



## March 22, 2024 - Staff Report



### Planning & Zoning Monthly Report | February 2024 Meetings

#### Meeting Type

##### Town Council:

- RZ23.12.01 - Approved.
  - The Moser Group requests a general rezoning for 100 Sherin Ln PID#07102161A from US 74 Commercial (C-74) to Industrial (IND).
- TX24.01.01 - Approved.
  - Staff requests a text amendment to Article 3 to amend the definition of principal structure.

##### Planning Board:

- TX24.02.01 - Recommended Approval
  - Staff requests a text amendment to Article 21 to adopt and incorporate streetscape requirements into the development ordinance.
- TX24.02.02 - Recommended Approval
  - Staff requests a text amendment to Article 8 to change Industrial District setbacks to match the setbacks of building lot type "Highway Commercial" in Article 9.
- TX24.02.03 - Recommended Approval
  - Staff requests a text amendment to Article 11 to adopt and incorporate a Land Development Permit.
- TX24.02.04 - Recommended Approval
  - Staff requests a text amendment to Article 8 to amend to definition of Town Center.
- RZ24.01.01 - Recommended Approval
  - Staff requests a rezoning for 13 parcels to the Town Center zoning.

##### Board of Adjustments:

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

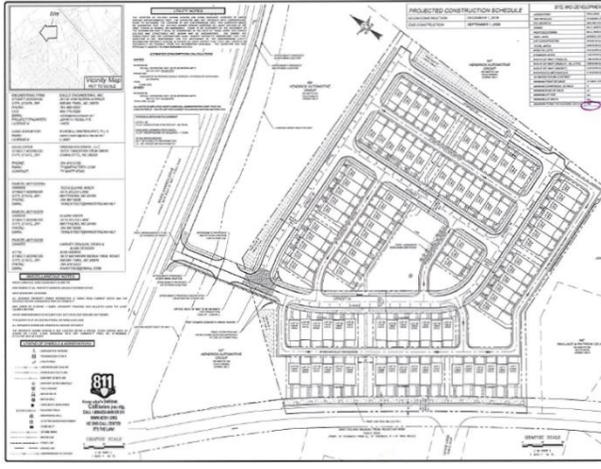
##### Community Meetings

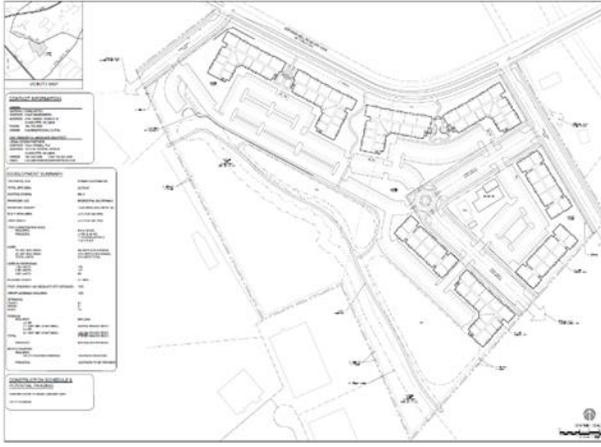
- N/A

##### Misc Meetings

- N/A

### Current Approved Residential Project Status

Project Name, Info	Location	Additional Info	Status	
<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>Idlewild Rd behind Idlewild Shopping Centre</p>	<ul style="list-style-type: none"> <li>By-Right Development Agreement: Yes - recorded</li> <li>Construction Documents approved.</li> <li>Final Plats approved. They have received their Water and Sewer Accessibility letter, NCDEQ Permit, and NCDOT Driveway Permit.</li> </ul>	<p>Construction Ongoing</p>	
 <p>BOHLER MATTHEWS, STALLINGS, NC IDLEWILD RESIDENTIAL EXHIBIT G</p>	<p>Bailey Mills (Formerly Stallings Townhomes):</p> <ul style="list-style-type: none"> <li>92 Single-Family Attached Residential.</li> </ul>	<p>Marie Garris Rd and Matthews Indian Trail Rd</p>	<ul style="list-style-type: none"> <li>By-Right Development Agreement: Yes recorded</li> </ul>	<p>Construction Ongoing</p>
	<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>	<p>Marie Garris Rd and Matthews Indian Trail Rd</p>	<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>	<p>Construction Documents and Final Plat not approved.</p>

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 approved, and Final Plat 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 submitted for 1st review of Construction Documents. We have not received 2nd review request</p>

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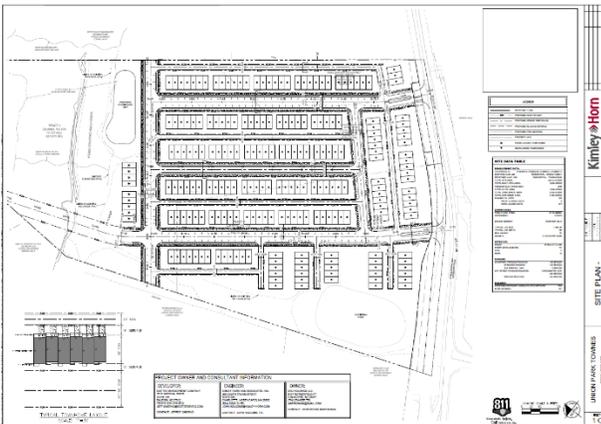
Stone Creek (Formerly Union Park Townes):

- 220 Single-Family Attached Units

Stallings Rd

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

Under Construction

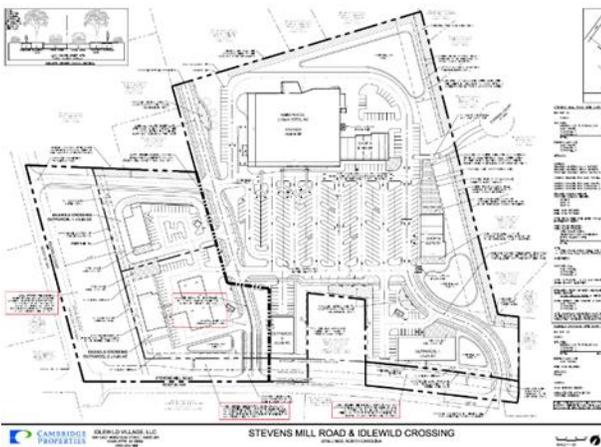


Idlewild and Stevens Mill Project (Idlewild Crossing):

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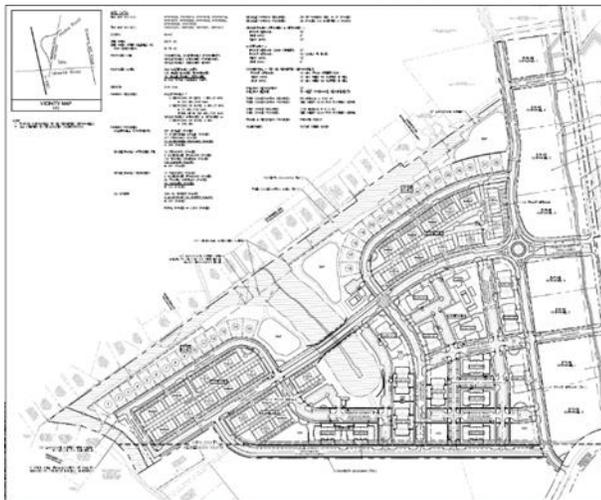
- Stinson Farm:
- Total Site Area: 83.71ac
  - 360 Multifamily Units
  - 136 Attached-Homes
  - 32 Single-Family Detached Homes
  - 8 Future Outparcels of retail/commercial (Inactive)

Idlewild Rd

- Development Agreement: Yes - recorded.

Construction Documents Approved

uses were allowed by-right.

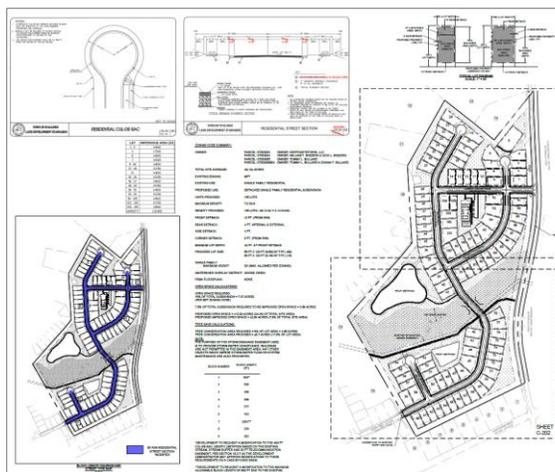


- Courtyards on Greenway:
- 105 Single-Family Detached Residential

Lawyers Rd

- By-right Development

Under Construction Document Review



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: Council kick off meeting on March 4, 2024. Currently developing survey and stakeholder list.

### 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.

February/March has seen an unusual influx of submittals for review.

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

- PR24.03.01 – Steelpoint 1<sup>st</sup> Review
- PR24.03.02 – Sell Ethics 1<sup>st</sup> Review
- PR24.03.03 – Shannamara Pickleball Courts 1<sup>st</sup> Review
- PR24.03.04 – Southeast Auto Repair 1<sup>st</sup> Review
- PR24.03.05 – 109 Sherin Lane 1<sup>st</sup> Review
- PR24.03.06 – American Store and Lock (3815 Matthews-Indian Trail Rd) 1<sup>st</sup> Review [needs payment]

**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 [back after 2 years dormant]
- CD24.03.01 – Stallings Auto 2nd Review
- CD24.03.02 – Cupped Oak Industrial 2nd Review

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

- FP24.03.01 – 5036 Weatherly Way 1<sup>st</sup> Review
- FP24.03.02 – The Grove Subdivision 1<sup>st</sup> Review

**Reports**

**Permit Report:**

02/01/2024 - 02/29/2024

Permit Date	Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Payment
2/28/2024	2194	Principal Structure Addition	Approved	SFR-2	Shannamara	233 LIMERICK DR	\$50.00
2/28/2024	2193	Principal Structure Upfit	Online Submission	MU-2		7800 STEVENS MILL RD	\$50.00

2/28/2024	2192	Use Permit	Approved	MU-2		7800 STEVENS MILL RD	\$50.00
2/28/2024	2191	Principal Structure Upfit	Approved	SFR-2	Forest Park	315 CEDARWOOD LN	\$50.00
2/27/2024	2190	Principal Structure Addition	Approved	SFR-3		1200 STALLINGS RD	\$50.00
2/27/2024	2189	New Accessory Structure	Approved	SFR-3		1200 STALLINGS RD	\$50.00
2/23/2024	2188	New Principal Structure	Approved	MU-2	Bailey Mills	524 Bailey Mills Drive	\$100.00
2/23/2024	2187	New Principal Structure	Approved	MU-2	Bailey Mills	520 Bailey Mills Drive	\$100.00
2/23/2024	2186	New Principal Structure	Approved	MU-2	Bailey Mills	516 Bailey Mills Drive	\$100.00
2/23/2024	2185	New Principal Structure	Approved	MU-2	Bailey Mills	512 Bailey Mills Drive	\$100.00
2/23/2024	2184	New Principal Structure	Approved	MU-2	Bailey Mills	508 Bailey Mills Drive	\$100.00

2/23/2024	2183	New Principal Structure	Approved	MU-2	Bailey Mills	504 Bailey Mills Drive	\$100.00
2/23/2024	2182	Use Permit	Approved	C-74		13613 E Independence Blvd. Unit E	
2/22/2024	2181	Permanent Sign Permit	Approved	TC		4540 POTTER RD	\$50.00
2/22/2024	2180	Principal Structure Addition	Approved	MU-2		5733 STEVENS MILL RD	\$50.00
2/22/2024	2179	Permanent Sign Permit	Online Submission	MU-2		12134 Stallings Commerce Dr	
2/19/2024	2178	Principal Structure Addition	Approved	Conditional		3617 MATTHEWS-WEDDINGTON RD	\$50.00
2/16/2024	2177	Chicken	Approved	SFR-1	Fairforest	2333 STONEHEDGE DR	\$25.00
2/14/2024			Online Submission		Aria Apartments	15120 IDLEWILD RD	
2/14/2024			Online Submission		Aria Apartments	15120 IDLEWILD RD	
2/14/2024	2174	New Accessory Structure	Approved	MU-2	Aria Apartments	15120 IDLEWILD RD	

2/14/2024	2173	New Accessory Structure	Approved	MU-2	Aria Apartments	15120 IDLEWILD RD	
2/14/2024	2172	New Accessory Structure	Approved	MU-2	Aria Apartments	15120 IDLEWILD RD	
2/14/2024			Online Submission		Aria Apartments	15120 IDLEWILD RD	
2/13/2024	2170	Principal Structure Addition	Approved	SFR-1	Millstone Estates	4861 STEVENS MILL RD	\$50.00
2/13/2024	2169	New Accessory Structure	Approved	C-74		0 SMITH FARM RD	\$50.00
2/13/2024	2168	New Accessory Structure	Approved	SFR-2	Country Woods East	1150 HAWTHORNE LN	\$50.00
2/9/2024	2167	New Accessory Structure	Approved	SFR-1	Golden Acres	5108 SHAFTWOOD DR	\$50.00
2/9/2024	2166	Principal Structure Upfit	Approved	MFT	Callonwood	1183 DRUMMOND LN	\$50.00
2/8/2024	2165	New Principal	Approved	SFR-3	Spring Hill	3923 Privette Rd	\$100.00

		Structure					
2/8/2024	2164	New Principal Structure	Approved	SFR-3	Spring Hill	3915 Privette Rd	\$100.00
2/8/2024	2163	New Principal Structure	Approved	SFR-3	Spring Hill	3907 Privette Rd	\$100.00
2/4/2024	2162	New Accessory Structure	Approved	MFT	Chestnut Oaks	1004 GAINSBOROUGH DR	\$50.00
							\$1,675.00

Total Records: 33

3/1/2024

**Code Enforcement Report:**

February Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
2/5/2024	PN - Trash/Debris	Complaint	Closed	2012 Stallings Rd.
2/5/2024	PN - Trash/Debris	Complaint	Closed	2108 Stallings Rd.
2/8/2024	PN - Damaged/Sagging Fence	Ride Around	Open	5029 Potter Rd.
2/9/2024	SDO - Deck Installation Without a Permit	Complaint	Closed	4861 Stevens Mill Rd.
2/13/2024	PN - Chickens Without a Permit	Complaint	Closed	2333 Stonehedge Dr.
2/13/2024	SDO - Deck Installation Without a Permit	Ride Around	Open	5733 Stevens Mill Rd.
2/15/2024	PN - Trash/Debris/Appliances/Mattresses	Ride Around	Open	4124 Pleasant Plains Rd.
2/16/2024	SDO - Lean-To Installation Without a Permit	Ride Around	Open	8134 Hunley Ridge Rd.
2/22/2024	PN - Tall Grass and Weeds	Ride Around	Open	5050 Scaleybark Ct.
2/22/2024	SDO - Parking of Over Size Vehicle in a Residential Area	Complaint	Closed	5020 Scaleybark Ct.
2/22/2024	PN - Trash/Debris	Ride Around	Open	517 Springhill Dr.
2/26/2024	J/A/N - Junked/Nuisance Vehicle	Ride Around	Open	501 White Oak Ln.
2/29/2024	SDO - Fence Installation Without a Permit	Ride Around	Open	720 Pesca Ln.
2/29/2024	PN - Furniture/Appliances	Complaint	Open	7006 Copeland Ct.

Prior Cases Currently Open - Code Enforcement				
1/26/2023	SDO - Unpermitted Storage	Ride Around	Open	100 Sherin Ln.
7/14/2023	SDO - Illegal Business and Zoning Violations	Complaint	Open	3730 Birchdale Ct.
8/3/2023	J/A/N - Junked/Nuisance Vehicles and Trash/Debris	Complaint	Open	409 White Oak Ln.
8/31/2023	J/A/N - Junked/Nuisance Vehicles and Trash/Debris	Complaint	Open	400 Aurora Blvd.
8/31/2023	SDO - Multiple Zoning Violations	Complaint	Open	3025 Gribble Rd.
11/9/2023	SDO - Multiple Zoning Violations	Ride Around	Open	109 Sherin Ln.
12/5/2023	J/A/N - Junked/Nuisance Vehicles and Trash/Debris	Ride Around	Open	4100 Pleasant Plains Rd.
12/7/2023	J/A/N - Junked/Nuisance Vehicles and Trash/Debris	Ride Around	Open	3125 Gribble Rd.
1/16/2024	J/A/N - Junked/Nuisance Vehicle	Ride Around	Open	508 White Oak Ln.
1/30/2024	SDO - Temporary Signs Requiring a Permit	Ride Around	Open	2701 Old Monroe Rd.
1/30/2024	SDO - Temporary Signs Requiring a Permit	Ride Around	Open	2709 Old Monroe Rd.

February Cases	
Open	9
Closed	5
<b>Total</b>	<b>14</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 no crime scene callouts, and had four cases assigned out for investigation. CID obtained 11 search warrants and two arrest warrants in ongoing case investigations. One detective completed his task force officer renewal.
- Patrol officers conducted a variety of traffic stops resulting in multiple seizures of currency, drugs, and stolen firearms.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected almost five pounds of unwanted medication.
- Corporal Josh Helms and Officer Tyler Dennis were given Life Saving awards for their handling of a suicidal subject who was attempting to hang himself.
- Officers in the department attended the HOA meeting for Courtyard at Chestnut neighborhood and participated in the Parks and Rec "Party at Privette" where they hosted "Coco with the Popo" where officers handed out hot chocolate for those in attendance. These officers also handed out a resupply of school supplies to the kids in attendance.
- Officers Whitney Bolick and Chris Shundo continue to progress through field training.

## 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.
- 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, is expected to be formally advertised for bids on March 21, 2024, with the bid due date of April 11, 2024.
    - Staff will bring contract approval to Council once bids have been reviewed and verified.
- 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.
      - Fairhaven – 1309 Yellow Daisy \*Completed\*
      - Fairhaven – 1308 Afternoon Sun \*Completed\*
      - Kerry Greens – 4018 Suttle Place \*Completed\*
      - Shannamara - 2323 Caernarfon Lane
      - Spring Hill – 240 Springhill Road
    - Public Works is completing a sink hole repair on Curry Way, in the Curry Place Subdivision.
  - 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 for to come into full permit compliance over the 5-year permit period.
  - 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 began in early December 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.
- 325 Stallings Road
  - No engineering updates at this time.
    - Action plan to be discussed further during FY 2025 budget discussions.
- 2725 Old Monroe Road
  - No Engineering updates at this time.
- Chestnut Roundabout Landscaping
  - Project completed week of 11/13/2023.
  - Staff has included recurring annual maintenance of this intersection and roundabout into its current landscaping contract.
- 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 still coordinating with Union County and NCDOT to receive approval for the water meters that feed the irrigation lines.
- 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.
- The anticipated construction let date for the project is Summer of 2025.
- Potter-Pleasant Plains Intersection Improvement
  - Project is expected to be advertised for bids in March of 2024, with construction expected to begin by July 2024.
- Fiber Installation
  - 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 about Encroachment Agreements to install fiber throughout Stallings.
- Storm Water 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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### **Greenway Design:**

The Blair Mill Greenway is officially completed and we are waiting on a few more outstanding items including:

- Final Sweeping of the Greenway | Contractor coming in to “clean things up”
- Parks & Recreation Crew to remove debris alongside greenway trail.

As soon as we do the final walkthrough we will “unofficially” open the greenway for the community. We plan on holding an official ribbon cutting ceremony soon on Monday at 6 PM!

### **Recent Events:**

Shenanigans in Stallings | March 15<sup>th</sup>, 2024 | 2:00pm – 4:00pm  
A great event!

Date: Friday, March 15th

Time: 2:00 PM - 4:00 PM

Location: Stallings Municipal Park | 340 Stallings Rd. Stallings  
NC 28104

Cost: Free

Registration Encouraged | Open to residents and nonresidents

Age: All children are welcome however it is geared towards 4-12 year olds. The activities are for the whole family to do together!

*Activities include:*

Scavenger Hunt: Explore the park and put your detective skills to the test as you hunt for hidden clues scattered throughout the grounds. Find all the clues to win a special prize! St. Patrick's Day Crafts: Let your creativity shine as you make your very own St. Patrick's Day crafts. Shamrock Toss: Test your luck and aim as you participate in our Shamrock Toss game. Throw the shamrocks

and try to land them in the pot of gold for your chance to win some fantastic prizes.

### **Stallings Municipal Park:**

The new playground is open!

### **Blair Mill Park:**

- **Blair Mill Beavers**

Blair Mill Park has been experiencing increased beaver activity over the past few months, leading to concerns regarding the potential damage to trees, waterways, and park amenities. The unchecked expansion of beaver dams has resulted in localized flooding, compromising the integrity of walking trails and recreational areas. Additionally, the beaver lodges pose a safety risk to park visitors and hamper our efforts in maintaining the park's aesthetic appeal. The primary objective of the beaver trapping initiative is to regulate the beaver population within Blair Mill Park in a humane and environmentally responsible manner. By implementing targeted trapping measures, we aim to achieve a balance between preserving the natural habitat and safeguarding park infrastructure.

### **Exciting Parks News:**

- Nick Coffey recently completed his first year of NRPA (National Recreation and Parks Association) maintenance management school. This school is in Wheeling, West Virginia and is part of a two-year program to help build maintenance standards and procedures in local municipalities. We are SO proud of Nick & are excited to see him bring more knowledge to our department!

## **Finance**

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- Interim Finance Officer Marsha Gross has completed the audit, which was submitted to the State LGC.
- Staff are working diligently with the Council as part of the budget and priority setting process.
- Staff anticipate presenting a draft budget to the Council by 4/19/24.

## **Human Resources**

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- No report.

## **General Government**

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

- KWC has provided Council with red-lined LOIs for consideration.

### **Spring Bulk Pick-Up**

- Week of April 8
- For more information: <https://www.stallingsnc.org/Our-Community/Community-Calendar/Events/ModuleID/687/ItemID/643/mctl/EventDetails>

### **Spring Shred Day**

- Thursday, April 11
- 9 a.m. – 12 p.m.
- 2725 Old Monroe Road
- For more information: <https://www.stallingsnc.org/Our-Community/Community-Calendar/Events/ModuleID/687/ItemID/649/mctl/EventDetails>

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

- Meetings with Parks and Recreation continue to prepare for Stallings 2025 milestone incorporation date. Council will be updated in Spring 2024.

### **Surplus Sales**

- A total of \$278.27 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](#).