibility and contributes to the Town's ongoing efforts to strengthen its "Sense of Place."



Stallings Municipal Park | Mural

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

Stallings Municipal Park Speaker System Upgrade

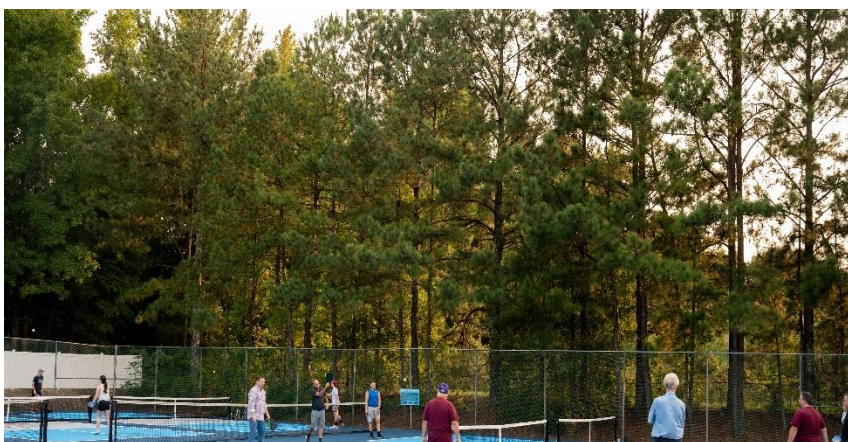
A vendor has been sourced for the comprehensive upgrade of the outdated speaker system at Stallings Municipal Park. The project is set to begin at the end of September and will include the installation of new speakers, microphones, and equipment to meet the park's needs for

years to come. This upgrade will ensure enhanced audio capabilities for future events and activities.

Event Recap(s)

Tennis/Pickleball Court Grand Opening

The Town's Tennis/Pickleball Courts recently received a beautiful makeover! We've converted one of our tennis courts into four sparkling new pickleball courts while keeping the other tennis court ready for action. The courts have been freshly resurfaced and painted a vibrant blue that's sure to make you smile! See below for some court photos & grand opening pictures!



Stallings Fest 2024

I'm excited to report that Stallings Fest 2024 was a resounding success! We had an incredible community turnout, and the event was filled with vibrant energy, showcasing the best of Stallings' spirit of unity, creativity, and fun. Attendees were treated to captivating performances from Giggle Box Circus, StoryTeller's Dance Academy, Toma Dojo True Karate, and Tenth Talent, along with a crowd-favorite K9 demo by the Stallings PD. The Bubbleman delighted both kids and adults, while our food vendors, including Hungry Howies Pizza, Apostle Que, Boss Lady Lemonade, and Even Layers Cakes, kept everyone well-fed throughout the day.

A special highlight was the Children's Entrepreneur Market, where our young participants showcased their creativity and entrepreneurial skills. We owe a huge thank you to our dedicated Town staff and volunteers who worked tirelessly behind the scenes to ensure everything ran smoothly. Our sponsors, including FormulaEuro, Smith Grounds, Tree Top Catering, Waste Connections, Piedmont Natural Gas, and others, played a crucial role in making this event possible. Their support, alongside the community's enthusiasm, helped make Stallings Fest 2024 a truly unforgettable day. We're already looking forward to next year's celebration!

Additional Comments:

Check out this article that referenced Mark Leadem, Stallings Community committee chairman. ([Pickleball coming to Stallings | Enquirer Journal | enquirerjournal.com](https://enquirerjournal.com))

See below for photos of 2024 Stallings Fest:







Finance

FY 2024 Audit

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

Miscellaneous

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

Human Resources

- No report.

General Government

Code of Ordinances Update

- An update has been completed by the legal codifying company with any ordinance changes since the last update. These updates have been codified and are reflected on the website.

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 campaign has begun and is in its 3rd week.

2725 Old Monroe Road (John Deere) Property

- KWC is in current negotiations with the brewery. The Economic Development Committee discussed at its September meeting. It will be reviewing a draft lease in October as well as visiting the potential tenant's other location.

Stallings 50th 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.