



**June 21, 2024**



## Planning & Zoning Monthly Report | MAY 2024 Meetings

### Meeting Type

#### Town Council:

- [5/13/24] TX24.03.01 - Deferred to from April 22 Public Hearing
  - The Pouch Factory requests a text amendment to Article 8 - Table of Uses to allow NTN (Non-Tobacco) & Stimulant Delivery/Production as a listed use in Industrial Zoning
  - Council Approved
- [5/28/24] CZ24.03.01 - 4923 Potter Rd Conditional Zoning
  - A Conditional rezoning request for a change in zoning from Single-Family Residential 3 (SFR-3) to Conditional Zoning Multi-Family Transitional (CZ-MFT) for the use of attached single-family residential at the location at parcel ID #07129004, a property 1.75 acres in size.
  - Deferred to the August 2024 Council meeting.

#### Planning Board:

- CZ24.03.01 - 4923 Potter Rd Conditional Zoning
  - A Conditional rezoning request for a change in zoning from Single-Family Residential 3 (SFR-3) to Conditional Zoning Multi-Family Transitional (CZ-MFT) for the use of attached single-family residential at the location at parcel ID #07129004, a property 1.75 acres in size.
  - Planning Board recommended approval

#### Board of Adjustments:

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


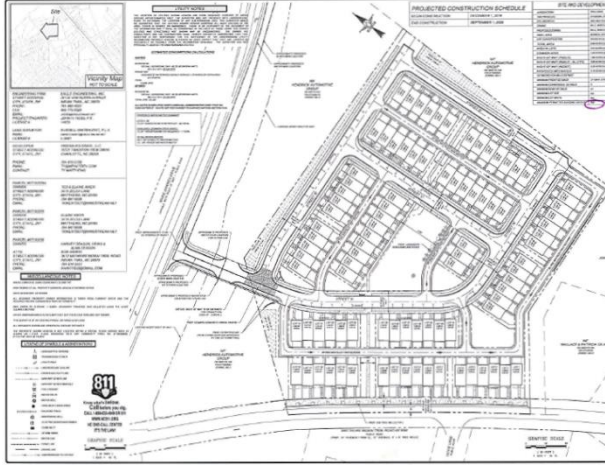
#### Community Meetings

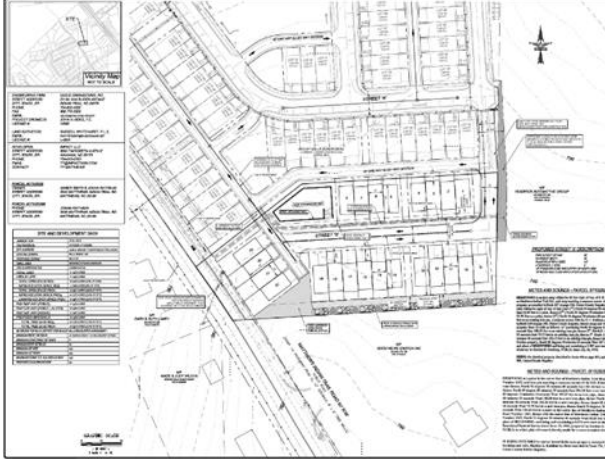
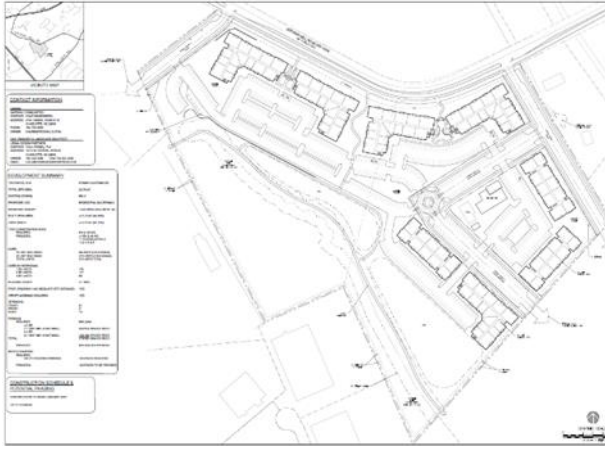
- N/A

#### Misc Meetings

- N/A

## Current Approved Residential Project Status

<u>Project Name, Info</u>	<u>Location</u>	<u>Additional Info</u>	<u>Status</u>
<p>Idlewild Mixed-Residential Plan (Aria):</p> <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>  <p>BOHLER PLANNING &amp; DESIGN MATTHEWS/STALLINGS, NC</p>	Idlewild Rd behind Idlewild Shopping Centre	<ul style="list-style-type: none"> <li>By-Right Development</li> <li>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
<p>Bailey Mills (Formerly Stallings Townhomes):</p> <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
<p>Bailey Mills Expansion (Phase 2):</p> <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 2 years due to sewer capacity (till March 28, 2026).</li> </ul>	Construction Documents and Final Plat not approved.

Project Name, Info	Location	Additional Info	Status
			
<p>Willows at Stallings:</p> <ul style="list-style-type: none"> <li>• 315 Multifamily Residential.</li> </ul>	<p>Stevens Mill Rd</p>	<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>
			
<p>Stallings Farm:</p> <ul style="list-style-type: none"> <li>• 216 Single-Family Residential</li> </ul>	<p>Stallings Rd and Stevens Mill Rd.</p>	<ul style="list-style-type: none"> <li>• Development Agreement: Yes - Recorded</li> <li>• By-Right Development.</li> </ul>	<p>Comments were submitted for the 2nd review of the construction documents.</p>

<u>Project Name, Info</u>	<u>Location</u>	<u>Additional Info</u>	<u>Status</u>
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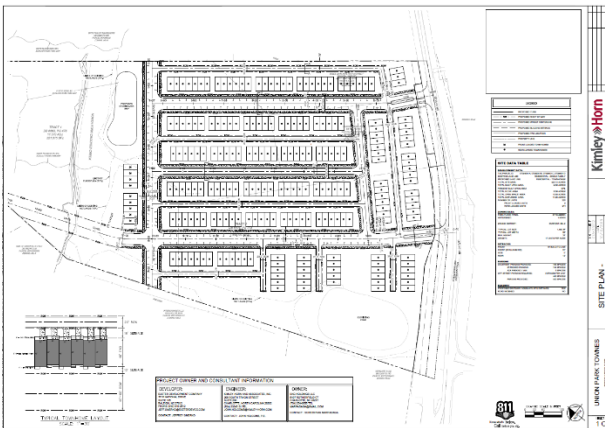
Stone Creek (Formerly Union Park Townes):

- 220 Single-Family Attached Units

Stallings Rd

- Development Agreement: Yes - recorded
- By-Right Development.

Under Construction



Idlewild and Stevens Mill Project (Idlewild Crossing):

Stevens Mill Rd & Idlewild Rd

- By-Right Development
- Development Agreement: Yes - NOT recorded. They will be submitting a DA within the next few months for a Gas Station and Drive thru use on the commercial outparcels. They submitted the original application in 2020 when the

Concept plan approved



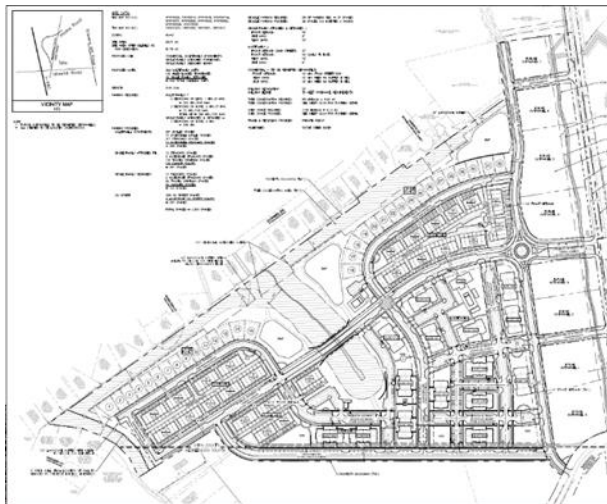
<u>Project Name, Info</u>	<u>Location</u>	<u>Additional Info</u>	<u>Status</u>
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uses were allowed by-right.

- Stinson Farm:
- Total Site Area: 83.71ac
  - 360 Multifamily Units
  - 136 Attached-Homes
  - 32 Single-Family Detached Homes
  - 8 Future Outparcels of retail/commercial (Inactive)

Idlewild Rd

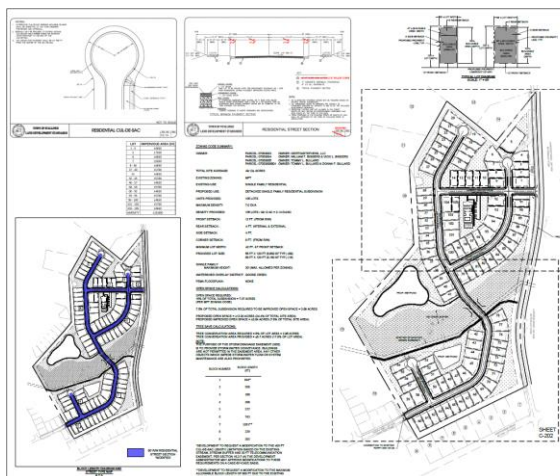
- Development Agreement: Yes - recorded.
- Construction Documents Approved



- Courtyards on Greenway:
- 105 Single-Family Detached Residential

Lawyers Rd

- By-right Development
- Comments submitted for 1<sup>st</sup> review of Construction Documents.



Housing Unit Projections:

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

<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:

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:
    - See the survey results for a limited time here: <https://arcg.is/0554aj0>
    - Currently drafting the TOD Ordinance.
    - Next Steps: Comprehensive Plan Update, Small Area Plan Update.

### Current Planning & Engineering Plan Reviews

Our Plan Reviews consist of a three-part submittal process. For more information, see Article 7 of the Development Ordinance.

#### Stage 1: Preliminary Plan Review (Concept Plan) – Article 7.7-2

- This initial review is ideal for new developments because it assesses broad aspects like lot size, building placement, parking, and landscaping.
- Additionally, existing commercial businesses seeking a change of use must also undergo this preliminary planning stage.

#### Stage 2: Construction Documents Review – Article 7.7-1

- This second stage focuses on new developments and thoroughly examines all details.

- Expect a deeper examination of aspects such as lot dimensions, building placement, parking, landscaping, and stormwater management.
- We require approvals from NCDOT for Driveway Permits, NCDEQ for Erosion Control Permits, and UCPW for Sewer Capacity.

**Stage 3: Final Plat Review (For Land Division) – Article 7.11**

- This stage applies when land is being subdivided, either 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 next monthly report.

**Preliminary Plan (Concept Plan/Minor) Reviews:**

- PR24.03.01 – Steelpoint [Approved]
- PR24.03.02 – Sell Ethics [Approved]
- PR24.03.03 – Shannamara Pickleball Courts [Approved]
- PR24.03.04 – Southeast Auto Repair 1<sup>st</sup> Review [Comments Provided]
- PR24.03.05 – 109 Sherin Lane 1<sup>st</sup> Review [Approved]
- PR24.03.06 – American Store and Lock (3815 Matthews-Indian Trail Rd) 1<sup>st</sup> Review [Approved]
- PR24.03.06 – 3800 Pleasant Plains [Comments Provided]
- PR24.03.08 – 1020 Commercial Dr [Comments Provided]
- PR24.05.01 – Harris Auto – 3120 Gribble Rd [Comments Provided]

**Construction Document (Major) Reviews:**

- CD24.02.01 – Courtyards on Greenway 1<sup>st</sup> Review [comments provided]
- CD24.02.02 – Stallings Farms Residential 2<sup>nd</sup> Review [comments provided]
- CD24.03.01 – Stallings Auto 3rd Review [comments provided]
- CD24.03.02 – Cupped Oak Industrial 2nd Review [comments provided]

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

- FP24.03.01 – 5036 Weatherly Way 1<sup>st</sup> Review [Approved]
- FP24.03.02 – The Grove Subdivision 1<sup>st</sup> Review [comments provided]
- FP24.05.01 – 2816 Stevens Mill Rd [Approved]
- FP24.05.02 – 2600 Community Park Plat [Approved]
- FP24.05.03 – 165 Cupped Oak [Approved]

**Reports**

**Permit Report:**

**05/01/2024 - 05/31/2024**

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
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5/31/2024	2356	New Accessory Structure	Approved	Conditional		13606 E. Independence Blvd	\$50.00
5/29/2024	2355	Principal Structure Addition	Approved	SFR-1	Golden Acres	16300 DEEPWOOD PLACE	\$50.00
5/28/2024	2354	Principal Structure Upfit	Approved	SFR-1	Golden Acres	5009 GOLDCREST DR	\$50.00
5/28/2024	2353	Chicken	Approved	SFR-3	Kingsberry	400 SHORT ST	\$25.00
5/28/2024	2348	New Accessory Structure	Approved	MU-1	Brookfield	1149 STALLINGS RD	\$50.00
5/28/2024	2347	New Accessory Structure	Approved	SFR-3		2516 COMMUNITY PARK DR	\$50.00
5/23/2024	2340	Principal Structure Addition	Approved	MFT	Fairhaven	3012 SHADOWY RETREAT DR	\$50.00
5/21/2024	2339	Chicken		SFR-2	Country Woods East	1243 HAWTHORNE DR	
5/21/2024	2338	New Accessory Structure	Approved	SFR-1	Olde Blairs Mill	602 CAROLINE AUBREY WAY	\$50.00
5/20/2024	2337	Principal Structure Addition	Approved	MFT	Fairhaven	1243 TRANQUIL FALLS LN	\$50.00
5/20/2024	2336	Use Permit	Approved	IND		2505 MONROE RD	\$50.00
5/17/2024	2335	Permanent Sign Permit	Approved	MU-2		7850 Stevens Mill Rd	\$50.00
5/15/2024	2334	Use Permit	Approved	IND	Stallings Industrial Park	3611 GRIBBLE ROAD	\$50.00
5/15/2024	2333	Permanent Sign Permit	Approved	IND		3611 GRIBBLE ROAD	\$50.00



5/15/2024	2329	Use Permit	Approved	C-74		13613 E Independence Blvd Suite 6	\$50.00
5/14/2024	2328	New Accessory Structure	Approved	SFR-3	Stevens Mill	8006 STEVENS MILL RD	\$50.00
5/14/2024	2327	Principal Structure Addition	Approved	SFR-3	Stevens Mill	8006 STEVENS MILL RD	
5/14/2024		Principal Structure Upfit					
5/14/2024		Principal Structure Addition		MFT	Fairhaven		
5/14/2024	2313	Principal Structure Addition	Approved	SFR-2	Emerald Lake	5500 TWO IRON DR	\$50.00
5/13/2024	2299	Principal Structure Addition	Approved	SFR-3		2609 COMMUNITY PARK DR	\$50.00
5/10/2024	2298	New Accessory Structure	Approved	SFR-3		3803 BIRCHDALE CT	\$50.00
5/10/2024	2297	New Principal Structure	Approved	MU-2	Bailey Mills	203 Bullwark Crossing	\$100.00
5/10/2024	2296	New Principal Structure	Approved	MU-2	Bailey Mills	207 Bullwark Crossing	\$100.00
5/10/2024	2295	New Principal Structure	Approved	MU-2	Bailey Mills	211 Bullwark Crossing	\$100.00
5/10/2024	2294	New Principal Structure	Approved	MU-2	Bailey Mills	303 Bullwark Crossing	\$100.00
5/10/2024	2293	New Principal Structure	Approved	MU-2	Bailey Mills	307 Bullwark Crossing	\$100.00

5/10/2024	2292	New Principal Structure	Approved	MU-2	Bailey Mills	311 Bullwark Crossing	\$100.00
5/10/2024	2291	New Accessory Structure	Approved	SFR-3	Kerry Greens	1219 KERRY GREENS DR	\$50.00
5/9/2024	2290	Principal Structure Upfit	Approved	TC		POTTERS RD	\$50.00
5/9/2024	2289	New Principal Structure	Approved	SFR-3		4731 Potter Rd	\$100.00
5/9/2024	2288	Use Permit	Approved	C-74		13613 E Independence Blvd Unit 10	\$50.00
5/8/2024	2287	New Accessory Structure	Approved	MU-2	Aria Apartments	2008 Aria Village Dr.	\$50.00
5/8/2024	2286	Use Permit	Approved	TC		3740 PLEASANT PLAINS RD	\$50.00
5/7/2024	2285	New Accessory Structure	Approved	MU-2		3101 MATTHEWS INDIAN TRAIL RD	\$50.00
5/7/2024	2182	Use Permit	Approved	C-74		13613 E Independence Blvd. Unit 4	
5/6/2024	2283	Accessory Structure Upfit	Approved	SFR-2	Willowbrook	2512 WILLOW BROOK RD	\$50.00
5/6/2024	2282	Principal Structure Addition	Approved	SFR-2	Emerald Lake	7105 THREE WOOD DR	\$50.00
5/6/2024	2281	New Accessory Structure	Approved	SFR-1	Millstone Estates	633 Butternut Ln	\$50.00
5/4/2024	2280	Principal Structure Addition	Approved	SFR-1	Shannamar a	5386 SHANNAMAR A DR	\$50.00

5/3/2024	2279	Temporary Sign Permit	Approved	TC		645 STALLINGS RD	\$25.00
5/2/2024	2278	Temporary Use Permit	Approved	IND	Stallings Park	340 SEABOARD DR	\$50.00
5/2/2024			Withdrawn				
							<b>\$2,150.00</b>

**Total Records: 43**

**6/17/2024**

**Code Enforcement Report:**

May Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
5/1/2024	SDO - Feather Flag Without a Permit	Ride Around	Closed	12043 Guion Ln.
5/1/2024	PN - TGW	Ride Around	Closed	133 Greenbriar Dr.
5/1/2024	PN - TGW	Ride Around	Closed	3932 Hillwood Ct.
5/1/2024	PN - TGW	Ride Around	Closed	2426 Coatsdale Dr.
5/1/2024	PN - TGW	Ride Around	Closed	415 Aurora Blvd.
5/2/2024	PN - TGW	Ride Around	Closed	315 Meadowbrook Dr.
5/7/2024	PN - TGW	Complaint	Closed	4517 Lawrence Daniel Dr.
5/7/2024	PN - TGW	Ride Around	Closed	818 White Oak Ln.
5/7/2024	PN - TGW	Ride Around	Closed	724 White Oak Ln.
5/7/2024	PN - TGW	Ride Around	Closed	604 Pepper Ann Ln.
5/7/2024	PN - TGW (Swale)	Ride Around	Closed	3932 Hillwood Ct.

5/7/2024	PN - TGW (Swale)	Ride Around	Close d	4000 Hillwood Ct.
5/7/2024	PN - TGW (Swale)	Ride Around	Open	5040 Potter Rd.
5/8/2024	PN - TGW	Ride Around	Close d	1132 Hawthorne Dr.
5/8/2024	PN - TGW	Ride Around	Close d	1249 Hawthorne Dr.
5/10/2024	PN - TGW	Complaint	Close d	Potter's Square (2 parcels)
5/10/2024	PN - TGW	Complaint	Close d	Potter's Square (1 parcel)
5/13/2024	PN - TGW	Ride Around	Close d	1036 Hawthorne Dr.
5/13/2024	PN - TGW	Complaint	Open	3840 Pleasant Plains Rd.
5/14/2024	PN - TGW	Ride Around	Close d	513 White Oak Ln.
5/14/2024	PN - Piles of Ground Up Tree Stumps	Complaint	Open	2617 Community Park Dr.
5/15/2024	PN - TGW	Ride Around	Close d	1200 Vickie Ln.
5/20/2024	PN - TGW	Ride Around	Open	100 Sherin Ln.
5/21/2024	PN - TGW	Ride Around	Close d	103 Pine Tree Ln.
5/21/2024	PN - TGW	Ride Around	Close d	624 Springhill Dr.
5/21/2024	PN -TGW	Ride Around	Close d	632 Springhill Dr.
5/22/2024	SDO - Unlicensed Vehicle	Complaint	Open	4006 Lawrence Daniel Dr.
5/22/2024	PN - Overhanging Limbs in Roadway	Ride Around	Open	210 Cupped Oak Dr.
5/22/2024	PN - Overhanging Limbs in Roadway	Ride Around	Open	211 Cupped Oak Dr.
5/22/2024	PN - TGW	Ride Around	Close d	1200 Stallings Rd.
5/22/2024	J/A/N - Junked/Nuisance Vehicle	Ride Around	Close d	701 Pesca Ln.

5/23/20 24	PN - TGW	Ride Around	Close d	5741 Stevens Mill Rd.
5/24/20 24	PN - TGW	Ride Around	Open	101 Spruce St.
5/24/20 24	PN - Couch Stored on Curb	Ride Around	Close d	301 Greenbriar Dr.
5/24/20 24	PN - TGW	Ride Around	Open	3924 Privette Rd.
5/24/20 24	PN - TGW	Ride Around	Close d	5100 Potter Rd.
5/24/20 24	PN - TGW	Ride Around	Open	3716 Privette Rd.
5/30/20 24	PN - TGW	Ride Around	Open	115 Aurora Blvd.
5/30/20 24	SDO - Failure to Obtain Use and New Accessory Structure Permits	Ride Around	Open	100 Sherin Ln.
5/30/20 24	PN - Disposing of Yard Waste Into a Creek	Complain t	Open	5224 Shannamara Dr.
5/30/20 24	PN - TGW and Standing Water in an Abandoned Pool	Complain t	Open	1036 Hawthorne Dr.
<b>Prior Cases Currently Open - Code Enforcement</b>				
7/14/20 23	SDO - Illegal Business and Zoning Violations	Complain t	Open	3730 Birchdale Ct.
8/31/20 23	SDO - Multiple Zoning Violations	Complain t	Open	3025 Gribble Rd.
12/5/20 23	J/A/N - Junked/Nuisance Vehicles and Trash/Debris	Ride Around	Open	4100 Pleasant Plains Rd.
12/7/20 23	J/A/N - Junked/Nuisance Vehicles and Trash/Debris	Ride Around	Open	3125 Gribble Rd.
3/22/20 24	PN - Landscaping Debris/Trash	Ride Around	Open	3732 Pleasant Plains Rd.

New Violations	
Public Nuisance	37
J/A/N Vehicles	1
SDO	3
Traffic	0
Open Burn	0

Hazard	0
Noise	0
MHS	0
<b>Total Opened</b>	<b>41</b>

<b>May Cases</b>	
Open	14
Closed	27
<b>TOTAL</b>	<b>41</b>

## Police Department

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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 four cases, had one crime scene callout, and had four cases assigned out for investigation. CID obtained seven search warrants in ongoing case investigations. One detective seized just under 90,000 in US currency, 10 kg of cocaine, 10 kg of methamphetamine, and over 50 pounds of marijuana.
- Patrol officers responded to a structure fire and assisted local fire departments during the blaze. Officers responded to a call of a suspect who was attacking people with a baseball bat. Officers subsequently arrested him after a short foot chase.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected just under five pounds of unwanted medication.
- The SPD hosted a Coffee with a Cop in the Shannamara neighborhood.
- Three detectives participated in the Union County Special Olympics at Sun Valley High School

## Engineering

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



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

- The stream is in decent condition, and it may be more beneficial, and less impactful, to leave the stream as-is.

- Resurfacing Contract

- Council approved the 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.
    - Red Clay is expected to have the project completed by June 30th, 2024.

- On 03/11/2024, Council approved an additional \$200K towards the resurfacing program.

- \$150K will be utilized to resurface additional roadway segments.
    - \$50K will be utilized to apply preventative maintenance on additional roadway segments.

- A Phase 2 Contract, focused on preventative maintenance, was approved by Council on May 12, 2024, and awarded to Slurry Pavers.

- Slurry Pavers attended the June 10<sup>th</sup> Council meeting for an informational meeting on the scope of work of the project.
    - Slurry Pavers is expected to begin work in late-July, and the following communities will be affected:

- Community Park
      - Hunley Creek
      - Independence Village

- Storm Water

- Two lower-priority storm water projects to complete, and two high-priority sink hole repairs:
  - Kerry Greens – Ditch clearing and regrade.
  - Chestnut Subdivision – Ditch and culvert clearing.
  - Fairhaven – Sinkhole repair.
  - Stonewood Subdivision – Sinkhole Repair
- NCDEQ has approved the Town’s Storm Water Management Plan (SWMP), and Stallings’ MS4 Permit became effective August 1, 2023.
  - Staff worked with Bolton and Menk to perform a self-audit of our MS4 permit compliance to determine recommendations to come into full permit compliance over the 5-year permit period.
  - Staff is working with Bolton and Menk to come into full year-one permit compliance while formulating a necessary budget and action plan associated with permit compliance in years 2-5.
- 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 13<sup>th</sup>, 2023, from 5:00 pm to 8:00 pm, for all affected residents to attend.
- Comprehensive Right-of-way Assessment
  - Council approved a comprehensive right-of-way assessment to analyze deficiencies in the Town’s pedestrian infrastructure.

- The Town has executed a contract with Precision Infrastructure Management, for approximately \$33,000, to perform this comprehensive right-of-way assessment.
  - Project has been completed as of June 12, 2024.
  
- Sanitary Sewer Capacity Study
  - Staff provided Council an update at the February 12, 2024, Council meeting and, as a result, Council directed Staff to continue to work with Kimley-Horn and further investigate the following items:
    - Interlocal Agreements Charlotte Water currently has with adjacent municipalities.
    - Additional information and coordination with Charlotte Water regarding Charlotte Water's CIP.
      - Would an investment from Stallings increase the prioritization of a CIP Project that would provide additional sewer capacity that could connect/direct flows to.
      - Is there an opportunity to implement sewer relocation(s) and plan for connections as a part of the U-4714, Old Monroe Widening, Project.
      - Coordinate with Union County and analyze their system for any existing overflow connections to Charlotte Water.
    - Staff is seeking to apply for Charlotte Water's Capacity Assurance Program (CAP) by September to allow for Charlotte Water to account for Stallings' expected sewer demand into consideration while they plan for future CIPs.
  
- 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 continuing to coordinate with Union County and NCDOT to receive approval for the water meters that feed the irrigation lines.
- NCDOT's one-year maintenance period will begin in June 2024 and end in June 2025.
  - NCDOT will continually coordinate with Staff to ensure the area is being maintained properly.
- Old Monroe Road Widening Update (STIP# U-4714)
  - NCDOT is currently coordinating/pursuing right-of-way acquisition throughout the corridor.
  - Utility relocation has begun, which includes tree clearing in various locations along Old Monroe Road.
  - Current Construction Let Date is July 15, 2025;  
Estimated date of Availability to begin Construction: September 1, 2025.  
Project is expected to last 5 years.
  - The following is the current anticipated timeline(s) associated with the project:
    - Utility relocation
      - Phase I – April 1, 2024 to January 31, 2026 - [McKee Road to Potter/Pleasant Plains intersection]
      - Phase II – June 9, 2024 to June 30, 2026 – [Potter/Pleasant Plains intersection to Morningside Meadow Lane]
      - Phase III – November 10, 2024 to October 31, 2026 [I-485 to McKee Road]

- Clearing and Grading
  - Clearing, Grubbing, and Erosion Control is phased to coincide with phasing for utility relocation. The following is the estimated utility relocation phasing timeline:
    - Phase I – November 12, 2023 to March 31, 2024 - [McKee Road to Potter/Pleasant Plains intersection]
    - Phase II – November 12, 2023 to June 8, 2024 - [Potter/Pleasant Plains intersection to Morningside Meadow Lane]
    - Phase III – November 12, 2023 to November 9, 2024 - [I-485 to McKee Road]
- Potter-Pleasant Plains Intersection Improvement
  - Project has been awarded to the lowest bidder, and construction expected to begin in mid-June, 2024.
    - Project is expected to be completed by June of 2026.
  - There will be continual nightwork throughout the duration of the project.
  - There should not be any lane and/or road closures during the peak morning and evening/afternoon hours of traffic (7:00-9:00 am and 4:00-6:00 pm).
- Fiber Installation
  - If there are any questions or concerns regarding Fiber installation from residents, the Town's website has FAQs and other project specific information to assist residents.
    - <https://www.stallingsnc.org/Your-Government/Departments/Engineering-Public-Works/Engineering-Announcements>
  - Ripple Fiber is installing fiber internet throughout a majority of subdivisions in Town, and surrounding municipalities. Ripple Fiber

- will notify residents individually and will coordinate with the respective HOAs in advance of construction beginning. Any issues with the construction can be directly reported to Ripple Fiber by visiting the following link <https://ripplefiber.com/contact>
- Staff is currently working with Google Fiber to initiate the plan review and Encroachment Agreement Process.
  - Staff has been contacted by GigaPower (sister company of AT&T) about Encroachment Agreements to install fiber throughout Stallings.
    - GigaPower's contractor, MasTec Communications, has begun work on the south side of Town.
    - If there are any concerns with construction, residents may call **1-855-608-7525**. The property owner(s) will be asked to leave a voicemail with their name, address, and phone number, and then the voicemail will be directed to the MasTec's Charlotte office.
- Storm Water and Infrastructure Committee
    - Council approved the reconstruction of the Transportation Advisory Committee (TAC) and the Stormwater Advisory Committee (SWAC) into the Stormwater and Infrastructure Committee (SIC) on 03/11/2024.
      - **Meetings held at the Stallings Government Center at 6:00 p.m.:**
        - Monday, March 25, 2024: **\*\*CANCELLED\*\*** due to the new Blair Mill Park Greenway Opening at 6:00 p.m at Blair Mill Park.
        - Monday, June 24, 2024:
        - Monday, September 23, 2024
        - Monday, December 9, 2024 (Due to Christmas Holiday)

## **Parks & Recreation**

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### **Upcoming Events/Programs:**

#### **Activity Time Tuesdays | Stallings Municipal Park**

Join us every Tuesday from 1-2 PM for a fun-filled summer at Stallings Municipal Park, near the Splash Pad! Perfect for kids aged 3-12 (older kids welcome). If bringing more than 5 children, please pre-register.

Here's our schedule:

- **June 18:** Reading Day
- **June 25:** Fun and Games (Tennis Shoes Required)
- **July 2:** OFF (4th of July week)
- **July 9:** Crafts Day
- **July 16:** Nature Adventure
- **July 23:** Reading Day
- **July 30:** Fun and Games
- **August 6:** Crafts Day
- **August 13:** Nature Adventure

Join us for creativity, adventure, and fun!

#### **Supplies & Splash | Stallings Municipal Park**

Join us for the second installment of our Splashin' Summer Series – Supplies and Splash! It's a day of water-filled fun with a heartwarming twist. Bring your school supplies to donate to the Back to School Bash and make a splash for a cause.

 Date: July 13th, 2024

 Time: 10:00 am - 1:00 pm


 Location: Stallings Municipal Park

340 Stallings Rd. Stallings NC 28104


  What to Expect:

 Donate School Supplies for the Back to School Bash

 Second Splashport Stamp for Prizes

 By contributing school supplies, you not only make a splash in the summer but also help ensure that every student is ready for the upcoming school year.

Don't forget to get your second Splashport Stamp – it's your ticket to exciting prizes and surprises!

 The Back to School Bash is just around the corner, and your generous donations will make a significant impact. Let's come together, make a difference, and celebrate the spirit of giving in this Splashin' Summer Series event.

## **Stallings Municipal Park:**

Upcoming Projects:

- **Arbors**
  - The Arbors at Stallings Municipal Park are about to get a facelift! From new wooden beams to a fresh coat of paint – we are excited to start this renovation. We are hoping to have the first Phase of the arbors complete by the end of June as the weather begins to warm up to allow this work to take place.
- **Resurfacing Tennis Courts**
  - The project to resurface the tennis courts remains in the planning phases. On Monday, June 24<sup>th</sup> – the council will be presented with options on how to line the Tennis Courts for the resurfacing project. Once a consensus is decided – the project will move forward with an anticipated completion date of September 2024.
- **New Fence** | *\*Back of Stallings Municipal Park*



- Our fence contractor has begun work in Stallings Municipal Park on the 6' White Vinyl Privacy fence bordering Parkside. The new fence installation is set to be complete by Wednesday, June 19<sup>th</sup>.
- **New Signage** | *\*Front Entrance & Back Entrance*
  - As for the new signage project, we have made significant progress in the design phase. Once the designs are finalized, we will proceed with fabrication and installation planning. We anticipate signage installation to coincide with the completion of the other park enhancements.

### **Sunny in Stallings | Summer Farmers Market**

*340 Stallings Rd. | 8:00am – Noon | Every Saturday*

Get ready for a fantastic market experience every Saturday through August 31st! From fresh local produce, honey, sourdough, flowers, and so much more. We're excited that Sunny Day Markets Produce LLC will be managing the farmers' market, ensuring a delightful shopping experience for all. After two successful weekends on the Farmers Market – we think this is going to be a great addition for the Stallings, and surrounding, residents!

### **Stallings Splash Pad**

*340 Stallings Rd. | \*See Hours Below | Memorial Day – Labor Day*

If you happen to be in the park the next few weeks - you will catch out maintenance crew at the Splash Pad gearing up for our summer season! So, you know what that means - OPENING DAY IS THIS MONTH! That's right, Stallings Municipal Park's Splash Pad is gearing up for an EPIC opening day on Saturday, May 25th! 💧☀️

## **HOURS OF OPERATION:**

**Monday:** *CLOSED FOR MAINTENANCE*

**Tuesday – Saturday:** 9:00am - 1:00pm | 2:00pm - 5:00pm

**Sunday:** Noon - 4:00pm

*\*Holidays will operate on Sunday's Hours*

## **Walk with Ease Grant**

The Town of Stallings Parks and Recreation Department received a \$5,000 Non-Matching Grant from NC Healthy Aging to implement a walking program geared towards seniors. This program will enhance the quality of life for our community and help our active adult population enjoy the great outdoors while making meaningful connections. The Grant funds will go towards giveaways, promotional materials, and other program fees.

## **Event Attendance Recap Past Month**

- Schools Out Bash at the Splash | 700
  - See Photos below:







## **Finance**

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### FY 2025 Budget Process

- Proposed hearing was held on June 10, 2024 for a budget totaling \$12,123,700 (General Fund = \$11,315,500 and Storm Water Fund = \$808,200)
  - No comments from the public
  - Budget highlights
    - 3.0¢ tax increase
    - No changes to the storm water fee
- Adoption scheduled for June 24, 2024

### FY 2024 Audit

- Contract was approved by Council on May 13, 2024 and Local Government Commission (LGC) on June 5, 2024
- Field work has been scheduled for the weeks of July 15<sup>th</sup> and August 12<sup>th</sup>

### Policies in Progress

- Credit card policy is being reviewed and revised

## **Human Resources**

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- No report.

## General Government

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### Bulk Pick-Up

- Town-wide bulk pick-up will be the week of July 22.

### 2725 Old Monroe Road (John Deere) Property

- KWC is in current negotiations with the brewery.

### Stallings 50<sup>th</sup> Anniversary

- Staff is moving forward with preparations.

### Surplus Sales

- A total of \$22,140.27 have been sold so far in 2024. A total of \$23,244.85 worth of items were sold in 2023.

### Stallings Source

- March's blog post, *Spring and Taxes*, can be found [here](#). Next issue will be in July.