



May 24, 2024 - Staff Report



Planning & Zoning Monthly Report | March 2024 Meetings

Meetings

Meeting Type

Town Council:

- TX24.03.01 - Deferred to May 13 [Approved at the May Public Hearing]
 - The Pouch Factory requests a text amendment to amended Article 8 - Table of Uses to allow NTN (Non-Tobacco) & Stimulant Delivery/Production as a listed use in Industrial Zoning
-

Planning Board:

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

Board of Adjustments:

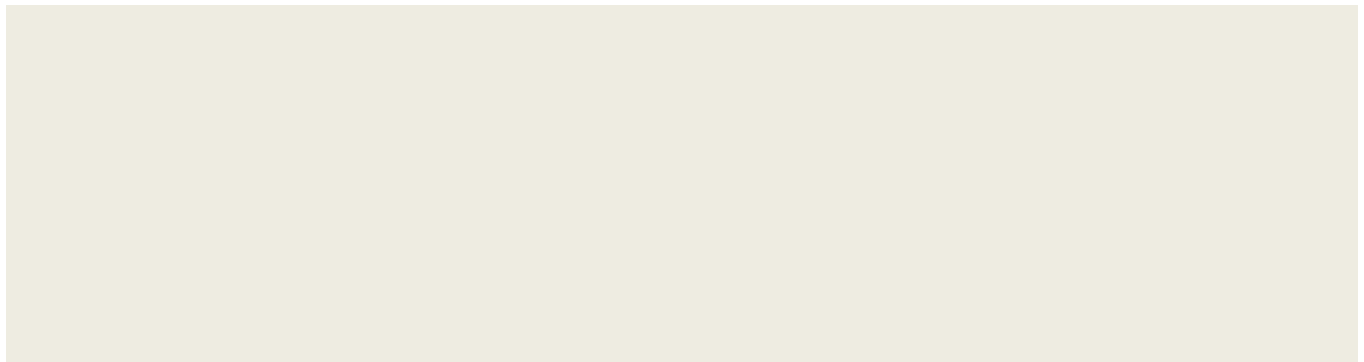
- The Board of Adjustments meeting was not held due to a lack of items on the agenda.
-

Community Meetings


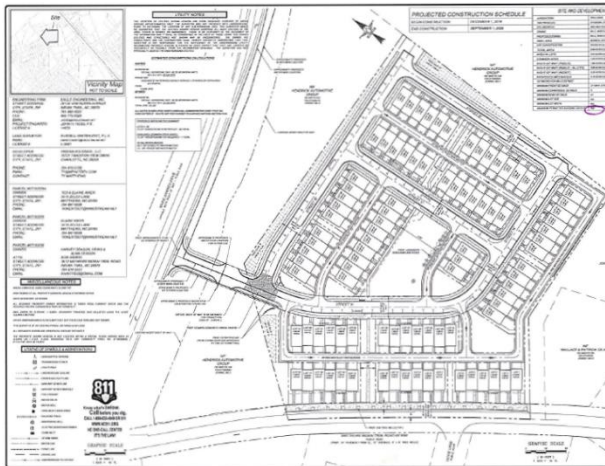
- N/A
-

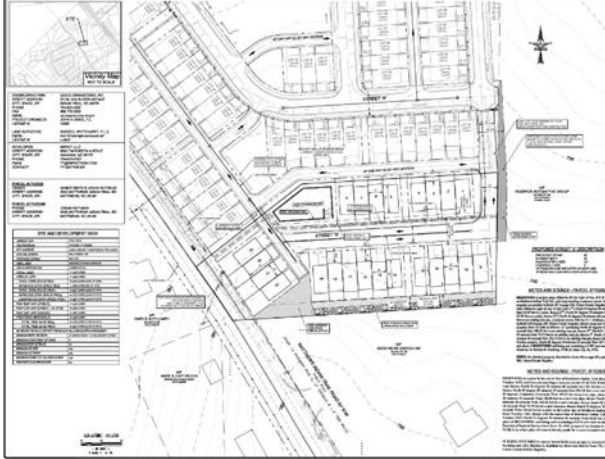
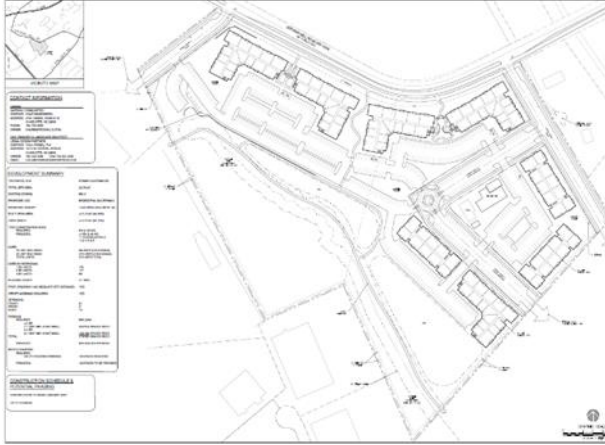
Misc Meetings

- 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"> • 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)  <p>BOHLER PLANNING, LLC MATTHEWS/STALLINGS, NC</p>	Idlewild Rd behind Idlewild Shopping Centre	<ul style="list-style-type: none"> • By-Right Development • Development Agreement: Yes recorded. • Construction Documents approved. • Final Plats approved. They have received their Water and Sewer Accessibility letter, NCDEQ Permit, and NCDOT Driveway Permit. 	Construction Ongoing
<p>Bailey Mills (Formerly Stallings Townhomes):</p> <ul style="list-style-type: none"> • 92 Single-Family Attached Residential. 	Marie Garris Rd and Matthews Indian Trail Rd	<ul style="list-style-type: none"> • By-Right Development • Development Agreement: Yes recorded 	Construction Ongoing
<p>Bailey Mills Expansion (Phase 2):</p> <ul style="list-style-type: none"> • The Town Council approved CZ22.09.01 on March 28, 2022. • 23 Attached Residential Units 	Marie Garris Rd and Matthews Indian Trail Rd	<ul style="list-style-type: none"> • They have been approved for an extension of Conditional Zoning Vested rights for an additional 2 years due to sewer 	Construction Documents and Final Plat not approved.

Project Name, Info	Location	Additional Info	Status
		<p>capacity (till March 28, 2026).</p>	
<p>Willows at Stallings: <ul style="list-style-type: none"> • 315 Multifamily Residential. </p>	<p>Stevens Mill Rd</p>	<ul style="list-style-type: none"> • Development Agreement: Yes - recorded • By-Right Development. 	<ul style="list-style-type: none"> • Construction Documents approved, and Final Plat not approved. • Inactive
			
<p>Stallings Farm: <ul style="list-style-type: none"> • 216 Single-Family Residential </p>	<p>Stallings Rd and Stevens Mill Rd.</p>	<ul style="list-style-type: none"> • Development Agreement: Yes - Recorded • By-Right Development. 	<p>Comments submitted for 2nd review of Construction Documents.</p>

<u>Project Name, Info</u>	<u>Location</u>	<u>Additional Info</u>	<u>Status</u>
---------------------------	-----------------	------------------------	---------------



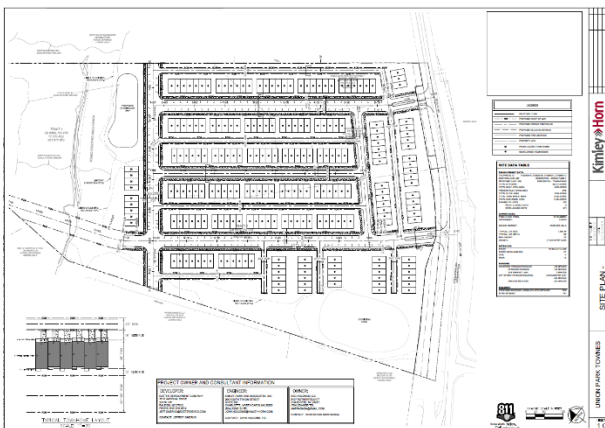
Stone Creek (Formerly Union Park Townes):

- 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

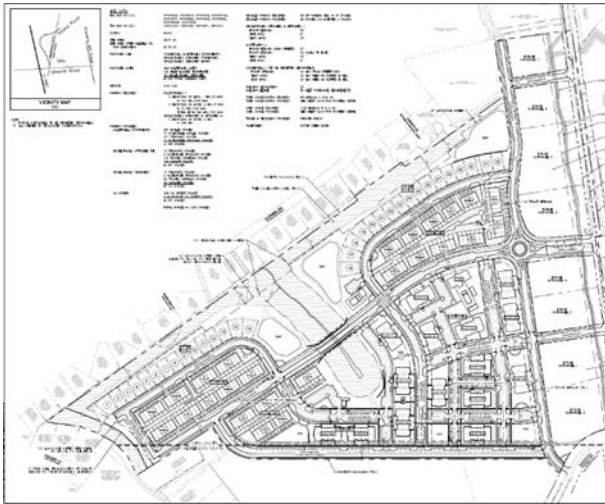
- By-Right Development
- Development Agreement: Yes - NOT recorded. They will be submitting a DA within the next few months for a Gas Station and Drive thru use on the commercial outparcels. They submitted the original application in 2020 when the

Concept plan approved

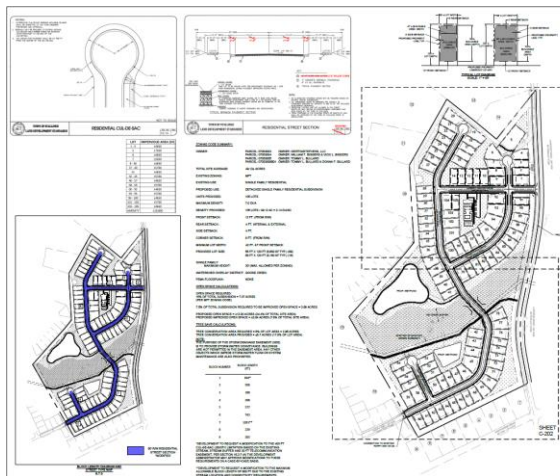


<u>Project Name, Info</u>	<u>Location</u>	<u>Additional Info</u>	<u>Status</u>
---------------------------	-----------------	------------------------	---------------

<p>Stinson Farm:</p> <ul style="list-style-type: none"> 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	<ul style="list-style-type: none"> Development Agreement: Yes - recorded. 	<p>uses were allowed by-right.</p> <p>Construction Documents Approved</p>
--	-------------	--	---



<p>Courtyards on Greenway:</p> <ul style="list-style-type: none"> 105 Single-Family Detached Residential 	Lawyers Rd	<ul style="list-style-type: none"> By-right Development 	<p>Comments submitted for 1st review of Construction Documents.</p>
---	------------	--	--



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 Greenway	<ul style="list-style-type: none"> • 105 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"> • 353 Single-Family Detached Homes • 471 Attached-Homes • 945 Multifamily Units
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 to assess 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 involves a thorough examination of all details.

- Expect a deeper dive into aspects like lot dimensions, building placement, parking, landscaping, stormwater management, etc.
- 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 stage 1 & 2 (4 or less 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 in 2nd Review
- PR24.03.02 – Sell Ethics [Approved]
- PR24.03.03 – Shannamara Pickleball Courts [Approved]
- PR24.03.04 – Southeast Auto Repair 1st Review [Comments Provided]
- PR24.03.05 – 109 Sherin Lane 1st Review [Approved]
- PR24.03.06 – American Store and Lock (3815 Matthews-Indian Trail Rd) 1st 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 [In Review]

Construction Document (Major) Reviews:

- CD24.02.01 – Courtyards on Greenway 1st Review [comments provided]
- CD24.02.02 – Stallings Farms Residential 2nd Review [comments provided]
- CD24.03.01 – Stallings Auto 2nd 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 1st Review [Approved]
- FP24.03.02 – The Grove Subdivision 1st Review [comments provided]
- FP24.05.01 – 2816 Stevens Mill Rd [Approved]
- FP24.05.02 – 2600 Community Park Plat [In Review]
- FP24.05.03 – 165 Cupped Oak [In Review]

Revenue [January 2024 – now]

- Total Permit Revenue so far in 2024: \$8,700
- Total Zoning Compliance Inspection Revenue: so far in 2024: 8,700
- Total Preliminary Plan Review Revenue so far in 2024: \$4,000
- Total Construction Document Review Revenue so far in 2024: \$30,832
- Total Final Plat Review Revenue so far in 2024: \$2,607.47
- Total Planning Revenue in 2024: \$54,839.47

Reports

Permit Report:

04/01/2024 - 04/30/2024

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
4/30/2024	2276	New Accessory Structure	Approved	Conditional	Sterling Manor	506 QUAILBURN CT	\$50.00
4/29/2024	2275	Permanent Sign Permit	Approved	TC		4540 POTTER RD	\$50.00
4/26/2024	2274	New Accessory Structure	Approved	SFR-3	Kerry Greens	3108 WYNTREE CT	\$50.00
4/25/2024	2273	New Principal Structure	Approved	MU-2	Stone Creek	1112 May Apple Dr	\$100.00
4/25/2024	2272	New Principal Structure	Approved	MU-2	Stone Creek	1110 May Apple Dr	\$100.00
4/25/2024	2271	New Principal Structure	Approved	MU-2	Stone Creek	1108 May Apple Dr	\$100.00
4/25/2024	2270	New Principal Structure	Approved	MU-2	Stone Creek	1106 May Apple Dr	\$100.00
4/25/2024	2269	New Principal Structure	Approved	MU-2	Stone Creek	1104 May Apple Dr	\$100.00
4/25/2024	2268	New Principal Structure	Approved	MU-2	Stone Creek	1102 May Apple Dr	\$100.00
4/24/2024	2267	New Accessory Structure	Approved	SFR-2	Forest Park	406 WHITE OAK LN	\$50.00
4/24/2024	2266	New Accessory Structure	Approved	MFT	Fairhaven	1032 MOUNTAIN LAUREL CT	\$50.00
4/23/2024	2265	Home Occupation	Approved	MFT	Fairhaven	1037 MOUNTAIN LAUREL CT	\$75.00
4/23/2024	2264	New Accessory Structure	Online Submission	MU-2	Aria Apartments	15120 IDLEWILD RD	
4/22/2024	2263	New Accessory Structure	Approved	SFR-3	Fairfield Plantation	15909 LAWING CT	\$50.00
4/21/2024	2262	Principal Structure Addition	Approved	SFR-3	Brookfield	720 GREENBRIAR DRIVE	\$50.00
4/19/2024	2261	Chicken		SFR-3	Lakewood Knolls	701 LAKEWOOD DR	
4/17/2024	2260	Principal Structure Addition	Approved	SFR-2	Madison Ridge	2746 CAMERON COMMONS WAY	\$50.00

4/16/2024	2259	Permanent Sign Permit	Approved	CIV	Stallings Park	315 STALLINGS RD	
4/12/2024	2258	New Principal Structure	Approved	MU-2	Stone Creek	1011 May Apple Dr	\$100.00
4/12/2024	2257	New Principal Structure	Approved	MU-2	Stone Creek	1009 May Apple Dr	\$100.00
4/12/2024	2256	New Principal Structure	Approved	MU-2	Stone Creek	1007 May Apple Dr	\$100.00
4/12/2024	2255	New Principal Structure	Approved	MU-2	Stone Creek	1005 May Apple Dr	\$100.00
4/12/2024	2254	New Principal Structure	Approved	MU-2	Stone Creek	1003 May Apple Dr	\$100.00
4/12/2024	2253	New Principal Structure	Approved	MU-2	Stone Creek	1001 May Apple r	\$100.00
4/9/2024	2252	Permanent Sign Permit	Approved	IND		3400 SMITH FARM RD	\$50.00
4/8/2024	2251	Permanent Sign Permit	Approved	TC		2701 Old Monroe Rd	
4/7/2024			Withdrawn		Willowbrook		
4/4/2024	2249	Principal Structure Addition	Approved	SFR-1	Spring Hill	3806 PRIVETTE RD	\$50.00
4/4/2024	2248	New Accessory Structure	Approved	Conditional		14617 LAWYERS RD	
4/3/2024	2247	New Accessory Structure	Approved	SFR-1	Forest Park	309 CEDARWOOD LN	\$50.00
4/3/2024	2246	New Accessory Structure	Approved	SFR-1	Emerald Lake	1214 EMERALD LAKE DR	\$50.00
4/1/2024	2245	Permanent Sign Permit	Approved	TC		621 STALLINGS RD A-F	\$50.00
4/1/2024	2244	Temporary Sign Permit	Approved	Conditional		3420 PLEASANT PLAINS RD	\$25.00
						April Revenue	\$1,950.00

Total Records: 33

5/21/2024

Code Enforcement Report:

March Monthly Report - Code Enforcement

Case Date	Description	Found By	Status	Address
4/2/2024	PN - TGW and Outdoor Storage of Appliances	Ride Around	Closed	5008 Hillwood Ct.
4/2/2024	PN - TGW	Ride Around	Closed	3908 Hillwood Ct.
4/3/2024	PN - Chickens Without a Permit	Ride Around	Closed	701 Lakewood Dr.
4/4/2024	PN - TGW	Ride Around	Closed	313 Friendship Dr.
4/8/2024	PN - TGW, Outdoor Storage of Couch, Yard Waste Debris Piles	Ride Around	Closed	228 Aurora Blvd.
4/9/2024	PN - TGW	Ride Around	Closed	508 White Oak Ln.
4/9/2024	PN - TGW	Ride Around	Closed	304 Forest Park Dr.
4/9/2024	PN - TGW	Ride Around	Closed	217 Cupped Oak Dr.
4/9/2024	PN - TGW	Ride Around	Closed	219 Cupped Oak Dr.
4/9/2024	PN - TGW	Ride Around	Closed	1323 Flowe Dr.
4/9/2024	PN - TGW	Ride Around	Closed	300 Smith Cir.
4/10/2024	PN - TGW	Complaint	Closed	5018 Blackberry Ln.
4/11/2024	PN - TGW	Ride Around	Closed	1023 Hawthorne Dr.
4/11/2024	PN - TGW	Ride Around	Closed	1243 Hawthorne Dr.
4/11/2024	SDO - Installation of a Deck Without a Permit	Ride Around	Open	8006 Stevens Mill Rd.
4/12/2024	PN - TGW	Ride Around	Closed	200 Forest Park Dr.
4/12/2024	PN - TGW	Ride Around	Closed	400 White Oak Ln.
4/12/2024	PN - TGW	Ride Around	Closed	4025 Hillwood Ct.
4/12/2024	PN - TGW	Ride Around	Open	4016 Hillwood Ct.
4/12/2024	PN - TGW	Ride Around	Closed	4017 Hillwood Ct.
4/12/2024	PN - TGW and Outdoor Storage of a Mattress/Furniture	Ride Around	Closed	200 Springhill Dr.
4/12/2024	PN - TGW	Ride Around	Closed	1311 Flowe Dr.
4/15/2024	PN - TGW	Ride Around	Closed	5741 Stevens Mill Rd.
4/15/2024	PN - TGW	Ride Around	Closed	705 White Oak Ln.
4/15/2024	SDO - Parking of a RV on a Residential Street	Ride Around	Closed	630 White Oak Ln.
4/16/2024	SDO - Failure to Obtain Permits (Use/New Accessory Structure)	Ride Around	Closed	100 Sherin Ln.
4/16/2024	SDO - Installation of a Deck Without a Permit	Ride Around	Closed	720 Greenbriar Dr.
4/16/2024	PN - TGW	Ride Around	Closed	1029 Hawthorne Dr.
4/16/2024	PN - TGW	Ride Around	Closed	1035 Hawthorne Dr.
4/16/2024	PN - TGW	Ride Around	Closed	2003 Redwood Dr.
4/16/2024	PN - TGW	Ride Around	Closed	329 Meadowbrook Dr.
4/16/2024	PN - TGW	Ride Around	Closed	409 Meadowbrook Dr.
4/16/2024	PN - TGW	Ride Around	Open	100 Spruce St.
4/17/2024	PN - Multiple Violations (Trash, Outdoor Storage, JV)	Ride Around	Open	708 Greenbriar Dr.
4/17/2024	PN - TGW	Ride Around	Closed	475 Stallings Rd.
4/17/2024	PN - TGW	Ride Around	Closed	509 Stallings Rd.
4/17/2024	PN - TGW	Ride Around	Closed	3025 Gribble Rd.
4/17/2024	PN - TGW	Ride Around	Closed	3422 Matthews Indian-Trail Rd.
4/17/2024	PN - TGW	Ride Around	Closed	15921 Fairfield Dr.

4/17/2024	PN - TGW	Ride Around	Closed	213 Meadowbrook Dr.
4/17/2024	PN - TGW	Ride Around	Closed	1226 Flowe Dr.
4/17/2024	PN - Chickens Without a Permit	Ride Around	Open	4024 Pleasant Plains Rd.
4/22/2024	PN - TGW	Ride Around	Closed	208 Springhill Dr.
4/22/2024	PN - TGW	Ride Around	Closed	216 Springhill Dr.
4/22/2024	PN - TGW	Ride Around	Open	224 Springhill Dr.
4/22/2024	PN - TGW	Ride Around	Closed	341 Springhill Dr.
4/23/2024	PN - TGW	Ride Around	Closed	825 White Oak Ln.
4/23/2024	PN - TGW	Ride Around	Open	3924 Privette Rd.
4/23/2024	PN - TGW	Ride Around	Closed	5036 Weatherly Way
4/23/2024	PN - TGW	Ride Around	Closed	7212 Lake Dr.
4/24/2024	SDO - Failure to Obtain Permits (Accessory Structure/Wall)	Ride Around	Closed	2112 Redwood Dr.
4/24/2024	PN - TGW	Ride Around	Closed	2244 Redwood Dr.
4/24/2024	PN - Chickens Without a Permit	Complaint	Open	1243 Hawthorne Dr.
4/25/2024	PN - TGW	Ride Around	Open	5000 Scaleybark Ct.
4/26/2024	PN - TGW (Debris/Overgrowth on Public Sidewalk)	Complaint	Open	1200 Stallings Rd.
4/26/2024	PN - TGW (Debris/Overgrowth on Public Sidewalk)	Complaint	Closed	1208 Stallings Rd.
4/26/2024	PN - TGW	Ride Around	Open	2008 Stallings Rd.

Prior Cases Currently Open - Code Enforcement				
7/14/202			Ope	
3	SDO - Illegal Business and Zoning Violations	Complaint	n	3730 Birchdale Ct.
8/31/202	J/A/N - Junked/Nuisance Vehicles and		Ope	
3	Trash/Debris	Complaint	n	400 Aurora Blvd.
8/31/202			Ope	
3	SDO - Multiple Zoning Violations	Complaint	n	3025 Gribble Rd.
12/5/202	J/A/N - Junked/Nuisance Vehicles and	Ride	Ope	
3	Trash/Debris	Around	n	4100 Pleasant Plains Rd.
12/7/202	J/A/N - Junked/Nuisance Vehicles and	Ride	Ope	
3	Trash/Debris	Around	n	3125 Gribble Rd.
3/15/202			Ope	
4	SDO - Conditional Zoning Violation	Complaint	n	14617 Lawyers Rd.
3/22/202		Ride	Ope	
4	PN - Landscaping Debris/Trash	Around	n	3732 Pleasant Plains Rd.

New Violations	
Public Nuisance	52
J/A/N Vehicles	0
SDO	5

Traffic	0
Open Burn	0
Hazard	0
Noise	0
MHS	0
Total Opened	57

April Cases	
Open	11
Closed	46
Total	57

Police Department

See attached chart for data.

Other Highlights

- Union County Emergency Management has discontinued its weekly COVID situational report. They are still maintaining the Covid Dashboard at <https://www.unioncountync.gov/government/departments-f-p/public-health/covid-19-coronavirus-information>
- SPD Detectives cleared four cases, had one crime scene callout, and had nine cases assigned out for investigation. CID obtained 11 search warrants in ongoing case investigations. One detective seized just under \$150,000 in US currency and 80 pounds of marijuana.
- Patrol officers responded to a suicide threat. Officers were able to locate the subject and after talking with him were able to talk the subject into voluntarily go to the hospital.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected over four pounds of unwanted medication.
- The SPD crime prevention officer attended a career fair at Wingate University. He also participated in the DEA Drug Take Back event with the Stallings Walgreens and collected over 12 pounds of unwanted medication. The SPD completed the Couch to 5K running event. Officers also participated in the Union County Special Olympics at Sun Valley High School. The Traffic Education Safety Team partnered with Matthews PD to host a distracted driving program.
- Melissa Carnes, SPD evidence custodian earned her certification as a Certified Property and Evidence Specialist. Carnes completed coursework and passed the certification exam to reach this accomplishment.

Engineering

- Twin Pines Storm Water Project
 - Phase 1 is complete.
 - Phase 2 was delayed due to permitting issues.
 - Significant coordination with the United States Army Corps of Engineers will be needed for permit approval.
 - Staff had a meeting with USACE on 01/30/2023.
 - No notice of violation was issued by USACE.
 - Staff will continue to work with the USACE through design to improve the capacity of the stream as much as possible implement restorative environmental features in accordance with USACE.
 - 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).
- Resurfacing Contract

- Council approved the fall resurfacing contract with Red Clay Industries for \$734,764.20.
 - Red Clay has begun the project and has been intermittently working, contingent on weather, to complete the project.
- 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 will attend the June 10th Council meeting for an informational meeting on the scope of work of the project. This Council meeting will also be specifically advertised, via mailers, to the residents in the affected communities.

- Storm Water
 - The following projects are larger-scale sink hole repairs to be completed next. Staff formally bid the projects as one contract, and KHC environmental was the lowest bidder at approximately \$136,000. Council approved the contract on February 12, 2024.
 - KHC began work in Fairhaven the week of 02/19/2024.
 - Camelia Park – 423 Aurora Blvd. *Completed*
 - Fairhaven – 1309 Yellow Daisy *Completed*
 - Fairhaven – 1308 Afternoon Sun *Completed*
 - Kerry Greens – 4018 Suttle Place *Completed*
 - Shannamara - 2323 Caernarfon Lane *Completed*

- Spring Hill – 240 Springhill Road
- Public Works has three lower-priority storm water projects to complete, and one high-priority sink hole repair:
 - Kerry Greens – Ditch clearing and regrade.
 - Chestnut Subdivision – Ditch and culvert clearing.
 - Shannamara – Ditch clearing and regrade.
 - Fairhaven – 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 13th, 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 began in early December, 2023, and is expected to be completed in May of 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






Upcoming Events:

Schools Out Bash at the Splash

Stallings Municipal Park | Saturday, June 8th | 10:00am – 1:00pm

Summer is here, and it's time to make a splash at the first event of our Splashin' Summer Series – the School's Out Bash at the Splash! Introducing the brand-new Stallings Splashport, this exciting day promises a Summer Luau like no other. Join us on Saturday, June 8th, from 10:00 am to 1:00 pm for a tropical celebration that'll set the tone for an unforgettable summer.

What to Expect:

-  Summer Luau Theme | Dress to impress
-  Launch of the Stallings Splashport
-  Hula Dancing and Activities with the Aloha Island Hula Girls
-  First Splashport Stamp for Exclusive Giveaway
-  Popbar CLT will be serving up some cool and tasty treats

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 is in the planning phase. We have finalized the scope of the work and selected a contractor

to undertake the project. Once all administrative tasks are completed, we anticipate the physical work to begin by late July/early August.

- **New Fence** | **Back of Stallings Municipal Park*
 - Similarly, the construction of the new fence around Stallings Park is still in the preparatory stages. We have conducted site surveys and developed detailed plans for the fence layout. After going through the informal bidding process – we’ve selected a fence contractor. We aim to start the fence installation by Mid-June.
- **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*

Event Attendance Recap Past Month

- Summer Market Re-Grand Opening | 100

Finance

FY 2025 Budget Process

- A balanced budget totaling \$12,101,500 (General Fund = \$11,293,300 and Storm Water Fund = \$808,200) was submitted to Mayor & Council on April 19, 2024.
 - Included a 3.0¢ tax increase
 - Conversations are ongoing regarding the tax increase and how to best fund the budget
 - No changes to the storm water fee

FY 2024 Audit

- The FY 2024 audit contract was approved by Council on May 13, 2024.
 - It is awaiting signatures and will then be submitted to the North Carolina Local Government Commission for approval before scheduling fieldwork.

Human Resources

- No report.

General Government

2725 Old Monroe Road (John Deere) Property

- KWC is awaiting comments from potential tenant regarding Council's revisions to the submitted LOI. Council update scheduled for June 10.

Stallings 50th Anniversary

- Council approved 50th logo and is moving forward with preparations.

Surplus Sales

- A total of \$340.27 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](#).