

## Section 4:

# UTILITIES & SERVICES

### Values:

Efficient, Sustainable, Supportive of Growth, Safety

### Vision Statement:

Stallings is intentional about providing utilities and services that meet the current and future needs of residents and businesses. Stallings works with private agencies, the state, county, and surrounding municipalities to ensure that services are delivered efficiently and that infrastructure is expanded and maintained to accommodate expected growth.

# Town of Stallings Comprehensive Land Use Plan

## Section 4: UTILITIES & SERVICES



### Introduction

### Issues

### Public Utilities

- Water & Sewer
- Gas & Electric

### Community Services

- Police
- Fire
- EMS
- Schools
- Library
- Farmers Market

### Goals & Strategies

## Introduction

Population growth and future development in Stallings will be shaped by the availability of water and sewer to undeveloped lands, the availability of private utilities such as gas and electric, and the provision and quality of community services. Due to its location on the border between Mecklenburg County and Union County, residents of Stallings have convenient access to services in both counties, making coordination imperative.

Community utilities and services are an essential component to the community's quality of life. As such, the Town will need to maintain and expand utilities and services as its population and geographic extents expand.

Several websites and regional reports share important information for painting a comprehensive overview of the utilities and services offered in Stallings and Union County. These documents are referenced when needed and further refined to focus on the Town of Stallings' planning area. Referenced documents include:

- Union County Comprehensive Plan, Land Design, 2014
- Websites on Utility Providers including Piedmont Natural Gas,

Duke Energy, and the Union Power Cooperative

- Websites on Stallings Elementary, Police Department, and Fire Department
- Websites on Union County Library System and Charlotte Mecklenburg Library System
- Websites on the Matthews Farmer's Market and the Providence Produce Stand

## Utilities and Services Issues

- Dependency on Union County and private agencies to provide utilities. Stallings depends on Union County and other agencies to provide a full range of services and utilities; therefore, regional coordination on growth issues is essential.
- Stallings is currently dependent on Union County to make necessary repairs and upgrades to the water and sewer system. As public water and sewer systems age and fail, the Town will need a plan of action for providing alternative utilities.
- Increased development will lead to increased storm water runoff, threatening the water quality of







# Water & Sewer



## Town of Stallings Comprehensive Land Use Plan Section 4: UTILITIES & SERVICES

the Town's creeks and increasing the risk of flooding.

- Increased growth and development may necessitate more staff, facilities, and services including: police officers, planning staff, code enforcers, and administrative staff.
- Properties that have been identified in this plan as important for commercial or planned mixed-use development will require the extension of water and sewer services to attract potential development.

### Public Utilities

#### Water and Sewer

Through 70 miles of pipe, 5,400 water connections, and 4,200 sewer connections, Union County provides water and sewer services to the majority of the Town of Stallings. In addition, there are two neighborhoods that have private water systems managed by Aquateck, Emerald Lake, and Country Woods East.

Stallings is part of the Upper Pee Dee river basin and Union County collects water from surface streams, lakes/reservoirs, and ground water from the Catawba River, the Rocky River (which flows into the Yadkin Pee Dee), Cane

Creek Lake, and the Yadkin Pee Dee River. The 2017 Annual Drinking Water Quality Report prepared by Union County Public Works notes that both the Catawba River and the Yadkin Pee Dee River are moderately susceptible to potential contaminant sources.

Union County owns five wastewater treatment plants (WWTP), including two water reclamation facilities (WRF): Twelve Mile Creek WRF, Crooked Creek WRF, Olde Sycamore WWTP, Tallwood Estates WWTP, and Grassy Branch WWTP. Four of the five facilities discharge treated effluent into the Yadkin Pee Dee River and have the joint maximum capacity of 2.15 million gallons a day (MGD). The Twelve Mile Creek WRF is the largest with a maximum capacity of 6.0 MGD and discharges to the Catawba River.

Supplying water and treating wastewater to accommodate the anticipated growth within Union County in accordance with existing inter-basin transfer regulations is a major issue for the County. Union County has already entered into agreements with Charlotte Mecklenburg Utilities, the City of Monroe, and the Town of Norwood in Anson County to increase its capacity and construct additional facilities.



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#### Union County River Basins

Dependence on Union County to maintain and expand this system puts Stallings at a disadvantage when trying to guide growth or annex additional lands. Coordination with Union County in terms of planning, updating, and

expanding the water and sewer network will be paramount to guiding growth in Stallings.

The placement of water and sewer lines significantly influences where devel-

opment - especially commercial, high density residential, and industrial - will take place.

#### Gas and Electric

Piedmont Natural Gas Company provides natural gas services to Stallings with nearby offices located in Monroe and Charlotte and all of Union County falling within PNG's North Carolina service territory.

In Stallings, electricity is provided by either Duke Energy or the Union Power Cooperative. Duke Energy is one of the largest electric power holding companies in the United States, with two offices near Stallings.

The Union Power Cooperative is headquartered in Monroe and serves more than 73,000 members in Union, Stanley, Cabarrus, Mecklenburg, and Rowan counties. The Cooperative was incorporated as a not-for-profit organization in 1939 and has more than 6,000 miles of energized distribution and transmission lines, 24 substations, and 3 breaker stations.

### COMPARATIVE ELECTRICAL RATES

#### Average Electricity Rates

Residential  
Commercial  
Industrial

#### Stallings

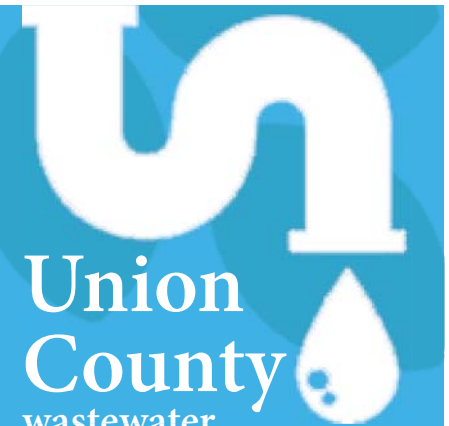
10.90¢/kWh  
8.87¢/kWh  
6.24¢/kWh

#### North Carolina

10.91¢/kWh  
8.66¢/kWh  
6.42¢/kWh

#### United States

11.88¢/kWh  
10.09¢/kWh  
6.67¢/kWh



**Union County**  
wastewater  
treatment plants and  
water reclamation  
facilities:

- Twelve Mile Creek water reclamation facility
- Crooked Creek water reclamation facility
- Olde Sycamore wastewater treatment plant
- Tallwood Estates wastewater treatment plant
- Grassy Branch wastewater treatment plant







## Town of Stallings Comprehensive Land Use Plan

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**CRIME RATES**  
in Stallings are  
**significantly lower**  
than state and  
national averages  
with Stallings  
being safer than  
**92%**  
of North Carolina  
cities and  
**80%**  
of U.S. cities

**Stallings**  
for the next 25 years

With Piedmont Natural Gas providing services and lower industrial and residential electricity rates and comparable commercial electricity rates to other cities within North Carolina, Stallings is in a good position to be competitive for growth.

### Community Services

#### Police

The Town of Stallings is served by its own 23-person police department including a Chief of Police, Captain, Sergeant Community Resource Officer, Lieutenant, Police Administrative Services Manager, Crime Scene Investigator, Police Records Administrator, and Sergeant Detectives.

The mission of the department is to

*“provide an exemplary level of service and protection to the residents and businesses of the Town of Stallings and to all those who may visit, work in, or travel through our community. We will serve the community through professional conduct at all times and the enforcement of criminal and traffic laws without prejudice or bias, with respect for the rights of all people, to assure a safe and secure environment for all.”*



In addition to the typical police services, the Stallings Police Department offers fingerprinting services, medicine drop locations, a community watch program, extra patrol and residential security checks, a home or business security assessment, educational tours, and a forensic science program. The police department has also expressed an interest in being trained in Crime Prevention through Environmental Design to design the community to promote public safety.

Crime rates in Stallings are significantly lower than state and national averages, with Stallings being safer than 92% of North Carolina cities and 80% of U.S. cities. The total number of daily crimes is 2.75 times less than the North Carolina average and 2.54 times less than the national average.

**Crimes in total for  
Stallings decreased  
by 18% between  
2014 and 2015.**



#### Fire

Stallings is also served by a volunteer fire department consisting of 8 paid staff (Fire Chief, Deputy Fire Chief, Assistant Fire Chief, Rescue Captain, Building Maintenance Captain, Medical Officer, Safety Officer, and Administrative Assistant) and close to 40 volunteers. The fire department was one of the first in Union County and was organized in 1954. The mission of the Stallings Fire Department is to:

*“provide continuous medical, fire and rescue services to protect the lives and property of those that live, work or invest in the communities we serve and protect.”*

The north side of Stallings is also served by the Hemby Bridge Fire Department, which was formed in 1969 and consists of over 45 personnel and volunteers.

In order to maintain and improve insurance ratings and insurance costs for residents, fire service will need to expand to keep pace with population growth.

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#### EMS

Union Emergency Medical Services (EMS) provides emergency medical services in Stallings. The mission of Union EMS is to

*“provide emergency medical care and medically necessary ambulance transportation in Union County, delivered by competent and caring professionals who demonstrate excellence in patient care, customer service, and community education.”*

Union EMS works in conjunction with Carolinas HealthCare System Union and is located in between Andrew Jackson Highway and Dove Street in Monroe.

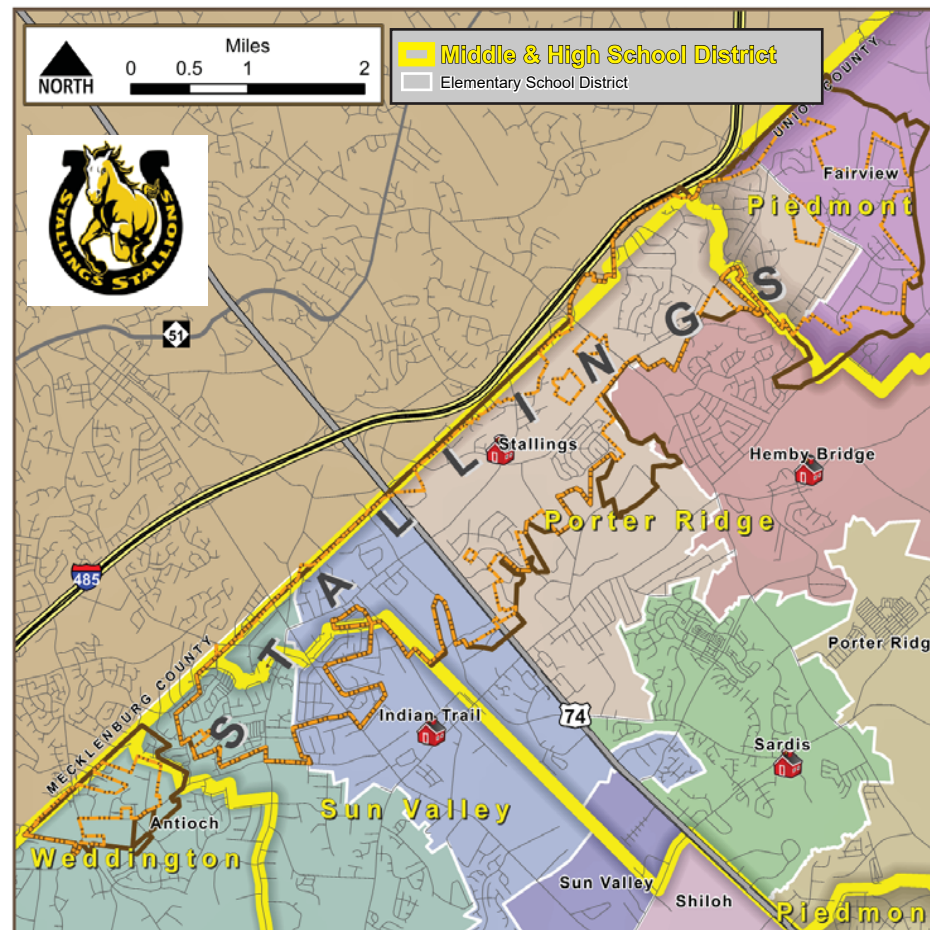
As Stallings continues to grow in a linear fashion, inter-departmental agreements with fire, police, and medical teams in surrounding communities and the development of satellite stations will become increasingly important. Implementing Crime Prevention through Environmental Design strategies will also assist by developing a community in a manner less conducive to crime.

#### Schools

Stallings is part of the Union County School System and Charlotte Mecklenburg School System which consists of 53 facilities including high schools, middle

schools, elementary schools, magnet schools, college prep, and other facilities to meet the needs of the community.

Stallings is a part of Union and Mecklenburg Counties.



Area School Zones



**Stallings**  
for the next 25 years





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# School Enrollment

**Stallings**  
for the next 25 years



Currently, Stallings residents feed into seven elementary schools:

- Antioch
- Indian Trail
- Sardis
- Hemby Bridge
- Stallings
- Bain
- Fairview

Feeder middle schools include:

- Weddington
- Sun Valley
- Porter Ridge
- Mint Hill
- Piedmont



There are seven high schools serving the student population of Stallings including:

- Piedmont
- Porter Ridge
- Sun Valley
- Weddington
- Independence
- Central Academy of Technology and Arts
- Union County Early College

There are also seven private schools in Union County including:

- Fellowship Christian
- First Assembly Christian
- Metrolina Christian
- Monroe Christian Academy
- Shining Light Christian
- Sunset Park Christian
- Tabernacle Christian
- Union Academy Lower
- Union Academy Middle School
- Village Park Traditional

Charter Schools are now part of the educational system in North Carolina and Union County, and this trend will likely grow as parents look for alternative choices in education.



Stallings Elementary Photo: Google

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The Union County student population has increased every year since the 2002-2003 school year, challenging the county in terms of enrollment and capacity. Ten of the 53 schools exceed 110% capacity, including 4 of the 9 middle schools. Twenty-three percent of elementary schools, 50% of middle schools, and 18% of high schools exceed 100% capacity. This will continue to be a challenge facing Union County and the Town of Stallings.

#### Library

The Union County Library System consists of four regional libraries including the Union West Regional Library in Indian Trail, Waxhaw Branch Library, Lois Morgan Edwards Memorial Library in Marshville, and the Monroe Main Library. The library system operates with the assistance of a Board of Trustees appointed by the Board of County Commissioners and relies on public support of the Friends of the



Stallings Elementary

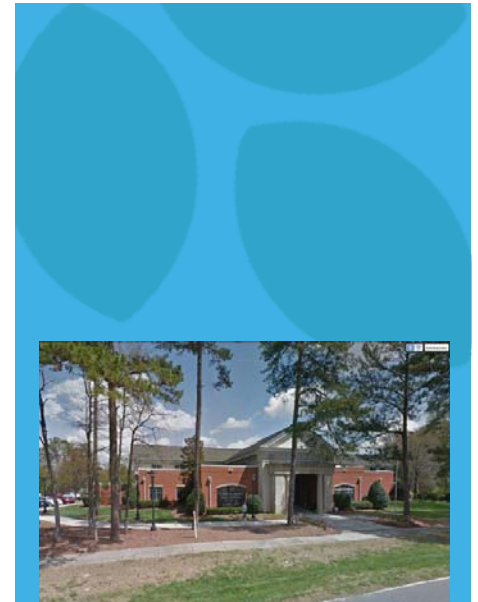


Library program. The Union West Regional Library in Indian Trail is the closest Union County Library and is located at 123 Unionville-Indian Trail Road.

The Matthews Branch of the Charlotte Mecklenburg Library located at 230 Matthews Station St. can also serve residents of Stallings. Because these two libraries are in close proximity to Stallings, coordinating a book delivery system or transit shuttle to these libraries would increase access to their resources especially for residents who cannot drive. Including an information center in the new community/recreation center next door to Town Hall would also serve this need and provide a small satellite library for residents.

#### Sanitation

Garbage collection is a service provided by the Town. Weekly pick up of trash and recycling, fall leaf pick up, as well as once a year curbside bulk item pick up, is contracted out to a waste provider.



Union West Regional Library  
Photo: Google



Matthews Branch Charlotte-Mecklenburg Library





## Goals and Strategies

### Goal U-1

Work with utility and service providers throughout the region to plan, supply, and upgrade to modern and competitive facilities within the Town.



#### Strategy U-1.1

Ensure that long-range plans for Union County water and sewer and the Town of Stallings' land use are consistent.

#### Strategy U-1.2

Identify areas needing initial water, sewer, and electricity and work with regional providers to develop this infrastructure in anticipation of future growth.

#### Strategy U-1.3

Coordinate with property owners and County officials to expand water and sewer lines to underserved areas or areas served by private water and sewer systems and incentivize development where growth is encouraged.

#### Strategy U-1.4

Partner with Union County to construct new wastewater facilities, such as outfalls, pump stations and treatment facilities that will service the future growth of Stallings.

#### Strategy U-1.5

Work with providers to identify areas where infrastructure will soon "age out" and plan for modernization.

#### Strategy U-1.6

Encourage utility planning that contributes to a high quality of life by ensuring safe and efficient service delivery, considers Town aesthetics, and considers environmental impacts.

### Strategy U-1.7

Research and implement alternative funding sources to maintain and expand services and utilities.

### Goal U-2

Make adjustments to the zoning code and other planning policies to encourage new development that takes advantage of existing infrastructure or contributes to the construction of new infrastructure and increased access to services.



#### Strategy U-2.1

Promote new development that uses innovative building and site elements to minimize impacts and work with existing utility infrastructure. This could include infill development, incorporating energy-efficient or energy-generating technology, and on-site water reclamation and treatment.

#### Strategy U-2.2

Require new development to make equitable contributions commensurate with project impacts towards infrastructure, including required traffic impact assessments and improvements, dedication or reservation of infrastructure or facility rights-of-way and other lands, and revisiting fees periodically.

# Goals & Strategies

# Goals and Strategies

## Goal U-3

Work with property owners to renovate existing neighborhoods and commercial centers to best utilize existing infrastructure, maintain the housing stock, promote infill development, and sustain property values.



### Strategy U-3.1

Coordinate with the code enforcement officer to identify properties in need of assistance to maintain the housing stock and work with property owners to make improvements.

### Strategy U-3.2

Develop small area plans that increase density and provide a pedestrian friendly experience in commercial centers that are likely to be changed as transportation improvements are made in adjacent corridors.

### Strategy U-3.3

Incentivize infill development that takes advantage of existing infrastructure, reuses buildings, or modernizes current infrastructure to meet its needs.

## Goal U-4

Ensure that Town facilities and services, such as emergency services, places to learn, and recreational opportunities, grow with the population and are easily available to all citizens.



### Strategy U-4.1

Explore ways to strategically provide services such as fire and police to new outlying development including satellite offices.

### Strategy U-4.2

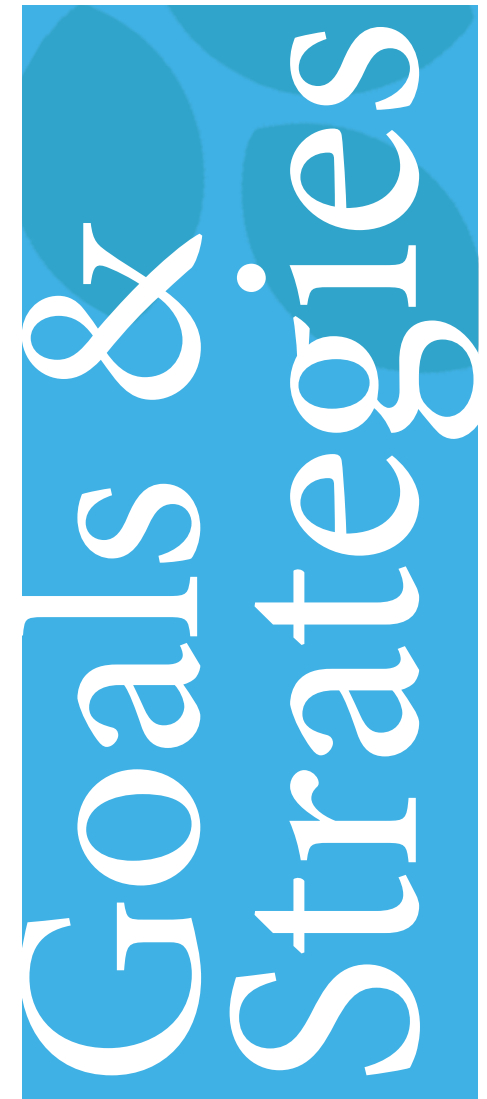
Consider locating complimentary facilities adjacent to each other such as public meeting space, libraries, parks, and/or schools within a single complex.

### Strategy U-4.3

Coordinate delivery or shuttle services with area libraries (Union West Regional Library or Charlotte Mecklenburg Library in Matthews) to check out books or transport residents to nearby libraries. Consider starting a small library or information center as part of the new Community Recreational Center.

### Strategy U-4.4

Encourage the development of neighborhood "pocket parks" to increase pedestrian access to recreational opportunities and support the equal distribution of recreational properties and programs throughout Stallings including the completion of Blair Mill Park and the greenway system.







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# Goals and Strategies

### Strategy U-4.5

Consider opening or hosting a seasonal Farmer's Market at Stallings Park or Blair Mill Park, offered in conjunction with other activities (music, food trucks, etc.) to garner additional participation.

### Goal U-5

Use Crime Prevention through Environmental Design (CPTED) strategies to plan for a safe community.



### Strategy U-5.1

Encourage the police, recreation, and planning departments to receive training in Crime Prevention through Environmental Design.

### Strategy U-5.2

Implement CPTED strategies in the small area planning for public buildings, parks, streetscapes, parking lots, schools, etc.

### Strategy U-5.3

Consider CPTED when examining site designs and meeting with potential developers.

### Strategy U-5.4

Develop brief educational materials for property owners, developers, and business owners to incorporate CPTED strategies in their designs/store layouts.



# Goals & Strategies



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