



**February 21, 2025**

**PLANNING & ZONING MONTHLY REPORT | DEC.**



**Meetings**

**Town Council:**

- 01/13/2025
  - The Council directed Planning Staff to investigate a text amendment to address attached garages.

**Planning Board:**

- The Planning Board meeting was not held due to the 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.

**Current Approved Residential Project Status**

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<u>Project Name, Info</u>	<u>Location</u>	<u>Additional Info</u>	<u>Status</u>
<b>Idlewild Mixed-Residential Plan (Aria):</b> <ul style="list-style-type: none"> <li>• Total Site Area: 48.83ac in Stallings</li> <li>• 270 Multifamily Units (Aria)</li> <li>• 148 Townhomes in Stallings (Inactive)</li> <li>• 115 Townhomes in Matthews (Inactive)</li> <li>• 3.41 acres of retail/commercial (Inactive)</li> </ul>	Idlewild Rd behind Idlewild Shopping Center	<ul style="list-style-type: none"> <li>• By-Right Development Agreement: Yes, recorded.</li> <li>• Construction Documents approved.</li> <li>• Final Plats approved. They have received their Water and Sewer Accessibility letter, NCDEQ Permit, and NCDOT Driveway Permit.</li> </ul>	Construction Ongoing

<b><u>Project Name, Info</u></b>	<b><u>Location</u></b>	<b><u>Additional Info</u></b>	<b><u>Status</u></b>
<b>Bailey Mills (Formerly Stallings Townhomes):</b> <ul style="list-style-type: none"> <li>92 Single-Family Attached Residential.</li> </ul>	Marie Garris Rd and Matthews Indian Trail Rd	<ul style="list-style-type: none"> <li>By-Right Development</li> <li>Development Agreement: Yes recorded</li> </ul>	Construction Ongoing
<b>Bailey Mills Expansion (Phase 2):</b> <ul style="list-style-type: none"> <li>The Town Council approved CZ22.09.01 on March 28, 2022.</li> <li>23 Attached Residential Units</li> </ul>	Marie Garris Rd and Matthews Indian Trail Rd	<ul style="list-style-type: none"> <li>They have been approved for an extension of Conditional Zoning Vested rights for an additional two years due to sewer capacity (till March 28, 2026).</li> </ul>	Construction Documents and Final Plat not approved.
<b>The Willows at Stallings:</b> <ul style="list-style-type: none"> <li>315 Multifamily Residential.</li> </ul>	Stevens Mill Rd	<ul style="list-style-type: none"> <li>Development Agreement: Yes recorded</li> <li>By-Right Development.</li> </ul>	<ul style="list-style-type: none"> <li>Construction documents were approved, and the final plat was not approved.</li> <li>Inactive</li> </ul>
<b>Stallings Farm:</b> <ul style="list-style-type: none"> <li>216 Single-Family Residential</li> </ul>	Stallings Rd and Stevens Mill Rd.	<ul style="list-style-type: none"> <li>Development Agreement: Yes - Recorded</li> <li>By-Right Development.</li> </ul>	Comments were submitted for the 4 <sup>th</sup> review of the construction documents.
<b>Stone Creek (Formerly Union Park Townes):</b> <ul style="list-style-type: none"> <li>220 Single-Family Attached Units</li> </ul>	Stallings Rd	<ul style="list-style-type: none"> <li>Development Agreement: Yes recorded</li> <li>By-Right Development.</li> </ul>	Under Construction
<b>Idlewild and Stevens Mill Project (Idlewild Crossing):</b>	Stevens Mill Rd & Idlewild Rd	<ul style="list-style-type: none"> <li>By-Right Development</li> <li>Development Agreement: Yes – NOT recorded. Within the next few months, they will submit a DA for a Gas Station and Drive-thru use on the commercial out parcels. They submitted the original application in 2020 when the</li> </ul>	Concept plan approved

<b>Project Name, Info</b>	<b>Location</b>	<b>Additional Info</b>	<b>Status</b>
			uses were allowed by right.
<b>Stinson Farm:</b> <ul style="list-style-type: none"> <li>Total Site Area: 83.71ac</li> <li>360 Multifamily Units</li> <li>136 Attached-Homes</li> <li>32 Single-Family Detached Homes</li> <li>8 Future Outparcels of retail/commercial (Inactive)</li> </ul>	Idlewild Rd	<ul style="list-style-type: none"> <li>Development Agreement: Yes – recorded.</li> </ul>	Construction Documents Approved
<b>Courtyards on Greenway:</b> <ul style="list-style-type: none"> <li>105 Single-Family Detached Residential</li> </ul>	Lawyers Rd	<ul style="list-style-type: none"> <li>By-right Development</li> </ul>	Comments were completed for the review of the construction documents.

**Housing Unit Projections:**

- The following chart shows an estimate of the future homes with approved development agreements, Council approval, or plans to be built in Stallings. Some development housing unit counts are subject to change during the plan review.

<b>Development Name</b>	<b># of Housing Units</b>
Idlewild Mixed Use Development (Aria at Idlewild location)	<ul style="list-style-type: none"> <li>270 Multifamily Units (Aria)</li> <li>148 Attached-Homes</li> </ul>
Bailey Mills	<ul style="list-style-type: none"> <li>92 Attached-Homes</li> </ul>
Bailey Mills Expansion (Phase 2)	<ul style="list-style-type: none"> <li>23 Attached-Homes</li> </ul>
Courtyards on Greenway	<ul style="list-style-type: none"> <li>105 Single-Family Homes</li> </ul>
Stallings Farm	<ul style="list-style-type: none"> <li>216 Single-Family Homes</li> </ul>
Stinson Farm	<ul style="list-style-type: none"> <li>360 Multifamily Units</li> <li>136 Attached-Homes</li> <li>32 Single-Family Homes</li> </ul>
Stone Creek Townhomes	<ul style="list-style-type: none"> <li>220 Attached-Homes</li> </ul>
The Willows	<ul style="list-style-type: none"> <li>315 Multifamily Units</li> </ul>
<b>Total Future Projections</b>	<ul style="list-style-type: none"> <li>353 Single-Family Detached Homes</li> <li>471 Attached-Homes</li> <li>945 Multifamily Units</li> </ul>
Legend - Under Construction	
Legend - Plans Approved	
Legend - Awaiting Plan Approval	

**Silverline TOD**

We have been awarded the CRTPO Grant, and there are three main initiatives for the Silver Line Plan Integration:

- 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: TBD – awaiting state legislature decision on down zoning. May bring Small Area Plan and Comprehensive Plan Update to Council in March 2025.

## 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 approval 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:

- PR24.09.01 – 4923 Potter Rd Residential [Comments Provided]
- PR25.01.01 – 824 Stallings Rd [Comments Provided]
- PR25.02.01 – 5117 Shaftwood Rd [In Review]

### Construction Document (Major) Reviews:

- CD24.02.01 – Courtyards on Greenway 3rd Review [Preliminary Approval]
- CD24.02.02 – Stallings Farms Residential 4th Review [Preliminary Approval]
- CD24.08.01 – Sell Ethics 3rd Review [Comments Provided]
- CD24.10.01- Stevens Mill Medical Office 2<sup>nd</sup> Review [Approved]
- CD24.10.02 – Harris Cars Gribble Rd 2nd Review [Preliminary Approval]
- CD24.11.01 – 100 Sherin Ln 1<sup>st</sup> Review [Comments Provided]

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

- FP25.02.01 – Lawrence Daniel Dr 1<sup>st</sup> Review [In Review]

- FP25.02.02 – Stallings Automotive 1<sup>st</sup> Review [In Review]

## Reports

### Permit Report:

01/01/2025 - 01/31/2025

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
1/27/2025	2641	Chicken	Approved	SFR-2	Forest Park	411 MEADOWBROOK DR	\$25.00
1/24/2025	2640		Approved	MFT	Chestnut Oaks	1200 BUNGALOW DR	\$9.20
1/24/2025	2639	Chicken	Approved	SFR-3	Lakewood Knolls	1200 LAKEWOOD DR	\$25.00
1/24/2025	2638	Chicken	Approved	SFR-2	Forest Park	515 MEADOWBROOK DR	\$25.00
1/17/2025	2635	Temporary Sign Permit	Incomplete	MU-1		2235 STALLINGS RD	
1/13/2025	2634	Pool Permit	Approved	SFR-2	Country Woods East	2128 REDWOOD DR	\$150.00
1/13/2025	2633	New Accessory Structure	Approved	SFR-3	Stallings Park	1210 FLOWE DRIVE	\$75.00
1/9/2025	2632	Use Permit	Approved	IND		4400 Friendship Dr #A	\$50.00
1/9/2025	2631	New Accessory Structure	Approved	SFR-3	Spring Hill	3907 Privette Rd	\$75.00
1/8/2025	2630		Payment Pending	C-74		5029 Smith Farm Rd	

1/7/2025	2629			TC		3744 PLEASANT PLAINS RD	\$75.00
1/6/2025	2628	Principal Structure Addition	Approved	Condition al	Courtyards on Lawyers Road	1045 GRADISON DR	\$75.00
1/5/2025	2626	Principal Structure Addition	Approved	MFT	Fairhaven	1853 YELLOW DAISY DR	\$75.00
1/3/2025	2625	Permanen t Sign Permit	Approved	TC		629 STALLINGS RD	\$75.00
1/3/2025	2624	Pool Permit	Approved	MU-2	Aria Apartments	15120 IDLEWILD RD	\$150.00
12/30/2024	2623	New Accessory Structure	Approved	SFR-3	Camelia Park	401 AURORA BLVD	\$75.00
10/11/2024	2555	New Principal Structure	Inspected	MU-2	Bailey Mills	716 Bailey Mills Dr	\$300.00
10/11/2024	2554	New Principal Structure	Inspected	MU-2	Bailey Mills	712 Bailey Mills Dr	\$300.00
10/11/2024	2553	New Principal Structure	Inspected	MU-2	Bailey Mills	708 Bailey Mills Dr	\$300.00
10/11/2024	2552	New Principal Structure	Inspected	MU-2	Bailey Mills	704 Bailey Mills Dr	\$300.00
10/11/2024	2551	New Principal Structure	Inspected	MU-2	Bailey Mills	612 Bailey Mills Dr	\$300.00
10/11/2024	2550	New Principal Structure	Inspected	MU-2	Bailey Mills	608 Bailey Mills Dr	\$300.00
10/11/2024	2549	New Principal Structure	Inspected	MU-2	Bailey Mills	604 Bailey Mills Dr	\$300.00
10/8/2024	2544	New Principal Structure	Inspected	MU-2	Bailey Mills	317 Bullwark Crossing	\$300.00

10/8/2024	2543	New Principal Structure	Inspected	MU-2	Bailey Mills	321 Bullwark Crossing	\$300.00
10/8/2024	2542	New Principal Structure	Inspected	MU-2	Bailey Mills	325 Bullwark Crossing	\$300.00
10/8/2024	2541	New Principal Structure	Inspected	MU-2	Bailey Mills	329 Bullwark Crossing	\$300.00
10/8/2024	2540	New Principal Structure	Inspected	MU-2	Bailey Mills	403 Bullwark Crossing	\$300.00
10/8/2024	2539	New Principal Structure	Inspected	MU-2	Bailey Mills	407 Bullwark Crossing	\$300.00
10/8/2024	2538	New Principal Structure	Inspected	MU-2	Bailey Mills	411 Bullwark Crossing	\$300.00
10/7/2024	2534	New Principal Structure	Inspected	MU-2	Stone Creek	1512 May Apple Dr	\$300.00
10/7/2024	2533	New Principal Structure	Inspected	MU-2	Stone Creek	1510 May Apple Dr	\$300.00
10/7/2024	2532	New Principal Structure	Inspected	MU-2	Stone Creek	1508 May Apple Dr	\$300.00
10/7/2024	2531	New Principal Structure	Inspected	MU-2	Stone Creek	1506 May Apple Dr	\$300.00
10/7/2024	2530	New Principal Structure	Inspected	MU-2	Stone Creek	1504 May Apple Dr	\$300.00
10/7/2024	2529	New Principal Structure	Inspected	MU-2	Stone Creek	1502 May Apple Dr	\$300.00
10/7/2024	2526	New Principal Structure	Inspected	MU-2	Stone Creek	3002 Timber Mill Dr	\$300.00

10/7/2024	2525	New Principal Structure	Inspected	MU-2	Stone Creek	3004 Timber Mill Dr	\$300.00
10/7/2024	2524	New Principal Structure	Inspected	MU-2	Stone Creek	3006 Timber Mill Dr	\$300.00
10/7/2024	2522	New Principal Structure	Inspected	MU-2	Stone Creek	3008 Timber Mill Dr	\$300.00
9/9/2024	2493	New Principal Structure	Inspected	MU-2	Bailey Mills	322 New Gallant Dr	\$300.00
9/9/2024	2492	New Principal Structure	Inspected	MU-2	Bailey Mills	318 New Gallant Dr	\$300.00
9/9/2024	2491	New Principal Structure	Inspected	MU-2	Bailey Mills	314 New Gallant Dr	\$300.00
9/9/2024	2490	New Principal Structure	Inspected	MU-2	Bailey Mills	310 New Gallant Dr	\$300.00
9/9/2024	2489	New Principal Structure	Inspected	MU-2	Bailey Mills	306 New Gallant Dr	\$300.00
9/9/2024	2488	New Principal Structure	Inspected	MU-2	Bailey Mills	302 New Gallant Dr	\$300.00
8/31/2023	1989	New Principal Structure	Inspected	MU-2	Aria Apartments	2008 Aria Village Dr.	\$6,700.00
8/17/2023	1973	New Principal Structure	Inspected	SFR-1		4515 STEVENS MILL RD	\$150.00
<b>Revenue</b>							<b>16,809.2</b>

Total Records: 48

2/12/2025

**Code Enforcement Report:**

January Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address



1/7/2025	PN - Junked/Nuisance Vehicles	Ride Around	Open	100 Pine Tree Ln.
1/7/2025	SDO - Fence, Permit Required	Ride Around	Closed	3800 Pleasant Plains Rd.
1/8/2025	PN - Debris, Trash and Junk	Ride Around	Open	220 Aurora Blvd.
1/8/2025	PN - Debris, Trash and Junk	Ride Around	Open	228 Aurora Blvd.
1/9/2025	PN - Outdoor Storage of Car Parts	Ride Around	Closed	6018 Hemlock Dr.
1/9/2025	SDO - Principal Structure Addition, Permit Required	Ride Around	Open	2019 Redwood Dr.
1/15/2025	PN - Junked/Nuisance Vehicles	Ride Around	Closed	3224 Old Monroe Rd.
1/15/2025	PN - Chickens Without a Permit	Ride Around	Closed	1200 Lakewood Dr.
1/15/2025	PN - Debris/Trash, Outdoor Storage of Furniture	Ride Around	Open	308 Drexel Dr.
1/15/2025	MHS - Dilapidated Rear Deck/Porch	Ride Around	Open	308 Drexel Dr.
1/15/2025	PN - Debris/Trash	Complaint	Closed	0 Sweetbriar Dr. (07129261)
1/15/2025	PN - Debris/Trash	Complaint	Closed	0 Rhoderia Dr. (07129262)
1/15/2025	PN - Debris/Trash	Complaint	Closed	0 Rhoderia Dr. (07129272)
1/16/2025	SDO - Off Premise Signs Prohibited	Ride Around	Closed	Multiple Locations - Town of Stallings
1/17/2025	SDO - Principal Structure Addition, Permit Required	Ride Around	Open	2030 Caernarfon Ln.
1/17/2025	PN - Chickens Without a Permit	Ride Around	Closed	515 Meadowbrook Dr.
1/17/2025	PN - Chickens Without a Permit	Ride Around	Closed	411 Meadowbrook Dr.

Prior Cases Currently Open - Code Enforcement				
12/11/2024	PN - Multiple Junked/Nuisance Vehicles, Outdoor Storage of Car Parts	Ride Around	Open	1209 Stallings Rd.
12/11/2024	SDO - Outdoor Storage Prohibited	Ride Around	Open	0 Pleasant Plains Rd.

<b>New Violations</b>	
Public Nuisance	10
J/A/N Vehicles	2
SDO	4
Traffic	0
Open Burn	0
Hazard	0
Noise	0
MHS	1
<b>Total Opened</b>	<b>17</b>

<b>January Cases</b>	
Open	7
Closed	10

**TOTAL** 17

## Police Department

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See attached chart for data.

### Other Highlights

- SPD Detectives cleared two cases, had one crime scene callout, and had 16 cases assigned out for investigation. CID obtained 11 search warrants in ongoing case investigations. Two detectives completed training in death investigations and crime prevention. One detective seized just under 40,000 in US currency and over 60 pounds of marijuana. CID received one Internet Crimes Against Children tip requiring further investigation.
- One SPD patrol officer seized two illegal firearms at two different traffic stops. K9 Luna had seven patrol deployments.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected over two pounds of unwanted medication.
- Sgt. Stephen Weeks completed the Drug Recognition Expert certification. He is one of only 200 DRE's in the State of NC.
- Two officers assisted the Assistant Town Manager with a kickoff meeting with Stallings Elementary School regarding the Town's 50th Anniversary.
- Cadets Grimes and Goldstein began BLET. This new program is six months long. Probationary Officer Teague continues to progress successfully through the field training program.

## Engineering

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- Twin Pines Storm Water Project
  - Phase 2 was delayed due to permitting issues.
    - January 2023 - Significant coordination with the United States Army Corps of Engineers needed for approval.
    - Spring of 2023 - Council approved a contract with Kimley-Horn for the final design and permitting of the project with the intent to complete design in FY 2024 and implement construction in summer of 2024 (FY 2025).
  - Phase 2 final design and permitting
    - May 2024 - The Town received permit approval from NCDEQ and USACE.

Final design was completed, and Staff met onsite with the property owners and the consultants to discuss the scope of work and answer any questions.

      - The cost estimate for construction is approximately \$250,000. This is in accordance with Staff's expectations and proposed budget(s).
    - August 2024 – As a result of the May 2024 onsite meeting, Staff coordinated with The USACE to reduce the limits of the stream restoration project and determine the costs associated with leaving the stream in the existing condition and pay any mitigation fee(s) and/or pursue after the fact permitting.
      - Onsite meeting with USACE and NCDEQ occurred on August 26, 2024. USACE and NCDEQ stated that the stream has generally restored itself from the August 2020 stream relocation and recommended minimal erosion control and cleanup work. This recommended

work, as well as the stream relocation, will be encompassed in a Nationwide 29 permit to be approved by USACE.

- September 2024 - Staff presented three options for Council consideration on 09/23/2024.
  - Pursue the full stream restoration project
  - Pursue the USACE and NCDEQ recommended erosion control and cleanup work.
  - Pending Council discussion, a third option could be pursued.
- As a result of the 09/23/2024 Council meeting, Staff was directed by Council to obtain more comprehensive costs for the erosion control and cleanup work and begin drafting a settlement agreement for specific property owners.
- At the November 12, 2024, Council Meeting, Council approved the minor stream clean up and erosion control work behind 1012 Twin Pines.
  - This work is expected to be completed by Spring of 2025.
- Roadway and Sidewalk Maintenance
  - Resurfacing Contract
    - Staff advertised for bids and received 7 bids for the fall resurfacing contract. Council awarded the fall resurfacing contract to the lowest bidder, Blythe Construction, for \$887,640.00.
      - Project completed.
  - At the January 13, 2025 Council Meeting, Council awarded a preventative roadway maintenance contract to Slurry Pavers, Inc. for \$548,904.60.
    - Scope of Work encompasses micro surfacing of approximately 5.7 miles of roadway in the Fairhaven and Golden Acres subdivisions.

- Project expected to be completed in May of 2025.
    - Slurry Pavers will provide an informative presentation at the March 31, 2025, SIC Meeting, that will be advertised to all affected residents.
  - Staff is utilizing a comprehensive right-of-way assessment, completed in June of 2024, to analyze deficiencies in roadway and pedestrian infrastructure. Staff is utilizing this right-of-way assessment to make sidewalk and roadway repairs accordingly.
  - Public Works has two pothole repairs to be completed in Forest Park and Callonwood.
- Storm Water
    - Storm Water Repair Projects
      - Public Works to complete several small sink hole repairs near catch basins in the Shannamara Subdivision.
      - Public Works has two sink hole repairs to complete in the Callonwood and Forest Park Subdivision.
      - Five low priority regrades and ditch cleanups on the list to be completed by public works.
      - One storm water repair under investigation on Birchdale Court. Scope of work to be determined.
    - 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.
        - 75% Completed.

- 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.
- Sanitary Sewer Capacity Study
  - Staff provided Council an update at the November 12, 2024, Council meeting and, as a result, Council directed Staff to continue to work with Kimley-Horn and further investigate the following items:
    - Clarity on the 12-Mile Creek Basin 1.5 Million Gallons Per Day (MGD) Capacity Improvement.
      - How quickly will capacity be utilized.
      - Exact Capacity Allocation Amounts per Municipality (currently estimated at 97K GPD for Stallings).
        - Is this allocation guaranteed.
    - Analyze a Framework for Developers to build in Stallings.
    - 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 would need 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.
  - Stallings' Staff and two Council Representatives met with Union County Board of Commissioner and UCW Staff to Discuss Town Priorities as It relates to Development and lack of Sewer Capacity.

Following this meeting, Staff is expected to bring this item back to Council for further guidance.

- 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 was the estimated utility relocation phasing timeline, and has largely been completed:
      - 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 May 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).
- 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
  - **2025 Meeting Schedule. Location: Town Hall Second Floor Conference Room, 315 Stallings Road, at 6:00 p.m.:**
    - Monday, March 31, 2025. (Due to Conflicting Budget Meeting)
    - Monday, June 23, 2025
    - Monday, September 22, 2025.
    - Monday, December 8, 2025. (Due to Christmas Holiday)

## **Parks & Recreation**

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It has been a quiet February as we begin to prepare for events beginning in March. Staff have been preparing the butterfly garden for the upcoming season, cleaning/sealing signage and choosing new plantings to fill bare spots in the garden.

### **February Programs**

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- Wednesday February 19<sup>th</sup> – 6:00 p.m. to 7:00 p.m. – Government Center
    - Parks and Crafts: Pre-registered event, participants will be making Salt Paint Snowflakes
  - Thursday February 27<sup>th</sup> – 8:30 a.m. to 9:30 a.m. – Government Center
    - Golden Gatherings – Coffee and Conversations: Pre-registered event for Seniors 50+
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### **Misc.:**

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- Senior Maintenance Technician Nick Coffey completed the National Park and Recreation Association's Maintenance Management School on January 31<sup>st</sup>.
  - On February 4<sup>th</sup> staff recognized one of the gates on the Blair Mill Greenway near Stevens Mill Rd. had been damaged, breaking the locking hinge and causing it to swing freely. To avoid possible injury, staff removed the gate and are awaiting a decision on whether the gates will remain in place before funding any repairs.
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## **Finance**

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- Through February, 98.09% of 2024 ad valorem taxes have been collected totaling \$5.49 million.

## **Human Resources**

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- No report.

## General Government

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- **Stallings 50th Anniversary**

Celebrations are well underway! A successful kick-off brunch was held with Staff in January and all correspondence and social media avenues have utilized the 50<sup>th</sup> logo.

- **Spring Bulk Pick-Up**

- Week of May 19.

- For more information: [Spring Bulk Pick-Up > Events](#)

- **Stallings Source**

- February's blog post, *What's in a Name?*, can be found [here](#). Next issue will be in the Spring.

- **Surplus Sales**

A total of \$22,792.27 was sold in 2024. There have been no sales thus far in 2025.