



January 22, 2024 - Staff Report



Monthly Report | December 2023

ZONING REQUESTS, PUBLIC HEARINGS, AND MEETING ITEMS:

Planning Board:

- The scheduled Planning Board meeting was canceled 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.

Town Council:

- New Council member, Laurie Wojtowicz, was voted in as Planning Board/BOA Council Liaison.
- The Council was presented TX23.11.01 for the incorporation of Streetscape requirements in the ordinance for discussion only. The possible adoption of this item will be heard at a later date.

CURRENT DEVELOPMENT PROJECTS:

Aria at Idlewild (Idlewild Mixed-Residential Plan):

- Development progress: Buildings permitted, and construction on apartment buildings has started.
- Development Agreement: Yes -recorded
- STATUS:
 - Construction Documents approved.
 - Final Plats approved. They have received their Water and Sewer Accessibility letter, NCDEQ Permit, and NCDOT Driveway Permit.
- By-right development.
- Location: Idlewild Rd behind Idlewild Shopping Centre.
- Site Data:

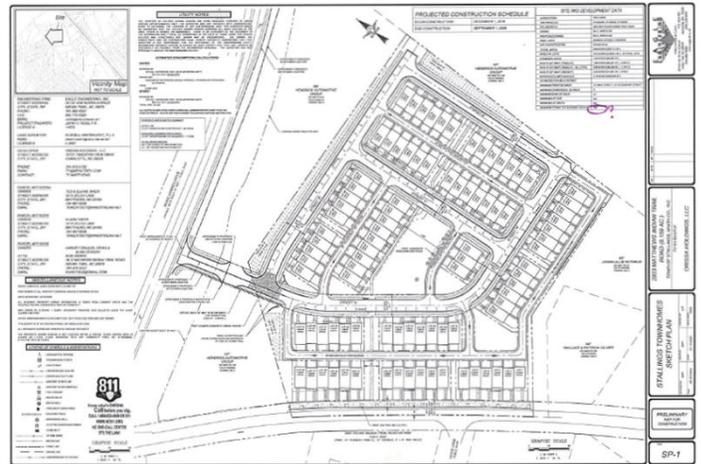


- Total Site Area: 48.83ac in Stallings
- 270 Multifamily Units (Aria)
- 148 Townhomes in Stallings (Inactive)
- 115 Townhomes in Matthews (Inactive)
- 3.41 acres of retail/commercial (Inactive)



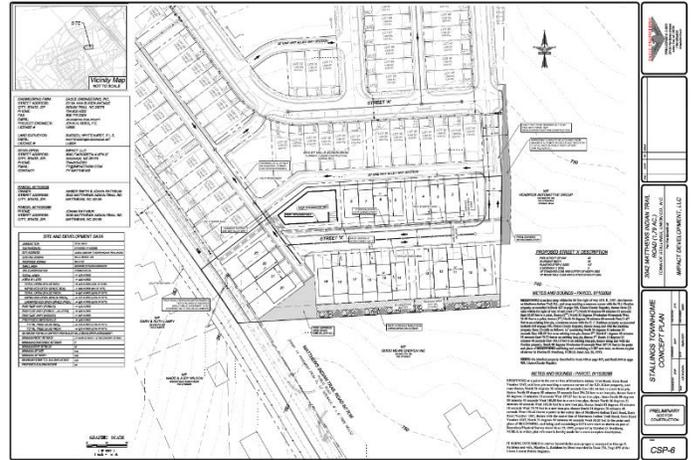
Bailey Mills (Formerly Stallings Townhomes):

- Development progress: Under construction
- Development Agreement: Yes -recorded
- STATUS: Re-Plat approved.
- By-right development.
- Location: Marie Garris Rd and Matthews Indian Trail Rd
- 92 Single-Family Attached Residential.



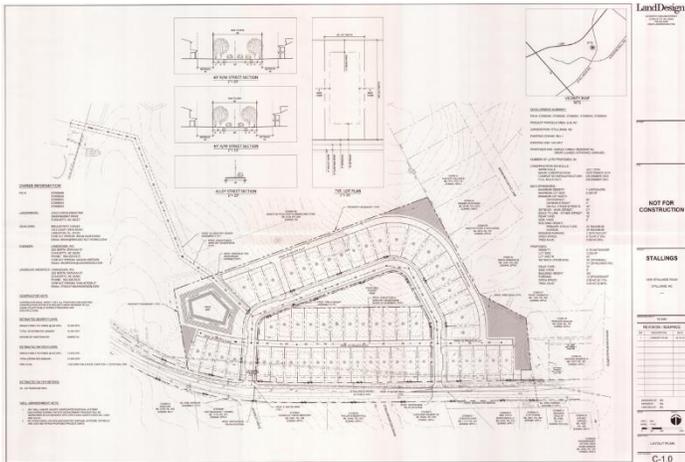
Bailey Mills Expansion (Phase 2):

- Development progress: Received 3rd Construction Documents for review – review comments provided. They have been approved for an extension of Conditional Zoning Vested rights for an additional 2 years due to sewer capacity (March 28, 2026).
- STATUS: Construction Documents and Final Plat not approved.
- Town Council approved CZ22.09.01 on March 28, 2022.
- Location: Marie Garris Rd and Matthews Indian Trail Rd.
- Per the conditional zoning approval, the developer has acquired more land to widen the primary access.
- 23 Attached Residential



Stallings Elementary Single-Family TND (Sawmill Run):

- Development progress: INACTIVE - The land is now for sale, and other developers are interested in this property.
- STATUS: The first set of Construction Documents has been reviewed and submitted to the developer. They have not received their Water and Sewer Accessibility letter, NCDEQ Permit, and NCDOT Driveway Permit. The developer has gone silent, and staff has seen reports of this land being for sale.
- Development Agreement: Yes – NOT recorded.
- By-right Development.
- Location: Stallings Rd adjacent to Stallings Elementary School.
- 40 Single-Family Detached Residential.
- Development Agreement not recorded with Union County.

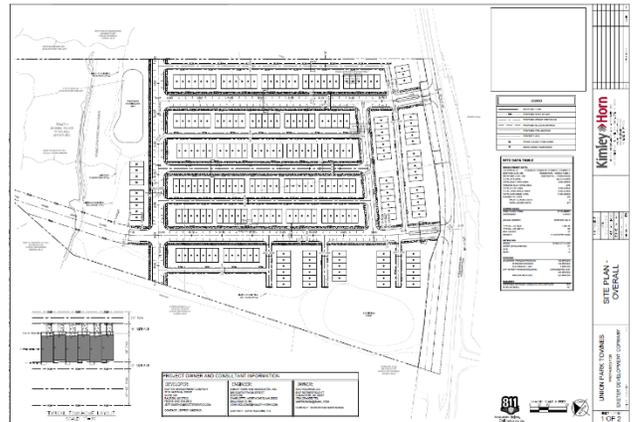


Willows at Stallings:

- Development progress: They have received conditional approval for water and sewer accessibility.
- STATUS: Construction Documents approved, and Final Plat not approved.
- Development Agreement: Yes -recorded
- By-Right Development.
- Location: Stevens Mill Rd.
- 315 Multifamily Residential.
- The Willows have difficulty acquiring ROW from Stallings Farm for street light installation at Stallings and Stevens Mill Rd.
- They are close to receiving their Water/sewer accessibility letter (UCPW).

Stone Creek (Formerly Union Park Townes):

- May 2022 development progress:
 - Under Construction.
 - Permitting for new construction is ongoing.
 - All bonds have been released.
- STATUS: Approved and Permitted.
- Development Agreement: Yes -recorded
- By-Right Development.
- 220 Single-Family Attached Units.
- Location: Stallings Rd.
- The final plat for phase 1 has been approved.
- The final plat for phase 2 has been approved.

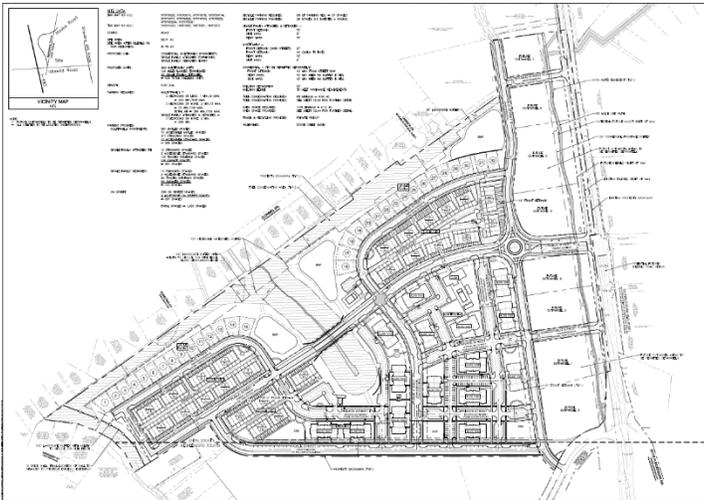


Courtyards at Chestnut (Epcon):

- Development progress: COMPLETE on Planning's requirements. Engineering still awaiting completion on their end.
- Status: Approved; Final Plat approved. The development has started submitting new construction permits. All zoning permits for new construction have been approved.
- 27 Single-Family Units

Stinson Farm:

- Development progress: N/A
- Development Agreement: Yes – recorded.
- STATUS: Construction Documents 3rd review comments submitted.
- Location: Idlewild Rd on the opposite side of Idlewild Shopping Centre.
- Site Data:
 - Total Site Area: 83.71ac
 - 360 Multifamily Units
 - 136 Attached-Homes
 - 32 Single-Family Detached Homes
 - 8 Future Outparcels of retail/commercial (Inactive)



❖ **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 Chestnut	<ul style="list-style-type: none"> • 27 Single-Family Homes
Courtyards on Lawyers	<ul style="list-style-type: none"> • 133 Single-Family Homes
Sawmill Run	<ul style="list-style-type: none"> • 40 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"> • 448 Single-Family Detached Homes • 471 Attached-Homes • 945 Multifamily Units
Legend - Under Construction	
Legend - Plans Approved	
Legend - Awaiting Plan Approval	

OTHER:

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/create a Silver Line Station/Atrium Hospital Small Area Plan to include 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: Developing a stakeholder’s list and collecting data.

REPORTS:

- PERMIT REPORT

12/01/2023 - 12/31/2023

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
12/27/2023	2125	New Principal Structure	Approved	MU-2	Bailey Mills	412 Bailey Mills Dr	\$100.00
12/27/2023	2124	New Principal Structure	Approved	MU-2	Bailey Mills	408 Bailey Mills	\$100.00
12/27/2023	2123	New Principal Structure	Approved	MU-2	Bailey Mills	404 Bailey Mills	\$100.00
12/27/2023	2122	New Principal Structure	Approved	MU-2	Bailey Mills	332 Autumn Olive	\$100.00
12/27/2023	2121	New Principal Structure	Approved	MU-2	Bailey Mills	332 Bailey Mills	\$100.00

12/27/2023	2120	New Principal Structure	Approved	MU-2	Bailey Mills	324 Bailey Mills	\$100.00
12/27/2023	2119	New Principal Structure	Approved	MU-2	Bailey Mills	320 Bailey Mills Dr.	\$100.00
12/19/2023	2118	Principal Structure Addition	Approved	SFR-2	Willowbrook	2542 WILLOW BROOK DR	\$50.00
12/18/2023	2117	Principal Structure Upfit	Approved	SFR-2	Willowbrook	3629 WILD ROSE CT	\$50.00
12/18/2023	2116	Driveway Permit	Approved	SFR-1		6800 Stevens Mill Rd	
12/18/2023	2115	New Accessory Structure	Approved	MU-1		4509 STEVENS MILL RD	\$50.00
12/18/2023	2114	Driveway Permit	Approved	SFR-2	Shannamar a	2542 WILLOW BROOK DR	\$100.00
12/15/2023	2113	New Accessory Structure	Approved	SFR-1	Golden Acres	7006 GOLD DUST LN	\$50.00
12/13/2023	2112	New Accessory Structure	Approved	SFR-1	Country Woods East	3024 BEECH CT	\$50.00
12/12/2023	2111	Principal Structure Addition	Approved	Conditional	Southstone	819 SOUTHSTONE DR	\$50.00

12/11/2023	2110	New Accessory Structure	Approved	MU-1		2251 STALLINGS RD	\$50.00
12/7/2023	2109	New Accessory Structure	Approved		Emerald Lake	1908 LINKS LN	
12/6/2023	2108	New Principal Structure	Approved	MU-2	Stone Creek	2411 Autumn Olive Lane	\$100.00
12/6/2023	2107	New Principal Structure	Approved	MU-2	Stone Creek	2409 Autumn Olive Lane	\$100.00
12/6/2023	2106	New Principal Structure	Approved	MU-2	Stone Creek	2407 Autumn Olive Lane	\$100.00
12/6/2023	2105	New Principal Structure	Approved	MU-2	Stone Creek	2405 Autumn Olive Lane	\$100.00
12/6/2023	2104	New Principal Structure	Approved	MU-2	Stone Creek	2403 Autumn Olive Lane	\$100.00
12/4/2023	2103	Driveway Permit	Approved	SFR-3	Fairfield Plantation	6777 STONEY RIDGE RD	
12/4/2023	2102	New Accessory Structure	Approved	SFR-2	Forest Park	717 WHITE OAK LN	
							\$1,650.00

Total Records: 24

- **Code Enforcement**

Dec 2023 Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
12/5/2023	PN - Tall Grass and Weeds	Ride Around	Open	2126 Rhoderia Dr.
12/5/2023	PN - Junk/Nuisance Vehicles and Trash/Debris	Ride Around	Open	4100 Pleasant Plains Rd.
12/6/2023	PN - Junk/Nuisance Vehicles and Trash/Debris	Ride Around	Closed	420 Aurora Blvd.
12/7/2023	PN - Junk/Nuisance Vehicles and Trash/Debris	Ride Around	Open	3125 Gribble Rd.
12/13/2023	SDO - Porch and Awning Installation Without a Permit	Ride Around	Closed	1024 Slate Ridge Dr.
12/15/2023	SDO - Accessory Structure Relocated Without a Permit	Ride Around	Open	1134 Lakewood Dr.
12/22/2023	SDO - Fence Installation Without a Permit	Ride Around	Open	1150 Hawthorne Dr.
12/28/2023	SDO - Sight Triangle Violation	Ride Around	Open	3309 Shadow Lake Dr.
12/28/2023	TRAFFIC - Parking of Over Size Vehicles in a Residential District	Complaint	Open	2426 Coatsdale Ln.
12/29/2023	TRAFFIC - Unlicensed Vehicle	Complaint	Open	1201 Mountain Laurel Ct.

Current Open Cases - Code Enforcement				
1/26/2023	SDO - Unpermitted Storage	Ride Around	Open	100 Sherin Ln.

7/14/2023	SDO - Illegal Business and Zoning Violations	Complaint	Open	3730 Birchdale Ct.
8/3/2023	PN - Junk/Nuisance Vehicles and Trash/Debris	Complaint	Open	409 White Oak Ln.
8/24/2023	PN- Tall Grass and Weeds	Complaint	Open	2441 Oak Spring Rd.
8/31/2023	PN - Junk/Nuisance Vehicles and Trash/Debris	Complaint	Open	331 Aurora Blvd.
8/31/2023	PN - Junk/Nuisance Vehicles and Trash/Debris	Complaint	Open	400 Aurora Blvd.
8/31/2023	SDO - Multiple Zoning Violations	Complaint	Open	3025 Gribble Rd.
9/7/2023	SDO - Fence Installation Without a Permit	Complaint	Open	2333 Community Park Dr.
9/25/2023	SDO - Possible Illegal Business	Complaint	Open	101 Spruce St.
10/19/2023	SDO - Sight Triangle Violation	Complaint	Open	2005 Pine Pointe St.
10/26/2023	SDO - Structure Installed Without a Permit	Complaint	Open	214 Forest Park Dr.
10/26/2023	SDO - Structure Installed Without a Permit	Ride Around	Open	405 White Oak Ln.
11/9/2023	SDO - Multiple Zoning Violations	Ride Around	Open	109 Sherin Ln.

New Violations	
Public Nuisance	1
J/A/N Vehicles	3
SDO	4

Traffic	2
Open Burn	0
Hazard	0
Noise	0
MHS	0
Total Opened	10

December Cases	
Open	8
Closed	2
Total	10

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 12 cases assigned out for investigation. CID obtained two search warrants and four arrest warrants in ongoing case investigations. One detective completed a child death investigations course.
- Patrol responded to a check on the well-being of an elderly person who had not been heard from in a few days. The responding officer was able to hear faint calls for help. He was able to enter the house and locate the resident. EMS responded for treatment. Officers responded to possible cardiac arrest. They located a deceased male in his vehicle. Detectives responded to take over the investigation. Officers responded to a suicidal male who was locked in a room. Officers were able to force the door open and the male was taken to the hospital for treatment.
- K9 Lily had one track this month and K9 Luna had four uses, one building search, one track, and two vehicle searches.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected no unwanted medication.
- Officers throughout the department celebrated Christmas by sponsoring a family through the Union County Christmas Bureau. Officers voluntarily purchase gifts for this family in need. We had an overwhelming response from officers buying gifts for this family. SPD officers also participated in an escort with Hometown Heroes to take

children with cancer on a ride to see Santa Claus. We also helped McGee Corp with their annual bike escort to the Christman Bureau.

- Officer Brandon Moore completed field training and was assigned to solo patrol.

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.
 - Costs for design and construction have significantly increased.
 - 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 has begun.
 - Kimley-Horn has completed the updated survey of the project area and has begun final design.
 - Permit coordination with USACE has begun.- Resurfacing Contract
 - Council approved the fall resurfacing contract with Red Clay Industries for \$734,764.20.
 - Red Clay has begun the project and has been intermittently working, contingent on weather, to complete the project.
 - A Phase 2 Contract is expected to be let for bids in the 1st Quarter of 2024 and focus on preventative maintenance (crack sealing and asphalt preservation treatments).

- Staff has been actively coordinating with a pavement management company to implement a pilot program for preventative roadway maintenance.
- Storm Water
 - The following projects are larger-scale sink hole repairs to be completed next. Staff advertised these projects as one bid/project package on December 22, 2023. The lowest bidder will be awarded the project.
 - Camelia Park – 423 Aurora Blvd.
 - Fairhaven – 1309 Yellow Daisy
 - Fairhaven – 1308 Afternoon Sun
 - Kerry Greens – 4018 Suttle Place
 - Shannamara - 2323 Caernarfon Lane
 - Spring Hill – 240 Springhill Road
 - NCDEQ has approved the Town’s Storm Water Management Plan (SWMP), and Stallings’ MS4 Permit became effective August 1, 2023.
 - 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.
- Ongoing Plan Review
 - N/A
- Comprehensive Right-of-way Assessment

- Council approved a comprehensive right-of-way assessment to analyze deficiencies in the Town's pedestrian infrastructure.
- The Town has executed a contract with Precision Infrastructure Management, for approximately \$33,000, to perform this comprehensive right-of-way assessment.
 - Project began in early December and will take approximately 7-months.
- Sanitary Sewer Capacity Study
 - Staff has selected the most qualified firm for the study and is currently in scope of work and contract negotiations.
 - Council approved the contract with Kimley-Horn to perform the study.
 - Staff has been working with Kimley-Horn on future land use(s) and sanitary sewer demand projections and met with Charlotte Water to provide an update and receive additional guidance.
 - Staff expects to give Council an update at the February 12, 2024 Council meeting.
- 325 Stallings Road
 - No engineering updates at this time.
 - Action plan to be discussed further during FY 2025 budget discussions.
- 2725 Old Monroe Road
 - No Engineering updates at this time.
- Chestnut Roundabout Landscaping
 - Project completed week of 11/13/2023.
 - Watering will continue through Spring of 2024 to fully establish the plantings.
- Bypass and Stallings Road Roundabout Landscaping

- Staff submitted the irrigation plans, created by NCDOT, to Union County to apply for the water meters.
 - Staff received the first round of comments from Union County and transmitted back to NCDOT for revisions. Staff will continue to coordinate with NCDOT and Union County to receive approval for the water meters.
- A majority of the plantings have been installed, however, Staff is still coordinating with Union County and NCDOT to receive approval for the water meters that feed the irrigation lines.

- 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.
 - The anticipated construction let date for the project is Summer of 2025.

- Ripple Fiber Installation
 - 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> .

Parks & Recreation

Greenway Design:

The Blair Mill Greenway is making HUGE progress. The HAWK signal is currently getting installed on Stevens Mill Road & grass seed was put along the greenway path. We are hoping for a grand opening to take place around late summer! Please see the photos below for HAWK signal reference:



Debrief Events/Programs

Shred Day

Shred day was another huge success! This was the first Shred Day that was moved to a weekday. The community seemed to love the fact that there was a steady flow & plenty of space in the Old James River Parking lot to move around in!

Spring Break in the Parks

The Stallings Parks and Recreation Department kicked off Spring Break with SO many activities that occurred in ALL of the Town owned Parks. From painting at Privette, trivia in Stallings Municipal & all the way to fun and games at Blair Mill Park. We even partnered with Union County Soil & Water to show kids how to properly plant seeds in soil! It was a week that couldn't be beat! ***See Photos Below:***











Happy Hoppy Easter Bunny Photos

WOW! That is one word that sums up the attendance at Happy Hoppy Easter Bunny Photos! We had over 1,000+ participants come to get their photo taken with the Easter Bunny. From newborns to adults, the list is endless!



Upcoming Events:

Spring Sweatin' Series / Stallings Municipal Park / April - June

The Parks and Recreation Department has partnered with Camp Gladiator & Fit4Moms to offer FREE fitness classes in Stallings Municipal Park. From Senior Steppers, Stroller Fitness & HIIT workouts! We've tried to hit a variety of ages and demographics to encourage groups to get out in our parks!

Dirty Thursday / Blair Mill Park / April 20th

Lets get dirty to make Stallings beautiful!! Join us and the Stallings Police Department for the spring litter sweep of Stevens Mill Rd. We will meet in the parking lot at Blair Mill Park at 9:00am. We will then clean up Stevens Mill Road. All participants will be given a safety vest, gloves, and a trash bag.

Enchanted Forest / Stallings Municipal Park / April 28th

Are you ready to see Stallings Municipal Park transformed into an Enchanted Forest? On your stroll you may just encounter fairies, gnomes, and other magical creatures. Who knows!? You may just leave turned into one yourself! This spring event will be one you don't want to miss!! Perfect for the entire family, to come out and enjoy an evening in the park. There will be plenty of activities... face painting, fairy hair, crafts, food trucks and music! Oh! And did we mention there will be an enchanted forest as well?

Stallings Summer Market / Stallings Municipal Park / June - September

Thursdays in Stallings are going to get so much better! We are super excited to share that in collaboration with the Union County Farmers Market, every 1st and 3rd Thursday, Stallings Municipal Park will host a summer market!! Vendors will include produce, and artisans! In addition to the market, we will begin our first Food Truck Thursday Series!! A schedule of food trucks will be released soon! Come and grab dinner from an amazing truck while you shop at the market!!

Schools Out Bash at the Splash / Stallings Municipal Park / June 10th

Join us in Stallings Municipal Park on Saturday, June 10th from 10:00am to 12:00pm. Be sure to wear a swimsuit and be ready to enjoy the Splash Pad and the water slide! King of Pops will be on site handing out free popsicles while supplies last!!

Third Thursday Trivia / Stallings Municipal Park/ June – September

Join us for 3rd Thursday Trivia in Stallings Municipal Park. This is a program for adults 21 and older. This program will take place from 5:00pm to 7:00pm. You can play as an individual or bring your friends along and play as a team! Each day will consist of 3 rounds of trivia. Categories will be released later. There will be a beer garden and food trucks in the park for your enjoyment. NO outside alcohol or coolers will be permitted. It is recommended that you bring a chair or blanket. There will be limited seating available.

Backyard BBQ / Stallings Municipal Park / July 7th

Bands! Brew! and BBQ! We hope you will join us and bring your friends for our summer music festival at Stallings Municipal Park. The day will kick off at 3:00pm and end at 9:00pm. If you are 21+ you can enjoy a beverage at our beer garden. Buzzed Viking Brewing and Olde Mecklenburg will be on site. Must check-in and get a wristband. Hungry? Grab a bite from one of the BBQ food trucks that will be in attendance. Challenge your friends and see who can last the longest on the mechanical bull or in toxic waste.

School Supply Drive & Market / Stallings Municipal Park / July 15th

We invite you to this amazing day supporting our local community AND small businesses! We have partnered up with Sunny Day Markets and the Stallings Police Department for this Sharing Saturday!!! ***Enchanted Forest / April 28th***

Are you ready to see Stallings Municipal Park transformed into an Enchanted Forest? On your stroll you may just encounter fairies, gnomes, and other magical creatures. Who knows!? You may just leave turned into one yourself! This spring event will be one you don't want to miss!! Perfect for the entire family, come out and enjoy an evening in the park. There will be plenty of activities... face painting, fairy hair, crafts, food trucks and music! Oh! and did we mention there will be an enchanted forest as well?

Finance

Interim Finance Officer Marsha Gross is working diligently to complete the Town's annual audit.

Human Resources

- The Town is readvertising a Finance Officer; the full job description is available on the Town's website.

General Government

2725 Old Monroe Road (John Deere) Property

- KWC has had a third group fitting the Council's vision interested in the property. KWC will provide an update this week.

Stallings 50th Anniversary

- Meetings with Parks and Recreation continue to prepare for Stallings 2025 milestone incorporation date. Council will be updated in Spring 2024.

Surplus Sales

- No items have been sold so far in 2024. A total of \$23,244.85 worth of items were sold in 2023.

Stallings Source

- November's blog post, *Stallings "Falling" for Community*, can be found [here](#). The next issue will be released in February.