



July 19, 2023 - Staff Report



Monthly Report | June 2023

ZONING REQUESTS, PUBLIC HEARINGS, AND MEETING ITEMS:

Planning Board:

- The Planning Board meeting was not held due to no items.

Board of Adjustments:

- A Board of Adjustments meeting was not held due to no items.

Town Council:

- The Town Council heard the following planning items at their June 26, 2023, meeting:
 - TX23.05.01- To allow for the use of Emergency Disaster Restoration Services with/without Fenced Outdoor Storage in the MU-2, C-74, BC, and IND zoning districts.
 - Approved.
 - TX23.05.02 - To add text to Article 10.1-21, stating that automobile repair shops, body shops, and garages are not allowed as a home occupation.
 - Council requested additional information on # of violations, and the item was deferred to July 10, 2023.
 - Chicken Ordinance Report from Code Enforcement.

CURRENT DEVELOPMENT PROJECTS:

- ❖ The following project plans and locations can also be viewed on our Current Development Projects interactive mapping website here:
<https://stallings.maps.arcgis.com/apps/instant/attachmentviewer/index.html?appid=118efffae1eb47b9910a9e77b0c9c2a0>

Aria at Idlewild (Idlewild Mixed-Residential Plan):

- Development progress: Grading
- Development Agreement: Yes -recorded
- STATUS:
 - Construction Documents approved.
 - Final Plats not 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)



Atrium Health:

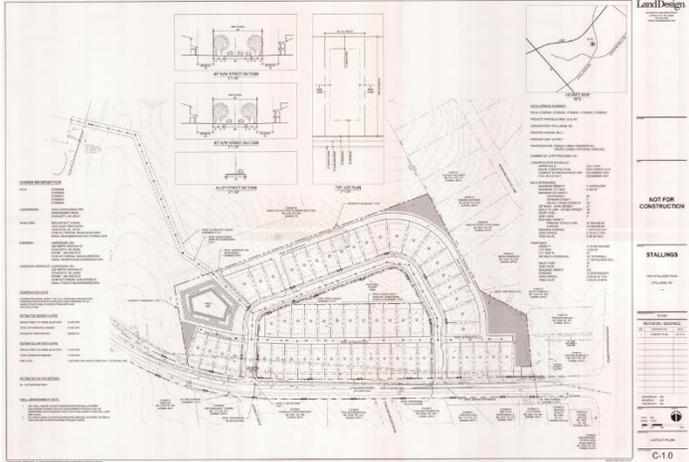
- STATUS: Complete; Approved and Permitted.
- Development Agreement: Yes -recorded
- By-right Development.
- Location: Stallings Rd, Matthews Indian Trail Rd, and Independence Blvd.
- Gribble Road improvement – The hospital must add a turn lane to Gribble Road as part of their offsite roadway improvements defined in the TIA. The property owner is adjacent to where the turn lane is to have approval for a grading project but has graded to his property line. This means it will be difficult/impossible for the hospital to put the turn lane to NCDOT specifications. The developer has asked that the Town not approach the landowner regarding the violation until power poles have been installed on the front of his property. The power poles are a priority for the hospital, and the landowner will cause issues if anyone approaches them with their violation.
- Street Trees along Stallings Rd – The location of the street trees meets Stalling ordinance requirements but not NCDOT requirements. They intend to relocate the trees in November 2022 to improve the tree's chance of survival.
- The attorneys drafted an interlocal agreement with Indian Trail on TIA road improvements associated with the Atrium Hospital in Indian Trail.



Conceptual Site Plan Illustrative
Atrium Health Union West Campus - Stallings, North Carolina
February 20, 2018

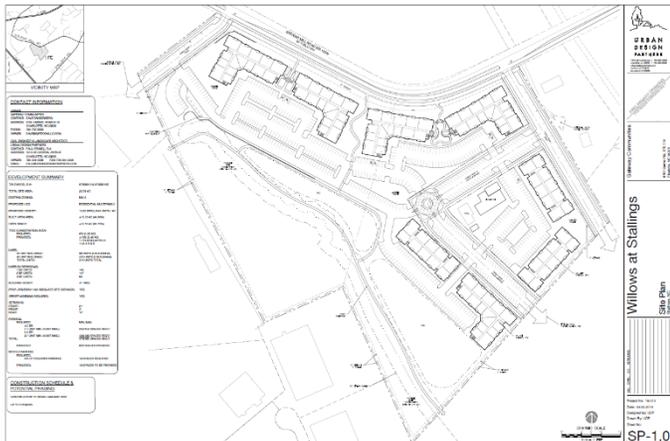
Stallings Elementary Single-Family TND (Sawmill Run):

- Development progress: N/A
- 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 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.
- The land is now for sale, and other developers are interested in this property.



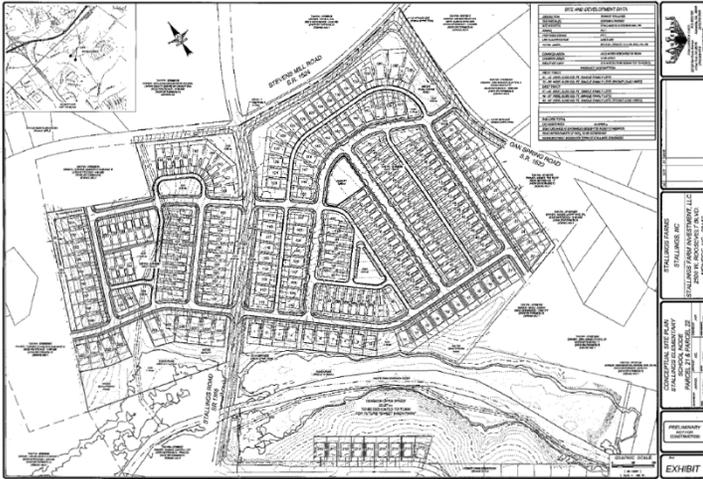
Willows at Stallings:

- 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).



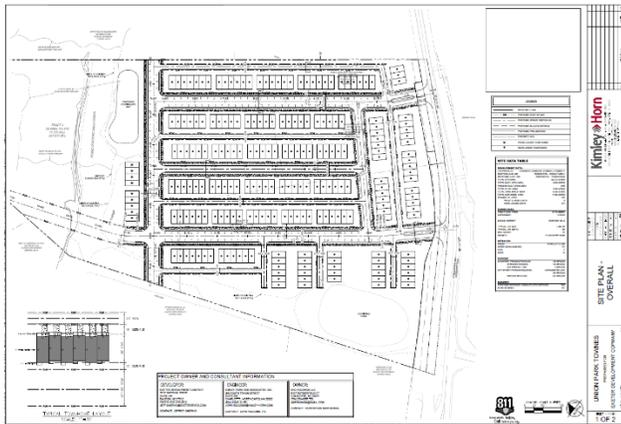
Stallings Farm:

- Development progress: Comments submitted for 1st review of Construction Documents. We have not received 2nd review request. The developer has gone silent.
- STATUS: Approved; Construction Documents and Final Plats not permitted.
- Development Agreement: Yes - NOT recorded
- By-Right Development.
- Location: Stallings Rd and Stevens Mill Rd.
- 216 Single-Family Residential.
- Plans for permitting have not been submitted.
- DA has not yet been recorded with Union County.



Stone Creek (Formerly Union Park Townes):

- May 2022 development progress:
 - Under Construction.
 - Permitting for new construction is ongoing.
 - Final plat phase 1 map 3 - awaiting the response to staff comments.
 - 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.
- The street lights will temporarily be wooden but replaced when they get the aluminum ones. The Duke Energy aluminum lights are on a long backorder of 222 days+ from May 2022.



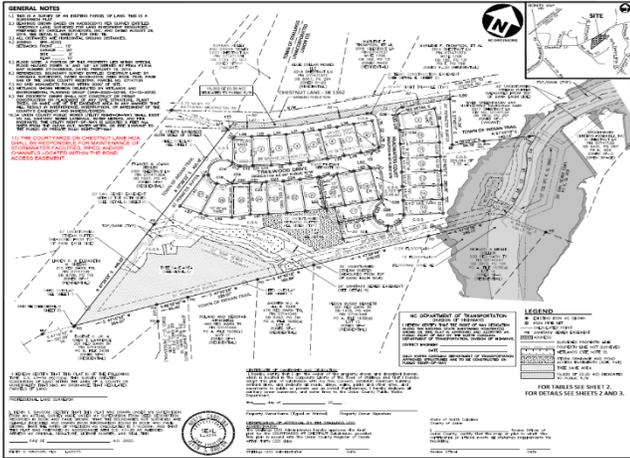
4416 Stevens Mill Road (Wilson):

- Development progress: Landscaping for the project was installed in November 2022.
- STATUS: the applicant installed plantings along the frontage in late 2022. Final Plans not approved; will need to be approved before November 22, 2023, or the Conditional Zoning is void.
- Town Council approved CZ21.04.01 on November 22, 2021.
- Staff awaits the applicant's updated site and landscaping plan before issuing permits.
- They appear to have expanded the use, and code enforcement is investigating.



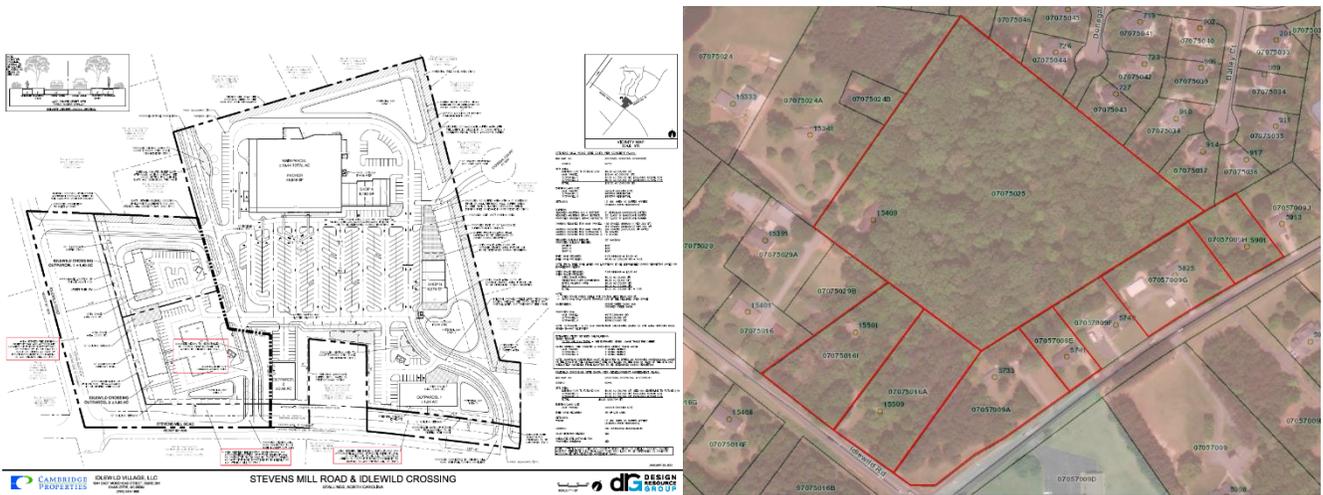
Courtyards at Chestnut (Epcon):

- Development progress: Under construction
- Status: Approved; Final Plat approved. The development has started submitting new construction permits. All zoning permits for new construction have been approved.



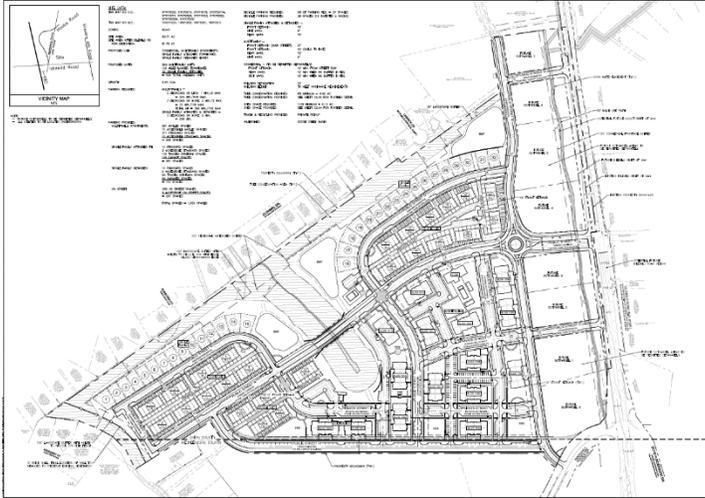
Idlewild and Stevens Mill Project (Idlewild Crossing):

- Development Agreement: Yes – NOT recorded
- STATUS: Staff is meeting with the developer about progressing the development/submittals in July 2023.
- A site plan for the property at the corner of Idlewild and Stevens Mill Roads has been submitted. Approval of this project will be administrative because the use proposed is by-right, and the site is less than 25 acres.
- A separate Development Agreement application has been submitted for properties that appear to be out parcels for the grocery store.
- The staff has requested that a combined site plan be submitted for review. We received the combined plan and provided plan comments before Thanksgiving 2020. In December 2020, the staff asked that the developer connects to the adjacent property to connect to the proposed Stinson Farms project.
- The applicant has expressed interest in progressing with this project and has submitted a site plan addressing Staff's comments. The plan is being reviewed, and the next steps are determined.
- Staff comments have been addressed, and the applicant requests that the TIA be started. Engineering has provided the consultant with the TIA documents to begin that process.
- The TIA is nearing completion.



Stinson Farm:

- Development progress: N/A
- Development Agreement: Yes - recorded.
- STATUS: Construction Documents 1st review 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:

- Council has directed staff to create the TOD overlay In-House.
 - Implement the basic preservation techniques in exchange for development bonuses in a more limited area.
 - We have received the CRTPO Grant - selection for the CRTPO consultants is underway.

Streetscape Plan:

- In response to Council's retreat and land use goals established by the Comprehensive Land Use Plan, the Staff is drafting a streetscape plan that includes cross-sections and elements. The project kickoff with Council on June 14, 2021, gave Staff the go-ahead to pursue the project.

- Streetscape plans will be returned to Council for consideration in August 2023.

QUICK UPDATES:

- Union County is holding a pre-application meeting with Stallings staff for Tennis Courts at parcel 07102010C at 3815 Matthews-Indian Trail Rd.
 - Tennis Courts are by-right in MU-2.

REPORTS:

PERMIT REPORT

The following permit report can also be viewed on our Permit Reports website here:
<https://stallingsnc.org/Your-Government/Departments/Planning-Zoning/Permit-Reports>

June 2023 Monthly Report - Permitting									
Stallings Permit #	Description	Date	Status	Total Fees	Total Payments	Parcel Address	Subdivision	Zoning	Parcel #
1927	10X12 Deck	6/29/2023	Approved	\$ 50.00	\$ 50.00	1216 Vickie Lane	Brookfield	SFR - 3	7126178
1926	New Townhome UP2011E Legal Lot 30	6/28/2023	Approved	\$ 100.00	\$ 100.00	3509 Timber Mill Drive	Stone Creek	MU - 2	7099311
1925	New Townhome UP2011D Legal Lot 31	6/28/2023	Approved	\$ 100.00	\$ 100.00	3507 Timber Mill Drive	Stone Creek	MU - 2	7099312
1924	New Townhome UP2011C Legal Lot 32	6/28/2023	Approved	\$ 100.00	\$ 100.00	3505 Timber Mill Drive	Stone Creek	MU - 2	7099313
1923	New Townhome UP2011B Legal Lot 33	6/28/2023	Approved	\$ 100.00	\$ 100.00	3503 Timber Mill Drive	Stone Creek	MU - 2	7099314

1922	New Townhome UP2011 A Legal Lot 34	6/28/2023	Approved	\$ 100.00	\$ 100.00	3501 Timber Mill Drive	Stone Creek	MU - 2	7099315
1921	Deck	6/27/2023	Approved	\$ 50.00	\$ 50.00	515 Meadowbrook Drive	Forest Park	SFR-2	7102305
1920	Aria at Matthews Multifamily apartment Community permanent sign permit.	6/27/2023	Online Submission	\$ -	\$ -	15120 Idlewild Road	Idlewild Market	MU - 2	07075013B
1919	Outdoor electric Fireplace & porch screening	6/23/2023	Approved	\$ 50.00	\$ 50.00	1016 Kalli Drive	Southstone	CZ	7033456
1918	Turn existing screen porch into sunroom	6/23/2023	Approved	\$ 50.00	\$ 50.00	6023 Pleasant Run Drive	Courtyards on Lawyers Road	CZ	8321300
1917	Sunroom and Patio addition	6/22/2023	Approved	\$ 50.00	\$ 50.00	901 Landry Drive	Franklin Meadows	CZ	7141160
1916	New Home Construction	6/20/2023	Approved	\$ 100.00	\$ 100.00	1214 Millview Lane	Courtyards on Lawyers Road	CZ	8321326
1915	14 x 16 screen porch with vinyl porch panels	6/19/2023	Approved	\$ 50.00	\$ 50.00	1100 Yarrow Street	Chestnut	SFR-1	7141111

1914	Replace old fence with a new fence	6/16/2023	Payment Pending	\$ 50.00	\$ -	6006 Burnt Mill Road	Hunley Creek	SFR - 2	7054341
1913	New Home Construction	6/9/2023	Approved	\$ 100.00	\$ 100.00	1210 Millview Lane	Courtyards on Lawyers Road	CZ	8321256
1912	New Townhome UP2040G Legal Lot 202	6/8/2023	Approved	\$ 100.00	\$ 100.00	2014 Trout Lily Lane	Stone Creek	MU - 2	7099369
1911	New Townhome UP2040F Legal Lot 203	6/8/2023	Approved	\$ 100.00	\$ 100.00	2012 Trout Lily Lane	Stone Creek	MU - 2	7099370
1910	New Townhome UP2040E Legal Lot 204	6/8/2023	Approved	\$ 100.00	\$ 100.00	2010 Trout Lily Lane	Stone Creek	MU - 2	7099371
1909	New Townhome UP2040D Legal Lot 205	6/8/2023	Approved	\$ 100.00	\$ 100.00	2008 Trout Lily Lane	Stone Creek	MU - 2	7099372
1908	New Townhome UP2040C Legal Lot 206	6/8/2023	Approved	\$ 100.00	\$ 100.00	2006 Trout Lily Lane	Stone Creek	MU - 2	7099373
1907	New Townhome UP2040B Legal Lot 207	6/8/2023	Approved	\$ 100.00	\$ 100.00	2004 Trout Lily Lane	Stone Creek	MU - 2	7099374
1906	New Townhome UP2040	6/8/2023	Approved	\$ 100.00	\$ 100.00	2002 Trout Lily Lane	Stone Creek	MU - 2	7099375

	A Legal Lot 208								
1905	New Townhome UP2016F Legal Lot 80	6/7/2023	Approved	\$ 100.00	\$ 100.00	2512 Autumn Olive Lane	Stone Creek	MU - 2	7099361
1904	New Townhome UP2016E Legal Lot 79	6/7/2023	Approved	\$ 100.00	\$ 100.00	2510 Autumn Olive Lane	Stone Creek	MU - 2	7099360
1903	New Townhome UP2016D Legal Lot 78	6/7/2023	Approved	\$ 100.00	\$ 100.00	2508 Autumn Olive Ln	Stone Creek	MU - 2	7099359
1902	New Townhome UP2016C Legal Lot 77	6/7/2023	Approved	\$ 100.00	\$ 100.00	2506 Autumn Olive Lane	Stone Creek	MU - 2	7099358
1901	New Townhome UP2016B Legal Lot 76	6/7/2023	Approved	\$ 100.00	\$ 100.00	2504 Autumn Olive Lane	Stone Creek	MU - 2	7099357
1900	New Town Home UP2016A Legal Lot 75	6/7/2023	Approved	\$ 100.00	\$ 100.00	2502 Autumn Olive Lane	Stone Creek	MU - 2	7099356
1899	Illuminated Channel Letters	6/7/2023	Approved	\$ 50.00	\$ 50.00	15060 Idlewild Road	N/A	MU - 2	M7075013A
1898	Special Event Permit	6/7/2023	Approved	\$ 25.00	\$ 25.00	1261 Hawthorne Drive	Country Woods East	SFR- 2	7033180
1897	Chicken Permit	6/6/2023	Payment Pending	\$ 25.00	\$ -	3033 Beech Court	Country Woods East	SFR - 2	7033112

1896	Patio in the backyard	6/5/2023	Approved	\$ 50.00	\$ 50.00	1232 Yarrow Street	Willowcroft	CZ	7141255
1895	Replace existing wooden fence in same location as existing fence.	6/5/2023	Approved	\$ 50.00	\$ 50.00	1261 Hawthorne Drive	Country Woods East	SFR-2	7033180
1894	Minor interior renovation to 2nd floor loft by building two walls (framing + drywall) to create bonus room, with some electrical work required (outlets + light fixtures). Will not increase square footage or increase # of bedrooms. Interior work only.	6/2/2023	Approved	\$ 50.00	\$ 50.00	1706 Yellow Daisy Drive	Fairhaven	MFT	7078656
1893	New townhome IT1015E	6/1/2023	Approved	\$ 100.00	\$ 100.00	142 August Lane	Bailey Mills	MU-2	7102451

	Legal lot 92								
1892	New townhome IT1015D Legal lot 91	6/1/2023	Approved	\$ 100.00	\$ 100.00	138 August Lane	Bailey Mills	MU - 2	710245 0
1891	New townhome IT1015C Legal lot 90	6/1/2023	Approved	\$ 100.00	\$ 100.00	134 August Lane	Bailey Mills	MU - 2	710244 9
1890	New townhome IT1015B Legal lot 89	6/1/2023	Approved	\$ 100.00	\$ 100.00	130 August Lane	Bailey Mills	MU - 2	710244 8
1889	New townhome IT1015A Legal lot 88	6/1/2023	Approved	\$ 100.00	\$ 100.00	126 August Lane	Bailey Mills	MU - 2	710244 7

Permit Totals	
Total # of Permits	39
Fee Totals	\$ 3,100.00
Payment Totals	\$ 3,025.00

• **CODE ENFORCEMENT**

The following Code Enforcement report can also be viewed on our Code Enforcement website here:

<https://stallingsnc.org/Your-Government/Departments/Planning-Zoning/Code-Enforcement>

Acronyms:

- PN - Public Nuisance
- TGW - Tall grass & Weeds
- J/A/N - Junk/Abandoned/ Nuisance
- MHS - Minimum Housing
- SD
- O - Stallings Development Ordinance

June 2023 Monthly Report - Code Enforcement

Case Date	Description	Found By	Status	Address
6/1/2023	PN - Open containers	Complaint	Closed	1120 TRANQUIL FALLS LN
6/5/2023	PN - Tall grass and weeds	Ride Around	Closed	3924 PRIVETTE RD
6/5/2023	PN - Tall Grass and Weeds	Ride Around	Closed	5040 POTTER RD
6/6/2023	PN - Basketball goal	Ride Around	Closed	2858 BENT OAK DR
6/9/2023	PN - Tall grass and weeds	Complaint	Closed	8102 HUNLEY RIDGE RD
6/9/2023	PN - Tall grass and weeds	Complaint	Closed	8245 HUNLEY RIDGE RD
6/9/2023	PN - Tall grass and weeds	Complaint	Closed	1323 FLOWE DR
6/14/2023	PN - TGW and Trash	Ride Around	Open	5100 POTTERS RD
6/14/2023	PN - Tall Grass and Weeds	Ride Around	Closed	2066 BLUEBONNET LN
6/15/2023	PN - Tall Grass and Weeds	Ride Around	Closed	7006 COPELAND CT
6/15/2023	PN - Tall Grass and Weeds	Ride Around	Closed	2201 COATESDALE LN
6/15/2023	PN - Tall Grass and Weeds	Ride Around	Closed	3709 BIRCHDALE CT
6/15/2023	PN - Tall Grass and Weeds	Ride Around	Closed	3916 PRIVETTE RD
6/19/2023	PN - Tall grass and weeds	Ride Around	Closed	1308 GAINSBOROUGH DR

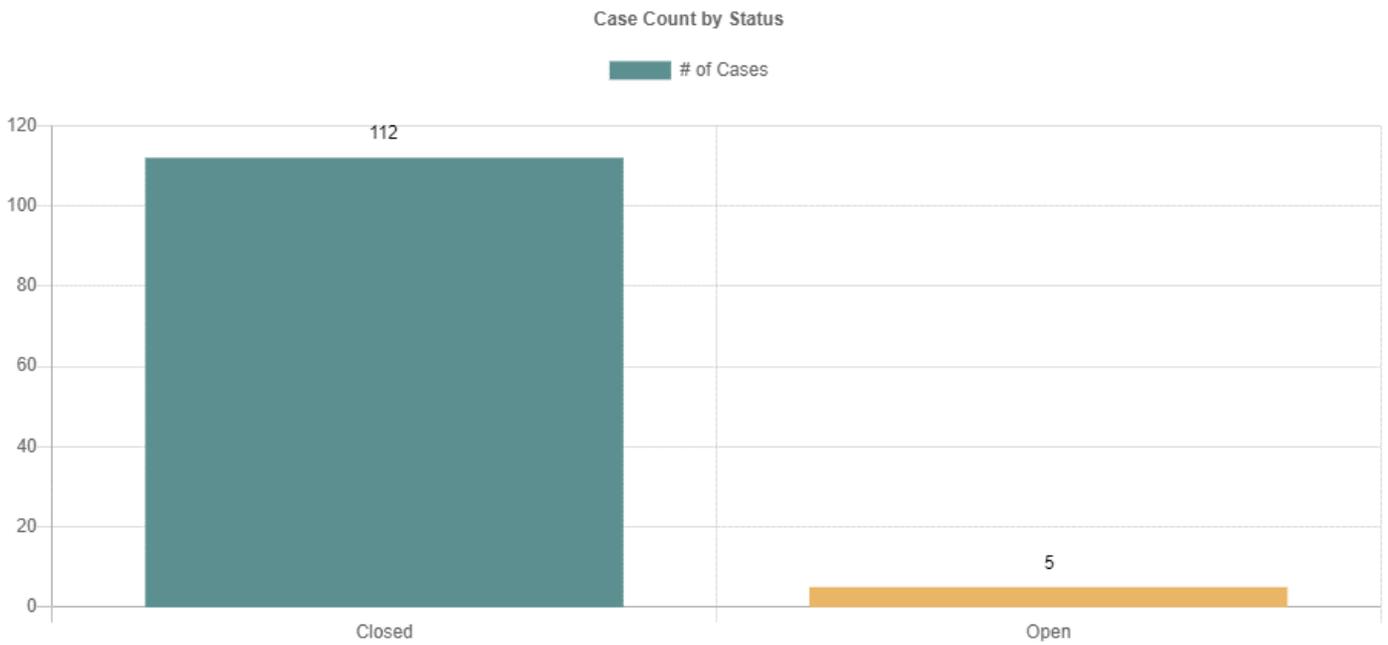
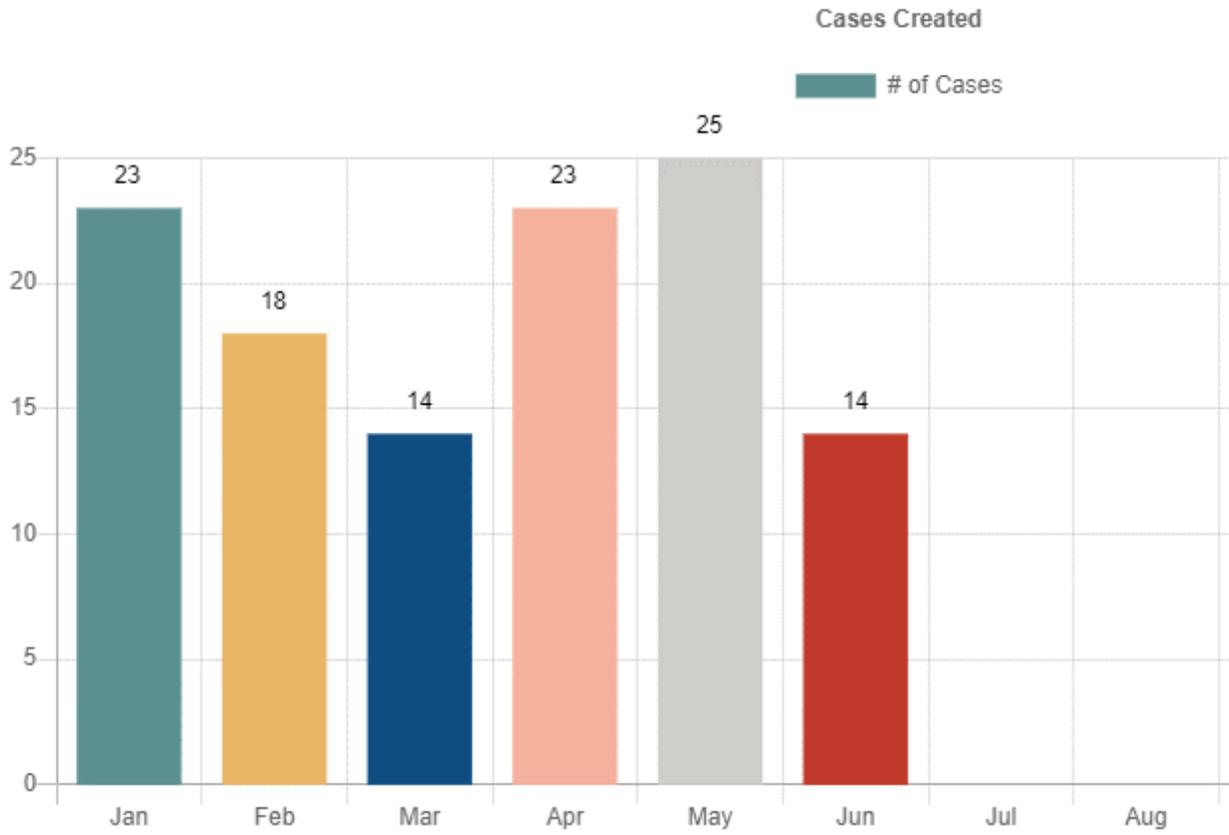
Violations

Public Nuisance	14
J/A/N Vehicles	0
SDO	0
Traffic	0
Open Burn	0
Hazard	0
Noise	0
MHS	0
Total Opened	14

December Cases

Open	1
Closed	13

Total	14
-------	----



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>
- 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>
- An SPD corporal was able to solicit a grant from Hyundai for 150 steering wheel locks. In efforts to help prevent Hyundai/Kia vehicle thefts, this officer set up a lock giveaway event for Town residents. Officers volunteered to help with the event to give these locks away. SPD hosted a traffic saturation patrol, utilizing surrounding agencies, 93 citations were issued from 15 officers during the event. In addition, the SPD Traffic Education Safety Team hosted a distracted driving course. This course had almost 25 participants. The SPD will continue to host this event.
- SPD Detectives cleared three cases and had two crime scene callouts. CID also executed eight search warrants for the ongoing investigation of cases.
- Our two K9 teams had six uses. Both teams had drug seizures with a large amount of illegal narcotics taken off the street.
- Officers are working on the planning of our National Night Out Against Crime, which will take place on August 1st.

- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected over three pounds of unwanted medication.

Engineering

- Twin Pines Storm Water Project
 - Phase 1 is complete.
 - Phase 2 has been 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 will be 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.
 - Staff have been informed of a grant opportunity through the Golden Leaf Foundation's Flood Mitigation Program that could award the project up to \$250,000.
 - Staff received notice that Stallings was not awarded any funding through the grant program.
 - The Town will fund the planning and design in FY 2024 and will seek to implement construction beginning of FY 2025.
 - Staff will likely need to advertise an RFQ for the design and permitting.
- Resurfacing Contract
 - J.T Russell and Sons, Inc. were lowest bidders at \$1,060,291.50, and were awarded the contract on 12/12/2022.
 - This contract has focused on more reconstructive pieces (patching, milling and overlay, full depth reconstruction).
 - Resurfacing is 75% complete. Project is expected to be finished in mid-July.

- A Phase 2 Contract is expected to be let for bids in the 3rd Quarter of 2023 and focus on preventative maintenance (crack sealing and rejuvenation treatments).
 - Staff has been actively coordinating with a pavement management company to implement a pilot program for preventative roadway maintenance.
- Storm Water
 - Eleven storm water repairs were completed (sink holes and catch basin seals). Three projects were completed by Stallings' Public Works Department.
 - Curry Place – 2017 Horizon Way
 - Hunley Creek – 2191 Millhouse Lane
 - Hunley Creek – 2215 Millhouse Lane
 - Willowbrook - 2719 Bent Oak Drive
 - Willowbrook - 2901 White Locust Court
 - Shannamara - 717 Clifden Drive
 - Shannamara - 329 Killian Court
 - Stonewood- 5028 Weatherly Way
 - Callonwood - 2028 Woodshorn Drive
 - Curry Place – 1055 Curry Way
 - Curry Place – 1109 Curry Way
 - Tentatively, the following projects are catch basin seals and sink hole repairs scheduled to be completed next.
 - Chestnut Oaks – 4113 Cedar Point Avenue
 - Kerry Greens – 2238 Coatsdale Lane
 - Willowcroft – 2403 Willowcroft Drive
 - Willowcroft – 3235 Shadowlake Lane
 - Woodbridge – 3024 Steven Schultz Lane
 - NCDEQ has approved the Town's Storm Water Management Plan (SWMP), and Stallings' MS4 Permit becomes active July 1.

- Ongoing Plan Review
 - No reviews at this time.

- Idlewild Crossing TIA
 - Initial TIA was provided and reviewed by Staff with Ramey Kemp
 - Ongoing coordination between developer and NCDOT to determine final transportation improvements.
 - A second analysis has been initiated and the updated scoping document has been approved by NCDOT.

- Sanitary Sewer Capacity Study
 - Staff has received Submittals of Qualifications and is reviewing to select the most qualified firm.

- 325 Stallings Road
 - Council has chosen to not pursue a commercial upfit for the building at this time.
 - At the direction of Council, Staff is working to determine costs for demolition.

- Old Monroe Road Widening Update (STIP# U-4714)
 - NCDOT is currently coordinating several design changes and pursuing right-of-way acquisition throughout the corridor.
 - Anticipated construction let date for the project is Summer of 2025.

Parks & Recreation

Greenway Design:

The Blair Mill Greenway is making HUGE steps forward. The HAWK signal has been installed as well as the thermoplastic crosswalk. The next steps include installation of the Greenway Way finding sign, black safety fencing along the trail as well as trail cleanup before announcing a “Grand Opening” date.

Debrief Events/Programs

Backyard BBQ / Stallings Municipal Park / July 7th

The rain may have ended our event early – but it didn’t stop us from having a great time! Thanks to our vendors, staff & bands for hanging in there while we tried to figure out the rain-delay schedule. We were able to still have two bands perform during the event & saw tons of smiling faces. We hope to continue this event in the future; however, we are looking at the possibility of changing the time of year it occurs in.

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

We are SO thankful for the Stallings Community and our partnership with the Police Department and Sunny Days Market. With the help of many that would take too long to type, we have raised over \$700+ and collected MULTIPLE school supply items to distribute at the Back to School Bash at Privette Park.

Upcoming Events:

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! The markets will be themed – 1st Thursdays will be Food Truck Thursdays & 3rd Thursdays will be trivia!

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.

Middle School Madness / Stallings Municipal Park / August 11th

A true big-kids day to play! This pre-registered event is intended to promote getting middle-school aged kids out to the park. We know that the park amenities are tailored towards the younger crowd so we decided to host an event that would be PERFECT for 6th – 8th graders. From a pizza truck, gaming truck, ninja course, selfie booth & a Hype-Man DJ ...it sounds like a party to me! There is a \$10 Resident Fee & \$25 Non-Resident Fee.

Stallings Municipal Park

- Old Playground Equipment
 - The Old Playground in the back right corner of the park, beside the tennis courts, has officially been removed. We are in the process of getting items together to move forward on receiving bids for the new playground area. Excited is an understatement!

- Splash Pad | Operational Schedule
 - Monday – Closed for Maintenance
 - Tuesday – Saturday | 9:00am – 1:00pm & 2:00pm – 5:00pm
 - Sunday | Noon – 4:00pm
 - Planning on CLOSING for July 4th

Blair Mill Park

Disc Golf Course Updates

We have partnered with Charlotte Disc Golf Club (Non-profit agency) to help rebuild our course! They will assist with a new course design and signage, as well as help us activate the plans! They have a crew of avid disc-golf lovers who are committed to making Blair Mills Course beautiful!

Signage

Within the next 2-3 weeks Blair Mill Park will be receiving a signage face-lift! The entrance of Blair Mill Park, as well as the entrance from Fair Oaks Dr., will get signage installed that will align with the Greenway Master Plan!

Privette Park

New Privacy Fence

We installed a NEW privacy & chain link fence at Privette Park. Kids can now safely play in the area without worrying about any balls/toys wandering off onto Privette Road. The Park has received great feedback from the community, and we enjoy seeing it get SO much use!

Finance

FY24 Budget Adoption

- ✓ On Monday, June 26, Council held a public hearing on the recommended budget and adopted its [FY24 Operating Budget and Fee Schedule](#). This includes Council's five-year Capital Improvement Plan and annual capital budget. The budget is balanced; supports Council's priorities and action steps; and is a total of \$11,646,771. This total is a decrease of 1.1 percent from the prior year.
- ✓ Budget highlights include:
 - No tax rate increase. The current tax rate is \$0.186 per \$100 of valuation of taxable property.
 - Publication of a revenue-neutral tax rate. The revenue-neutral rate (\$0.193) calculation is required when a revaluation of real property takes place, and Mecklenburg County conducted its property revaluation process this calendar year.
 - Increases the storm water fee. The new fee structure is \$67 per residential unit and \$67/ERU for commercial parcels. This fee increase could generate up to an estimated \$800,000 in new revenue for the Town for FY24.

FY23 Audit Forthcoming

- ✓ Potter and Company conducted a two-day site visit on the Town's internal control processes. This includes a review of the invoice and payroll processes to name a few.
- ✓ The auditor reported that the review went well, and they completed their work one day early.

Next Steps:

1. Potter will conduct their in-person audit of the FY23 financials beginning August 28 to August 31.

FY23 Revenue Update

Table 1: Major Sources of New Revenue as of 6/30/2023

Revenue Source	FY23 Budget	YTD	% of Total
Ad Valorem (Current and Prior)	\$4,348,500	\$4,468,881	102.7%
Sales and Use Tax	\$1,775,000	\$1,737,541	97.8%
Franchise and Use Tax	\$780,000	\$851,739	109.1%
Stormwater Fee (Current and Prior)	\$490,000	\$485,125	99.0%

Table 2: Cash Balances in PNC and NCCMT as of 6/30/2023

Cash Account	Account Balance
PNC Accounts:	
<i>General Fund Cash*</i>	\$835,826.27
<i>PD State Forfeiture (Asset Forfeiture/Dept of Justice)</i>	\$28,651.64
<i>PD Federal Forfeiture (Asset Forfeiture/Dept of Treasury)</i>	\$140,426.57
<i>PD Evidence Custodian</i>	\$6,766.69
<i>Storm Water</i>	\$105,640.14
NCCMT Accounts:	
<i>ARPA Investment Account</i>	\$3,735,916.58
<i>Less Q4 ARPA Salary Replacement in Transit</i>	(\$516,909.30)
ARPA Total:	\$3,219,007.28
<i>General Fund Investment Account</i>	\$11,443,539.85
<i>Deposit in Transit (Q4 ARPA Salary Replacement)</i>	\$516,909.30
GF Total:	\$12,436,794.56
<i>Powell Bill Investment Account</i>	\$1,204,112.52
<i>Sewer Investment Account</i>	\$8,186.90
<i>Storm Water Investment Account</i>	\$1,008,411.29

*Currently, Finance is paying invoices for June and closing out FY23 Purchase Orders. Therefore, this number is draft preliminary.

Human Resources

The Town has an opening for a Code Enforcement Officer and a Planner I , the full job description is found on the Town's website.

General Government

Emergency Management Training

- Staff is working with Union County Emergency Management to set up a table-top training for staff in late summer.
 - Thursday, August 17, 2023
 - Union County Emergency Management Center
 - 9 a.m. – 1 p.m.

Powell Bill

- The first phase of the required Powell Bill reporting (Certified Statement) has been completed.

ARPA

- Staff is continuing to monitor Federal reporting requirements. On-going reporting continues and the annual reporting requirement has been submitted. Next CRC review – October 2023.

Code Book

- The next supplement for the Town of Stallings Code Book is in the works. Once completed, the supplement will come to Council for approval.

Old Monroe Road ROW Appraisals

- No response to date from NCDOT on 2nd counter to offer.

2725 Old Monroe Road (John Deere) Property

- KW Commercial has conveyed that Voodoo will not be pursuing 2725 Stallings Rd. Based on their email and given the amount of investment, they felt with the unknown of the sewer capacity it was going to be too much risk.

- Per information from Crystal Pannico with Union County, the constraints on the building for the use of Brewery/Taphouse/Restaurant is in the 3/4" water line as most restaurant uses would require a minimum of a 2" water line. Given the size of the building and a possibility of multiple users, it could require more. The county also cannot confirm the size of the sewer line to the building. Stallings Staff is moving forward with cameraing the sewer line to determine the size and condition. Therefore, depending on the final water and sewer lines sizes, the Council may need to: 1) fund line increases; and/or 2) alter its focus to attract less water intensive users.

Surplus Sales

- \$5439.85 worth of items have been sold so far in 2023. A total of \$17,239.11 worth of items were sold in 2022.

Stallings Source

- The next blog post will go out in August.

Union County's 100 Most Powerful Women

- Two Council Members and three staff members were named to this list by the Union County Weekly: Council Member Heather Grooms; Council Member Taylor-Rae Drake; Asst. Town Manager Erinn Nichols; Finance Officer Jamie Privuznak; and Parks and Recreation Director Eunice Donnelly. https://www.thecharlotteweekly.com/ucweekly/100-most-powerful-women-of-union-county-2023/article_aef7e1a6-20f7-11ee-bf60-3f232528e1f2.html

Stallings Summer Bulk Pick-Up

- 37.41 tons were collected during the summer bulk pick-up.

Old Monroe Road NCDOT Project (U-4714)

- NCDOT advises that the project estimated let date is June 2025.