



April 20, 2023 - Staff Report



Monthly Report | March 2023

ZONING REQUESTS, PUBLIC HEARINGS, AND MEETING ITEMS:

Planning Board:

- The Planning Board recommended the following items at their March 21, 2023, regular meeting:
 - TX23.02.01 - To amend Article 2.10-2 Accessory Structures located in Setback to implement limitations on the size and quantity of accessory structures in the Town of Stallings.
 - TX23.03.01 - To amend Article 9.8-3 (B) (1.) (e.) to allow for trailers and portable offices for the housing of on-site staff management if the trailers are at least 50' from the property lines and the lot is at least 5 acres or greater in size.
 - TX23.03.02 - To require conditional zoning (CZ) for Single-Family residential uses in the Mixed-Use 1 & 2 Zoning Districts.

Board of Adjustments:

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

Town Council:

- THE TOWN COUNCIL DID NOT HEAR ANY PLANNING & ZONING ITEMS IN MARCH, LIKELY DUE TO THE PLANNING BOARD'S LACK OF A QUORUM IN FEBRUARY.

CURRENT DEVELOPMENT PROJECTS:

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

Aria at Idlewild (Idlewild Mixed-Residential Plan):

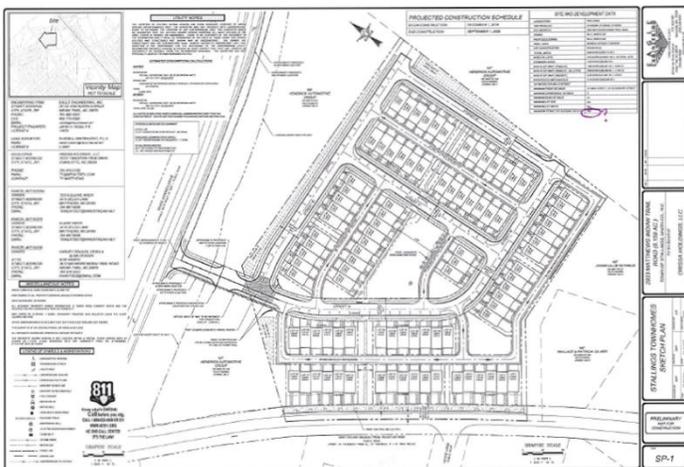
- Development progress: N/A
- Development Agreement: Yes
- STATUS:

- Construction Documents approved. They need to meet with engineering for a pre-construction meeting, and then they can start grading.
- Final Plats not approved. They have received their Water and Sewer Accessibility letter, NCDEQ Permit, and NCDOT Driveway Permit.
- By-right development.
- Location: Idlewild Rd behind Idlewild Shopping Centre.
- Site Data:
 - Total Site Area: 48.83ac in Stallings
 - 270 Multifamily Units (Aria)
 - 148 Townhomes in Stallings (Inactive)
 - 115 Townhomes in Matthews (Inactive)
 - 3.41 acres of retail/commercial (Inactive)



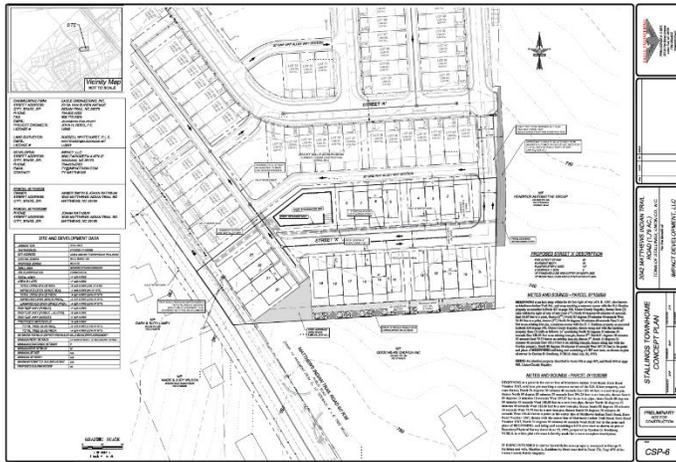
Bailey Mills (Formerly Stallings Townhomes):

- Development progress: N/A
- STATUS: Construction Documents Approved; Staff is awaiting Final Plat for approval.
- By-right development.
- Location: Marie Garris Rd and Matthews Indian Trail Rd
- 92 Single-Family Attached Residential.
- Under Construction.



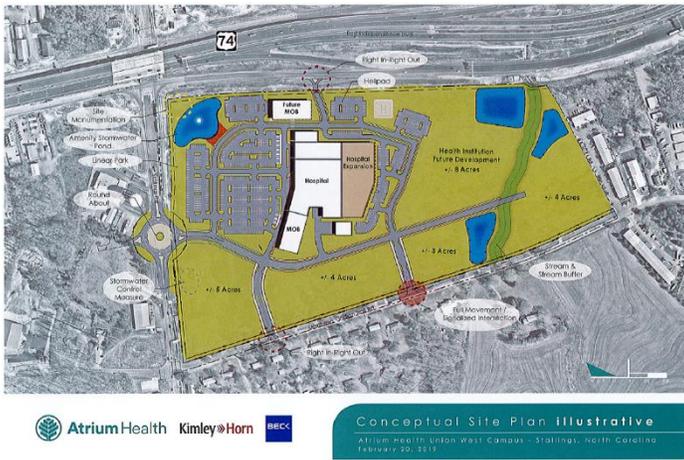
Bailey Mills Expansion (Phase 2):

- Development progress: Submitted 1st review construction documents; comments have been provided to the developer.
- STATUS: Construction Documents and Final Plats not approved.
- Town Council approved CZ22.09.01 on March 28, 2022.
- Location: Marie Garris Rd and Matthews Indian Trail Rd.
Per the conditional zoning approval, the developer has acquired more land to widen the primary access.



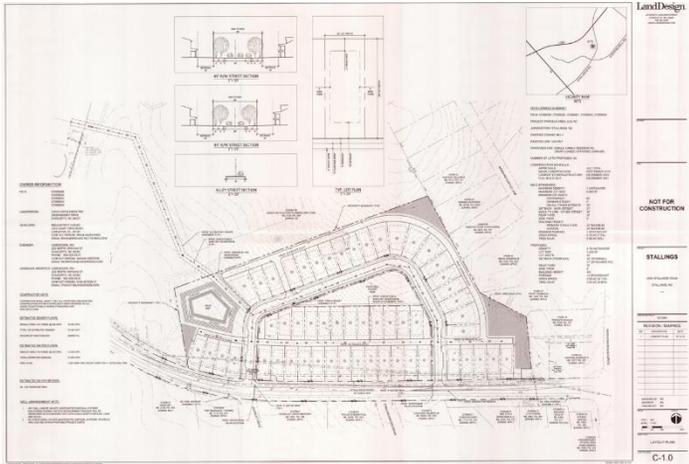
Atrium Health:

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



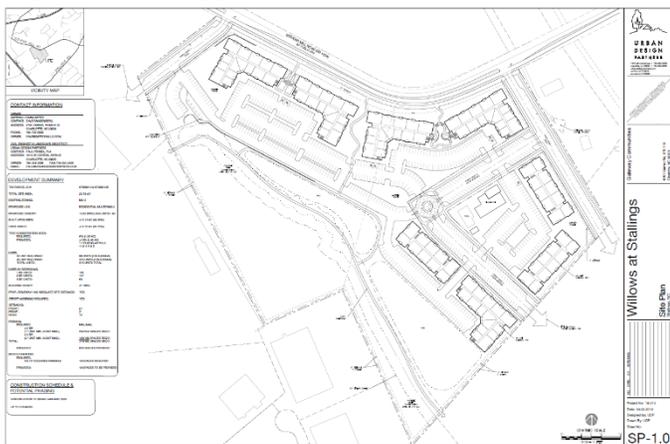
Stallings Elementary Single-Family TND (Sawmill Run):

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



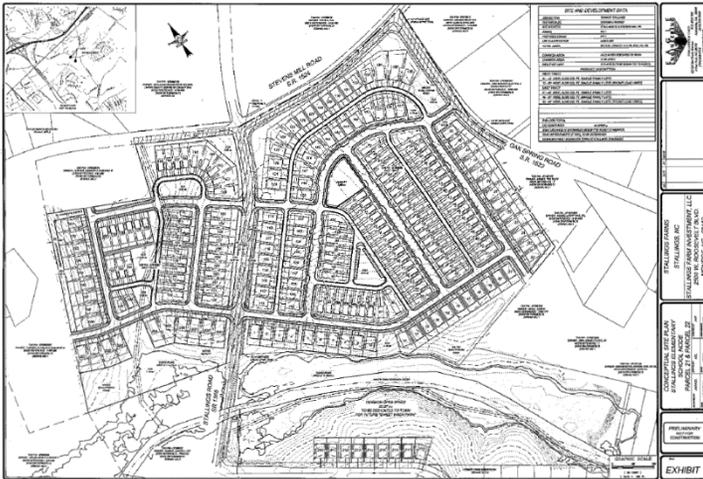
Willows at Stallings:

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



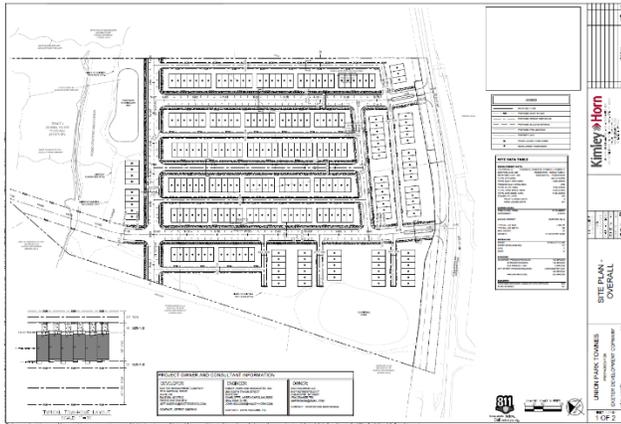
Stallings Farm:

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



Stone Creek (Formerly Union Park Townes):

- May 2022 development progress:
 - Permitting for new construction is ongoing.
- STATUS: Approved and Permitted.
- By-Right Development.
- 220 Single-Family Attached Units.
- Location: Stallings Rd.
- Under Construction.
- The final plat for phase 1 has been approved.
- The final plat for phase 2 has been approved.
- The street lights will temporarily be wooden but replaced when they get the aluminum ones. The Duke Energy aluminum lights are on a long backorder of 222 days+ from May 2022.



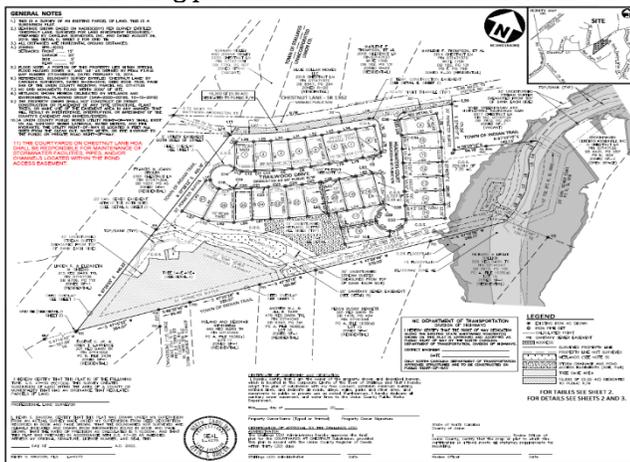
4416 Stevens Mill Road (Wilson):

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



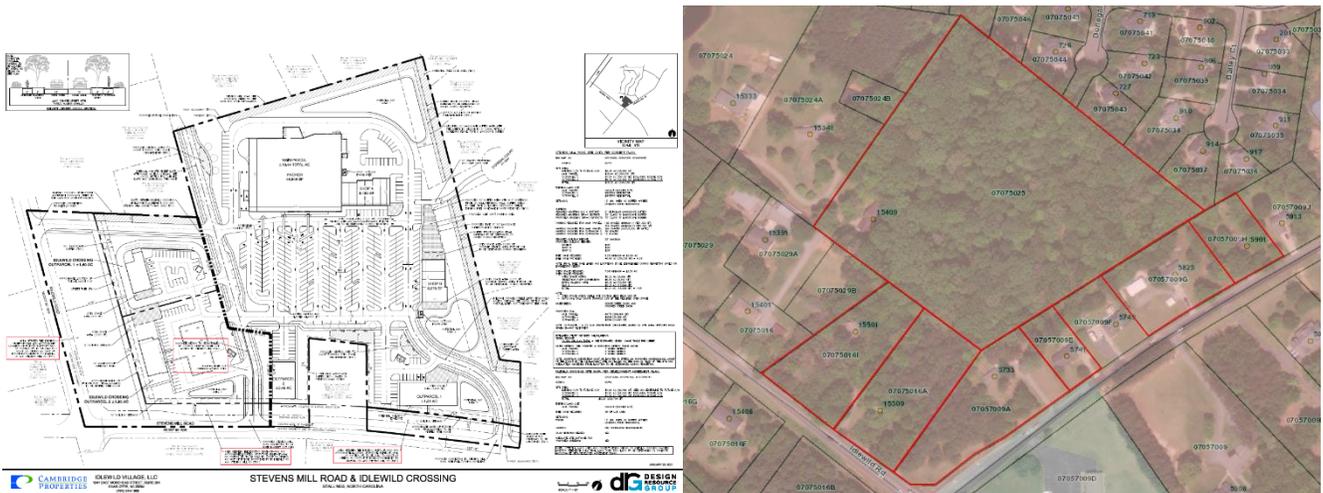
Courtyards at Chestnut (Epcor):

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



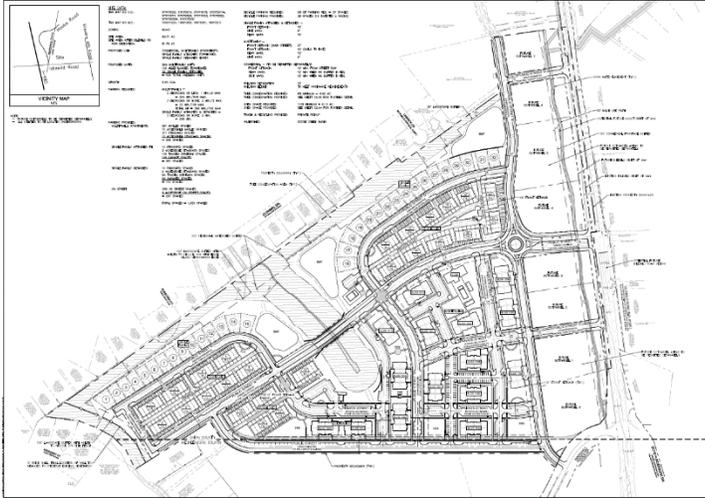
Idlewild and Stevens Mill Project (Idlewild Crossing):

- A site plan for the property at the corner of Idlewild and Stevens Mill Roads has been submitted. Approval of this project will be administrative because the use proposed is by-right, and the site is less than 25 acres.
- A separate Development Agreement application has been submitted for properties that appear to be out parcels for the grocery store.
- The staff has requested that a combined site plan be submitted for review. We received the combined plan and provided plan comments before Thanksgiving 2020. In December 2020, the staff asked that the developer connects to the adjacent property to connect to the proposed Stinson Farms project.
- The applicant has expressed interest in progressing with this project and has submitted a site plan addressing Staff's comments. The plan is being reviewed, and the next steps are determined.
- Staff comments have been addressed, and the applicant requests that the TIA be started. Engineering has provided the consultant with the TIA documents to begin that process.
- The TIA is nearing completion.



Stinson Farm:

- Development progress: N/A
- Development Agreement: Yes
- STATUS: Construction Documents under 1st review.
- Location: Idlewild Rd on the opposite side of Idlewild Shopping Centre.
- Site Data:
 - Total Site Area: 83.71ac
 - 360 Multifamily Units
 - 136 Attached-Homes
 - 32 Single-Family Detached Homes
 - 8 Future Outparcels of retail/commercial (Inactive)



❖ **Housing Unit Projections:**

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

Development Name	# of Housing Units
Idlewild Mixed Use Development (Aria at Idlewild location)	<ul style="list-style-type: none"> • 270 Multifamily Units (Aria) • 148 Attached-Homes
Bailey Mills	<ul style="list-style-type: none"> • 92 Attached-Homes
Bailey Mills Expansion (Phase 2)	<ul style="list-style-type: none"> • 23 Attached-Homes
Courtyards on Chestnut	<ul style="list-style-type: none"> • 27 Single-Family Homes
Courtyards on Lawyers	<ul style="list-style-type: none"> • 133 Single-Family Homes
Sawmill Run	<ul style="list-style-type: none"> • 40 Single-Family Homes
Stallings Farm	<ul style="list-style-type: none"> • 216 Single-Family Homes
Stinson Farm	<ul style="list-style-type: none"> • 360 Multifamily Units • 136 Attached-Homes • 32 Single-Family Homes
Stone Creek Townhomes	<ul style="list-style-type: none"> • 220 Attached-Homes
The Willows	<ul style="list-style-type: none"> • 315 Multifamily Units
Total Projections	<ul style="list-style-type: none"> • 448 Single-Family Detached Homes • 471 Attached-Homes • 945 Multifamily Units
Legend - Under Construction	
Legend - Plans Approved	
Legend - Awaiting Plan Approval	

OTHER:

Text Amendments/Code of Ordinance Updates:

- Staff is working on bringing the following to the Planning Board and Town Council:
 - Parking Citations (TBA).
 - Home Occupation Clarification.

Silverline TOD:

- Council has directed staff to create the TOD overlay In-House.
 - Implement the basic preservation techniques in exchange for development bonuses in a more limited area.
 - Wait to see if we receive the CRTPO grant.

Streetscape Plan:

- In response to Council's retreat and land use goals established by the Comprehensive Land Use Plan, the Staff is drafting a streetscape plan that includes cross-sections and elements. The project kickoff with Council on June 14, 2021, gave Staff the go-ahead to pursue the project.
- Streetscape plans adoption now to be in line with the DFI study.
 - Incorporate public input into the DFI timeline.

Cataloging and Mapping Projects:

- The staff intends to create interactive maps and add them to the website starting Spring 2023.

QUICK UPDATES:

- Steelpoint (200 Beltway Blvd) submitted new construction documents to expand a detention facility and add a bridge.
- 5100 Potter Rd. Submitted a minor subdivision for four extra lots (In review).
- 3843 and 3827 Privette Rd submitted a minor subdivision for four lots (In review).
- Cupped Oak Industrial submitted Construction Documents (Currently under review).
- Stinson Farms submitted Construction Documents (Currently under review).
- Union Beltway Industrial Submitted a text amendment for Biltong, Jerky, and a minor subdivision plat (currently under review).

REPORTS:

• PERMIT REPORT

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

March 2023 Monthly Report - Permitting									
Permit #	Description	Date	Status	Total Fees	Total Payments	Parcel Address	Subdivision	Zoning	Parcel #
1810	Replacing drywall, insulation, baseboard from water damage in unit 323.	3/31/2023	Approved	\$ 50.00	\$ 50.00	980 Chestnut Lane	Austin Village	CZ	7132006
1809	Replacing drywall, insulation, baseboards from water damage in unit 225.	3/31/2023	Approved	\$ 50.00	\$ 50.00	980 Chestnut Lane	Austin Village	CZ	7132006

1808	Six ft Privacy Fence.	3/30/2023	Approved	\$50.00	\$50.00	7133 Stoney Ridge Road	Fairfield Plantation	SF R-3	7054106
1807	New Townhome UP2006E Legal Lot 29.	3/29/2023	Approved	\$100.00	\$100.00	3510 Timber Mill Drive	Stone Creek	M U-2	7099310
1806	New Townhome UP2006D Legal Lot 28.	3/29/2023	Approved	\$100.00	\$100.00	3508 Timber Mill Drive	Stone Creek	M U-2	7099309
1805	New Townhome UP2006C Legal Lot 27.	3/29/2023	Approved	\$100.00	\$100.00	3506 Timber Mill Drive	Stone Creek	M U-2	7099308
1804	New Townhome UP2006B Legal Lot 26.	3/29/2023	Approved	\$100.00	\$100.00	3504 Timber Mill Drive	Stone Creek	M U-2	7099307
1803	New Townhome UP2006A Legal lot 25.	3/29/2023	Approved	\$100.00	\$100.00	3502 Timber Mill Drive	Stone Creek	M U-2	7099306
1802	Installation of three (3) EV Charging Stations for private use only.	3/28/2023	Approved	\$50.00	\$50.00	13052 Marie Garris Drive	N/A	C-74	7102031
1801	New Home Construction.	3/27/2023	Approved	\$100.00	\$100.00	1326 Millview Lane	Courtyards on Lawyers Road	CZ	8321320
1800	New Shed (Paid in-person).	3/27/2023	Approved	\$50.00	\$50.00	4017 Scarlet Drive	Independence Village	SF R-3	7078029
1799	New Covered Patio.	3/24/2023	Approved	\$50.00	\$50.00	2006 Blue Iris Drive	Fairhaven	M FT	7078415
1798	New Home Construction.	3/21/2023	Approved	\$100.00	\$100.00	1322 Millview Lane	Courtyards on Lawyers Road	CZ	8321321
1797	Single Family Residential Home. The unnamed road must be built and connected to Idlewild Road when the final zoning	3/20/2023	Approved	\$100.00	\$100.00	15412 Idlewild Rd	N/A	M U-2	07075016E

	compliance inspection is conducted. Please reach out to NCDOT for more details on this. A total impervious surface breakdown is also required on the final survey when the final zoning compliance inspection occurs.								
1796	13 PV Solar roof-mounted modules, 5.135 kW, grid-tied, flush mounted, installed on an existing structure.	3/16/2023	Approved	\$ 50.00	\$ 50.00	1223 Kerry Greens Drive	Kerry Greens	SF R-3	7129604
1795	New Townhome UP1005E Legal Lot 24.	3/16/2023	Approved	\$ 100.00	\$ 100.00	3410 Timber Mill Drive	Stone Creek	M U-2	7099281
1794	New Townhome UP1005D Legal Lot 23.	3/16/2023	Approved	\$ 100.00	\$ 100.00	3408 Timber Mill Drive	Stone Creek	M U-2	7099280
1793	New Townhome UP1005C Legal Lot 22.	3/16/2023	Approved	\$ 100.00	\$ 100.00	3406 Timber Mill Drive	Stone Creek	M U-2	7099279
1792	New Town Home UP1005B Legal Lot 21.	3/16/2023	Approved	\$ 100.00	\$ 100.00	3404 Timber Mill Drive	Stone Creek	M U-2	7099278
1791	New Townhome UP1005A Legal Lot 20.	3/16/2023	Approved	\$ 100.00	\$ 100.00	3402 Timber Mill Drive	Stone Creek	M U-2	7099277
1790	One internally illuminated wall sign.	3/16/2023	Approved	\$ 50.00	\$ 50.00	15055 Idlewild Road	Idlewild Market	M U-2	7075292
1789	Brick/stone monument sign.	3/15/2023	Approved	\$ 50.00	\$ 50.00	1002 Headwaters Court	Courtyards on Chestnut Lane	CZ	07147135N
1788	Detached garage.	3/10/2023	Approved	\$ 50.00	\$ 50.00	1211 Flowe Drive	Stallings Park	SF R-3	7126128

1787	Install Rain Sensor.	3/10/2023	Pending	\$ 50.00	\$ -	1119 Privett Park Place	Pleasant Plains	CZ	7144865
1786	Quality Inn Hotel Upfit.	3/9/2023	Approved	\$ 50.00	\$ 50.00	12047 Guion Lane	NA	M U - 2	07102032D
1785	Screened in Patio.	3/8/2023	Approved	\$ 50.00	\$ 50.00	1249 Afternoon Sun Road	Fairhaven	M FT	7078139
1784	Construct covered patio at rear of existing house.	3/6/2023	Approved	\$ 50.00	\$ 50.00	3206 Shadowy Retreat Drive	Fairhaven	M FT	7078011
1783	Commercial, Multifamily apartments, single-family attached townhomes, single-family detached houses.	3/2/2023	Approved	\$ -	\$ -	0 Idlewild Road	Stinson Farms	M U - 2	N/A

Permit Totals	
Total # of Permits	28
Fee Totals	\$ 2,000.00
Payment Totals	\$ 1,950.00

• **CODE ENFORCEMENT**

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

Acronyms:

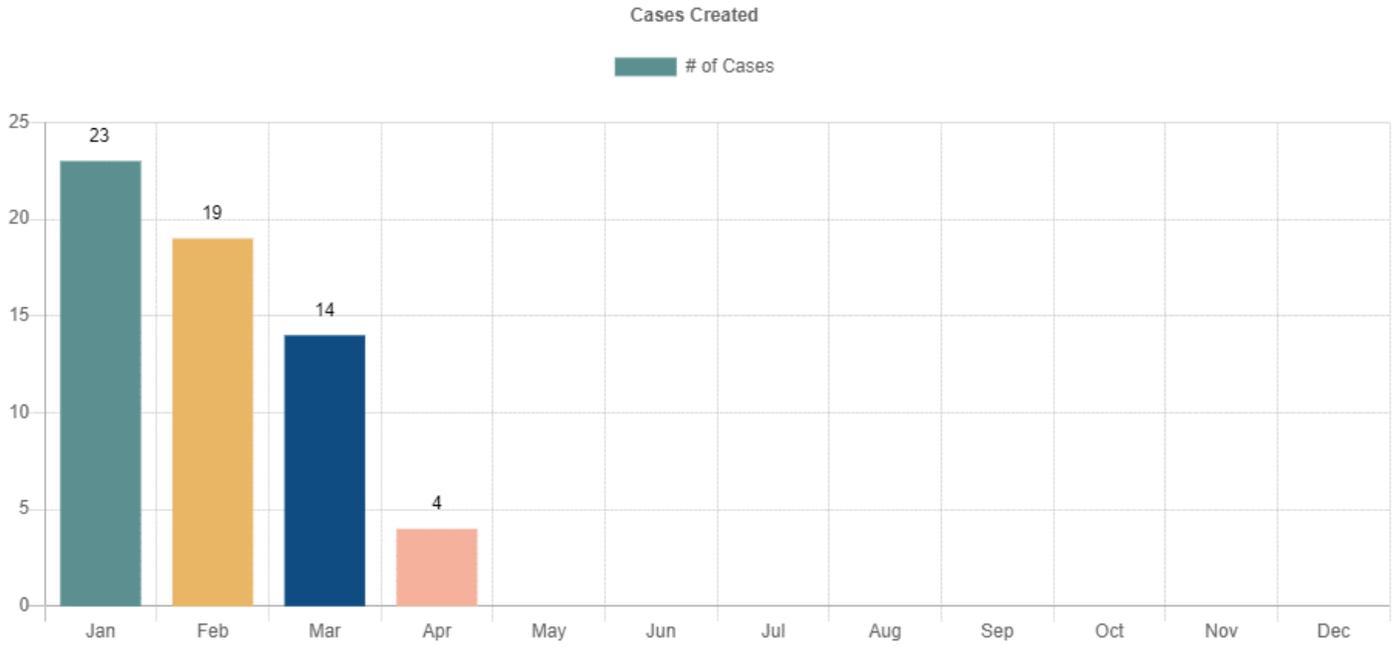
- PN – Public Nuisance
- TGW – Tall grass & Weeds
- J/A/N – Junk/Abandoned/ Nuisance
- MHS – Minimum Housing
- SD
- O – Stallings Development Ordinance

March 2023 Monthly Report - Code Enforcement

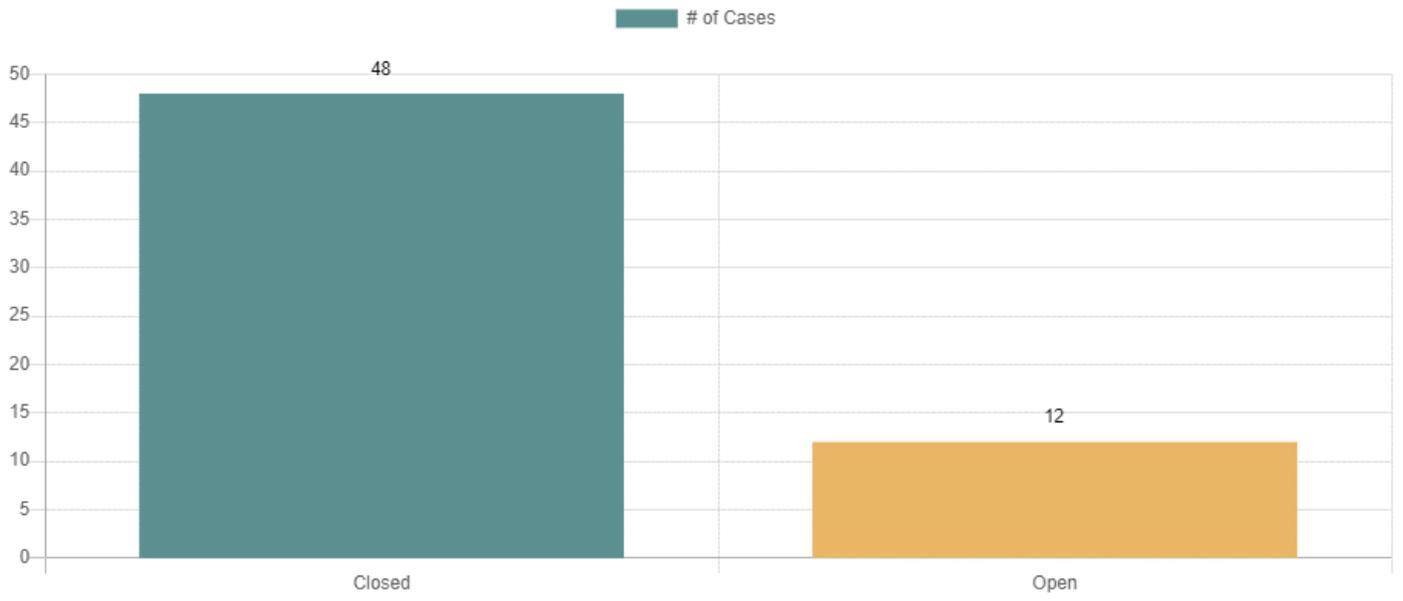
Case Date	Description	Found By	Status	Address
3/1/2023	MHS	Complaint	Open	7104 LAKE DR #2
3/3/2023	PN - Junk	Complaint	Open	6018 HEMLOCK DR #164
3/7/2023	PN - junk	Ride Around	Closed	3224 STALLINGS RD
3/9/2023	PN - Trash and Debris	Complaint	Closed	8265 HUNLEY RIDGE RD #58
3/13/2023	PN - Junk and Debris	Ride Around	Open	4017 SCARLET ST
3/16/2023	PN - Junk Vehicle	Complaint	Closed	2003 BLUEBONNET LN #67
3/16/2023	Noise complaint	Complaint	Closed	2201 COMMUNITY PARK RD
3/20/2023	SDO - Illegal business	Complaint	Closed	3401 SMITH FARM RD
3/20/2023	SDO - Fence permit	Ride Around	Open	7133 STONEY RIDGE RD #4
3/22/2023	PN - Animal	Complaint	Closed	5916 FOUR WOOD DR
3/23/2023	SDO - Non permitted work	Complaint	Closed	2808 BARNARD CASTLE LN #109
3/23/2023	Traffic	Ride Around	Open	2005 BLUE IRIS DRIVE 225
3/23/2023	Noise Complaint	Complaint	Open	2002 Trailwood Drive
3/31/2023	PN - Construction Debris	Complaint	Open	5950 Stevens Mill Rd

Violations	
Public Nuisance	7
J/A/N Vehicles	0
SDO	3
Traffic	1
Open Burn	0
Hazard	0
Noise	2
MHS	1
Total Opened	14

March Cases	
Open	7
Closed	7
Total	14



Case Count by Status



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 patrol officers arrested an impaired driver, during the day, after striking multiple unattended vehicles. Officers also responded to an armed robbery at 7-11 and Harris Teeter. Both of these armed robberies coincide with robberies that have occurred in neighboring jurisdictions. On two different occasions, officers administered NARCAN to people who were exhibiting overdose symptoms. Both people recovered.
- CID cleared six cases for the month and had 18 assigned to the Unit. Of the 18 cases four involved child abuse and one sexual assault. CID also obtained seven search warrants for cases they are working on and had three crime scene callouts.
- Det. Smith and the other members of the Queen City HSI Task Force were recognized as "Investigative Team of the Year" by the National Interdiction Network.
- SPD officers participated in a Back-to-School Bash refill. These two events were to help kids restock school supplies to allow them to finish the school year strong.
- This month the department collected less than one pound of unwanted medication.
- The SPD K9 units had three deployments for criminal activity.

Engineering

- Twin Pines Storm Water Project
 - Phase 1 is complete
 - Phase 2 has been delayed due to permitting issues.
 - Significant coordination with the United States Army Corps of Engineers will be needed for permit approval.
 - Staff had a meeting with USACE on 01/30/2023.
 - No notice of violation will be issued by USACE.
 - Staff will continue to work with the USACE through design to improve the capacity of the stream as much as possible implement restorative environmental features in accordance with USACE.
 - Costs for design and construction have significantly increased.
 - No timeline for design or construction.
 - Staff is coordinating with a consultant to determine an appropriate plan of action for design and permitting.
 - Staff will likely need to advertise an RFQ for the design and permitting.
 - Staff has been informed of a grant opportunity through the Golden Leaf Foundation's Flood Mitigation Program that could award the project up to \$250,000.
 - Staff submitted the grant application on April 14.
 - The Golden Leaf Foundation's Board of Directors will review the application in early June of 2023.
- Resurfacing Contract
 - J.T Russell and Sons, Inc. were lowest bidders at \$1,060,291.50, and were awarded the contract on 12/12/2022
 - This contract will focus on more reconstructive pieces (patching, milling and overlay, full depth reconstruction).

- Resurfacing will begin May 15 and is expected to conclude June 15.
 - A Phase 2 Contract is expected to be let for bids in 2nd Quarter of 2023, and focus on preventative maintenance (crack sealing and rejuvenation treatments).
 - Staff has been actively coordinating with a pavement management company to implement a pilot program for preventative roadway maintenance.
- Storm Water
 - Staff has completed one storm water repair.
 - Fairfield Plantation - 911 Woodland Court
 - The following projects are catch basin seals and sink hole repairs to be completed.
 - Willowbrook - 2719 Bent Oak Drive
 - Willowbrook - 2901 White Locust Court
 - Stonewood - 5028 Weatherly Way
 - Callonwood - 2028 Woodshorn Drive
 - Shannamara - 717 Clifden Drive
 - Hunley Creek – 2191 Millhouse Lane
 - Curry Place - 2017 Horizon Court
 - Staff is analyzing the current storm water fees and evaluating modifying the current storm water fee payment system.
 - Staff has addressed final comments from NCDEQ on the Town’s Draft Storm Water Management Plan (SWMP), and should be receiving the MS4 Permit by July 1. The SWMP is required by the state to keep and maintain Stallings’ MS4 Permit.
- Ongoing Plan Review
 - N/A
- Idlewild Crossing TIA
 - Initial TIA was provided and reviewed by Staff with Ramey Kemp

- Ongoing coordination between developer and NCDOT to determine final transportation improvements.
 - A second analysis may be needed to compare several different roadway improvement scenarios.
 - Ramey Kemp has reached out to NCDOT for comments/changes to the updated scoping document.
- Sanitary Sewer Capacity Study
 - RFQ was advertised on March 31st with submissions due by April 28th.
- 2725 Monroe Road
 - A real estate broker reached out to Staff on behalf of a potential tenant who is interested in upfitting the building into a taproom and restaurant.
 - Working to determine tenant's needs to further analyze cost(s) and potential leasing options.
- 325 Stallings Road
 - Staff has been coordinating with architects, general contractors, and the potential tenant to determine the feasibility cost(s) associated with the upfit.
 - Site and building are suitable for an upfit.
 - Staff is coordinating with a potential tenant to examine their needs and determine next step(s) and cost(s).
- Old Monroe Road Widening Update (STIP# U-4714)
 - NCDOT is currently coordinating several design changes and pursuing right-of-way acquisition throughout the corridor.
 - Anticipated construction let date for the project is Summer of 2025.

Parks & Recreation

Greenway Design:

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



Debrief Events/Programs

Shred Day

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

Spring Break in the Parks

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











Happy Hopy Easter Bunny Photos

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



Upcoming Events:

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

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

Dirty Thursday / Blair Mill Park / April 20th

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

Enchanted Forest / Stallings Municipal Park / April 28th

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

Stallings Summer Market / Stallings Municipal Park / June - September

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

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

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

Third Thursday Trivia / Stallings Municipal Park/ June – September

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

Backyard BBQ / Stallings Municipal Park / July 7th

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

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

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

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Finance

- Cash Balances as of 4/19/2023

▪ General Fund PNC Accounts	\$ 2,830,865.64
▪ Asset Forfeiture PNC Accounts	
• PD State Forfeiture	\$28,559.76
• PD Federal Forfeiture	\$125,107.54
▪ PD Evidence Custodian	\$6,766.69
NCCMT – ARPA Investment Account	\$ 4,191,748.80
▪ General Fund NCCMT Investment Account	\$ 10,646,168.93
▪ Powell Bill NCCMT Investment Account	\$ 1,189,531.60
▪ Sewer Account NCCMT Investment	\$ 8,087.76
▪ Storm Water PNC Account	\$ 211,369.60
▪ Storm Water NNCMT Investment	\$ 1,033,214.97

Human Resources

No report.

General Government/Town Clerk

Budget Prep

- Continued budget work Council Budget Sessions

Emergency Management Training

- Staff is working with Union County Emergency Management to set up a table-top training for staff in late summer. More details to come.

MUCEC

- Monroe Union County Economic Development Commission (MUCEDC) - Staff will bring a MOU with MUCEDC to Council once it is finalized by MUCEDC.

ARPA

- Staff is continuing to monitor Federal reporting requirements. On-going reporting continues.

Surplus Sales

- \$5160.85 worth of items have been sold so far in 2023. A total of \$17,239.11 worth of items were sold in 2022.

Old Monroe Road ROW Appraisals

- Working with attorney on appraisals

2725 Old Monroe Road (John Deere) Property

- Working with Planning and Zoning on tenant possibilities for building

Old Monroe Road NCDOT Project (U-4714)

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