



March 24, 2023 - Staff Report



Monthly Report | February 2023

ZONING REQUESTS, PUBLIC HEARINGS, AND MEETING ITEMS:

Planning Board:

- Due to a lack of a quorum, the Planning Board Meeting for the Town of Stallings on Tuesday, February 21, 2023, was canceled.

Board of Adjustments:

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

Town Council:

- THE TOWN COUNCIL APPROVED THE FOLLOWING PLANNING & ZONING ITEMS AT THEIR FEBRUARY 27, 2022, REGULAR MEETING:
 - TX23.01.01 – TO AMEND ARTICLE 11.6-1 BUFFERING AND SCREENING OF DIFFERENT DISTRICTS TO ALLOW THE DEVELOPMENT ADMINISTRATOR TO REQUIRE A BUFFER FOR NEW DEVELOPMENT ADJACENT TO EXISTING RESIDENTIAL.
 - TX23.01.02 – A TEXT AMENDMENT TO ALLOW FOR THE USE OF BREWERIES WITH OR WITHOUT BEVERAGE SALES INTO THE INDUSTRIAL (IND), BUSINESS CENTER (BC), AND TOWN CENTER (TC) ZONING DISTRICTS.

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>

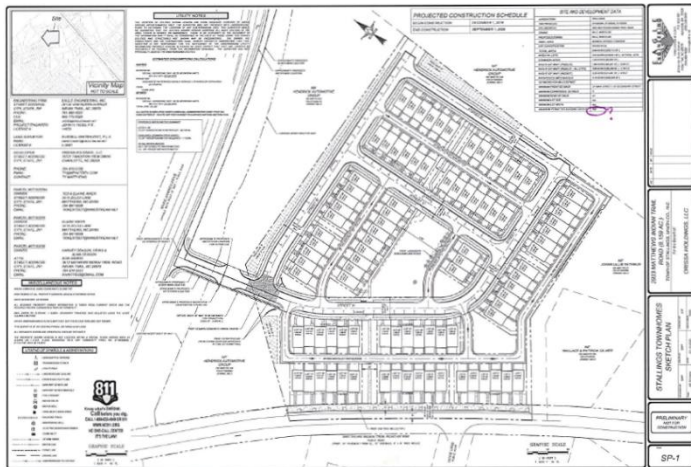
Aria at Idlewild (Idlewild Mixed-Residential Plan):

- 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 Multi-Family Units (Aria)
 - 148 Townhomes in Stallings (Inactive)
 - 115 Townhomes in Matthews (Inactive)
 - 3.41 acres of retail/commercial (Inactive)



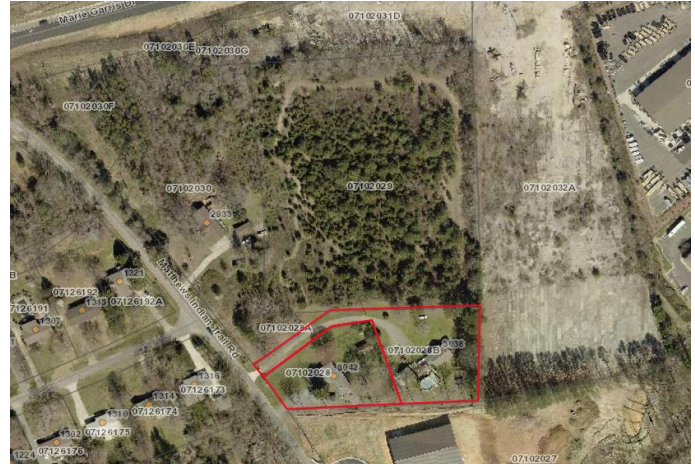
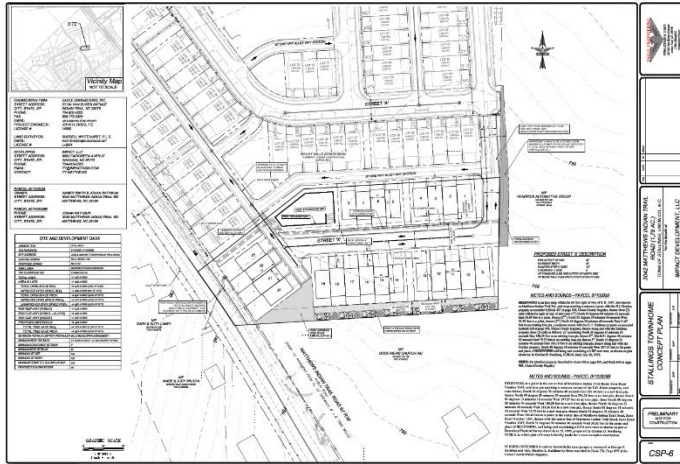
Bailey Mills (Formerly Stallings Townhomes):

- 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.



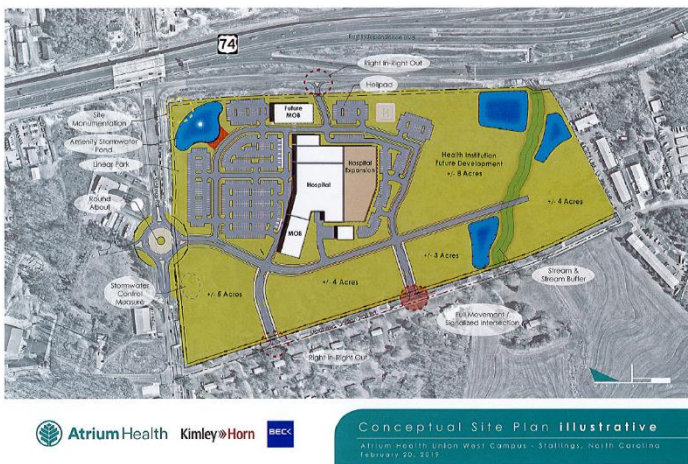
Bailey Mills Expansion (Phase 2):

- 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.



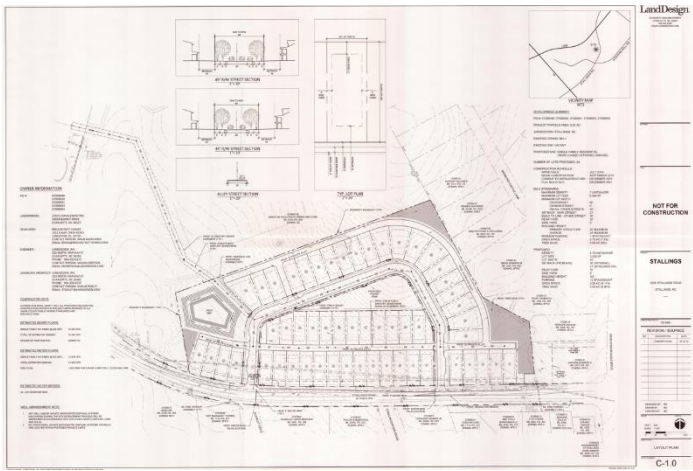
Atrium Health:

- 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.



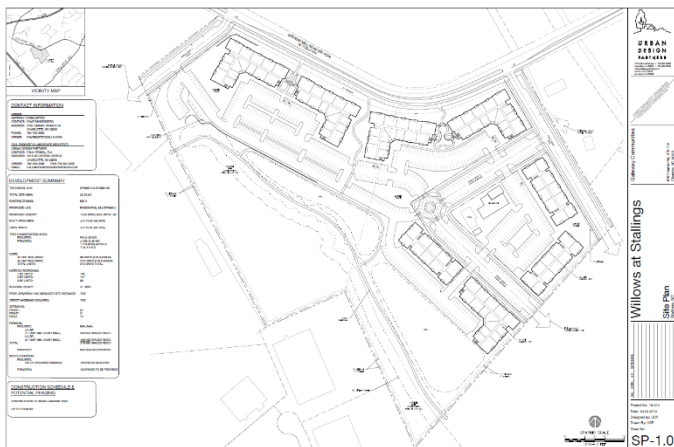
Stallings Elementary Single-Family TND (Sawmill Run):

- 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.



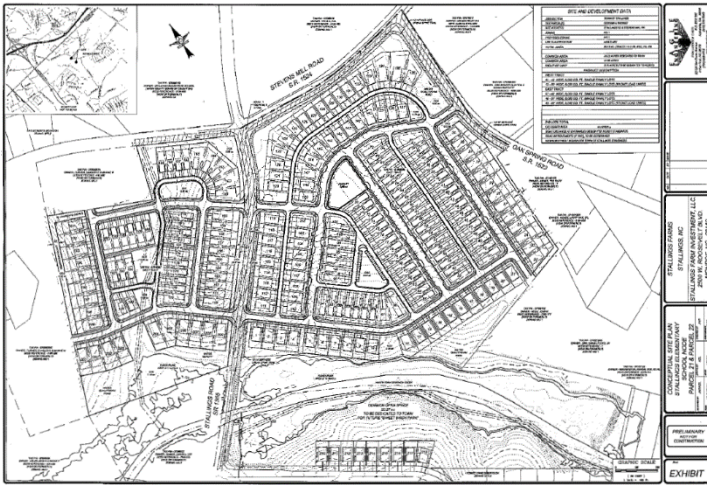
Willows at Stallings:

- 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 Multi-Family 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).



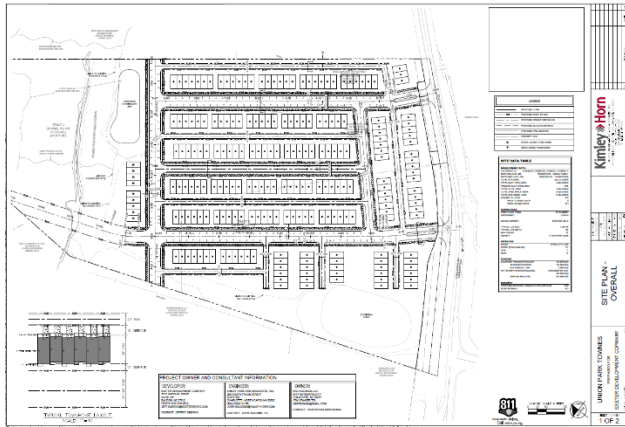
Stallings Farm:

- 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.



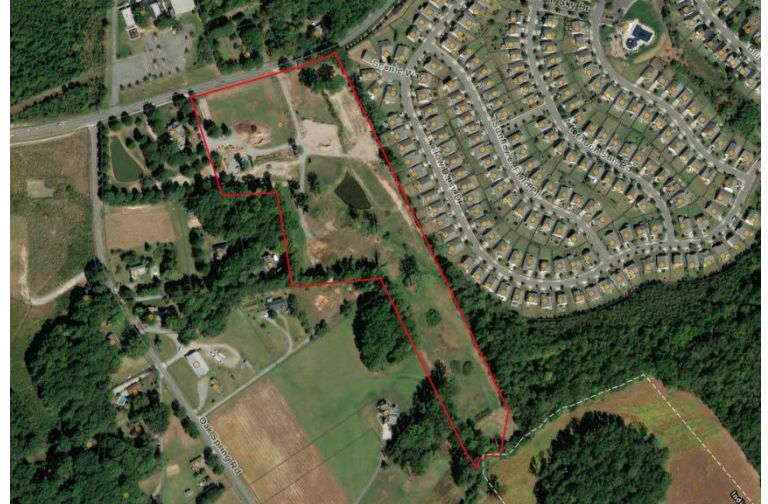
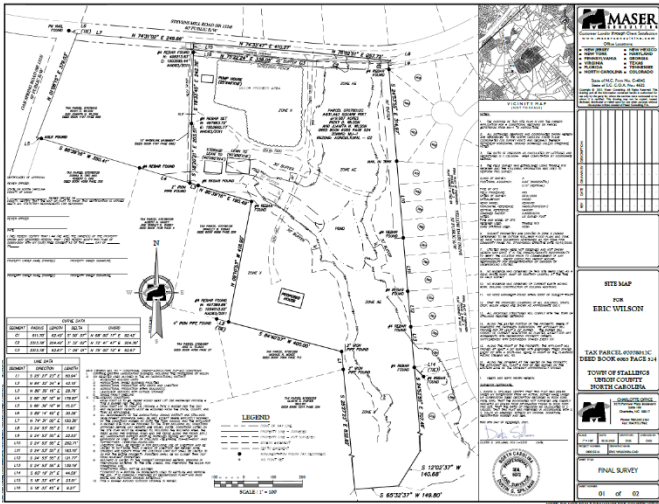
Stone Creek (Formerly Union Park Townes):

- 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 streetlights 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.



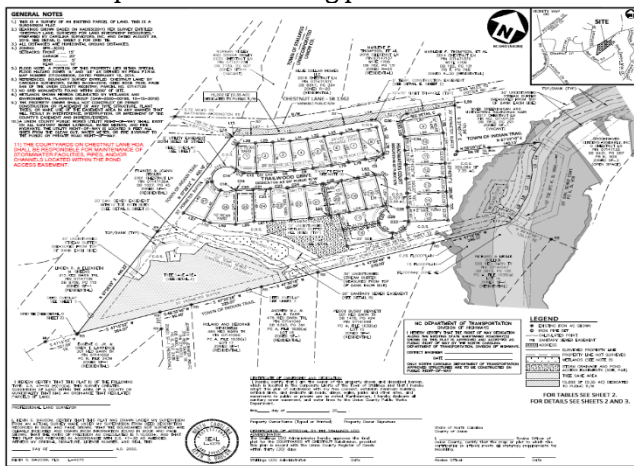
4416 Stevens Mill Road (Wilson):

- 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 is awaiting the applicant's updated site and landscaping plan before issuing permits.
- They appear to have expanded the use, and code enforcement is investigating.



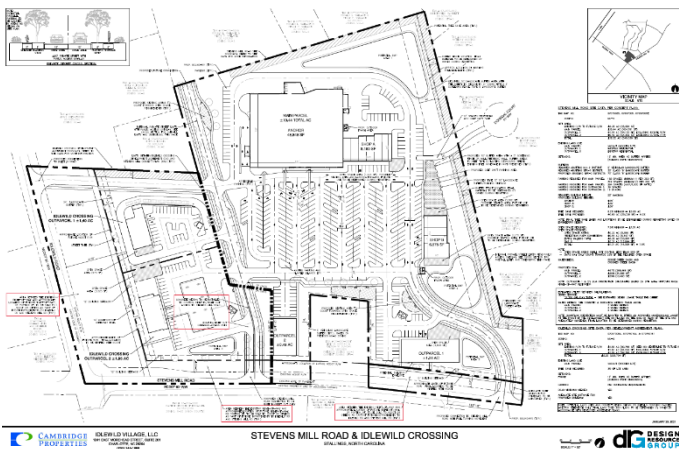
Courtyards at Chestnut (Epcor):

- 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.



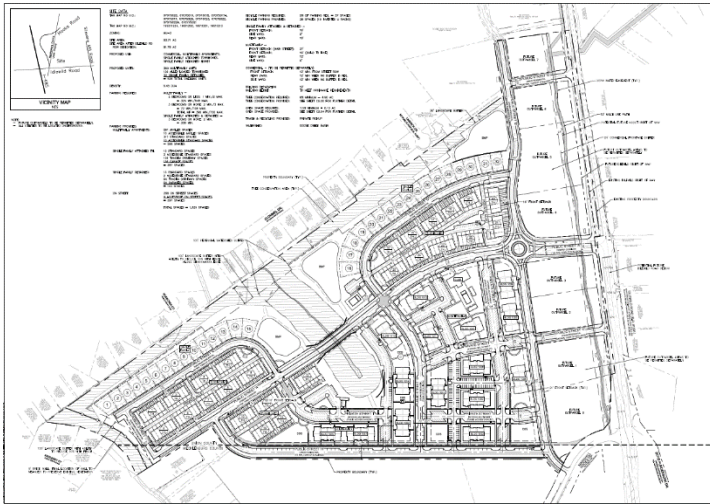
Idlewild and Stevens Mill Project (Idlewild Crossing):

- 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 Multi-Family 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 future 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 Multi-Family 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 Multi-Family 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 Multi-Family Units
Total Projections	<ul style="list-style-type: none"> • 448 Single-Family Detached Homes • 471 Attached-Homes • 945 Multi-Family 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 plan 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 in 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:

- 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
- SDO - Stallings Development Ordinance

January 2023 Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
2/28/2023	PN - Trash and Debris	Complaint	Open	3735B BEAM RD
2/28/2023	Chicken Permit	N/A	Open	415 SMITH CIR

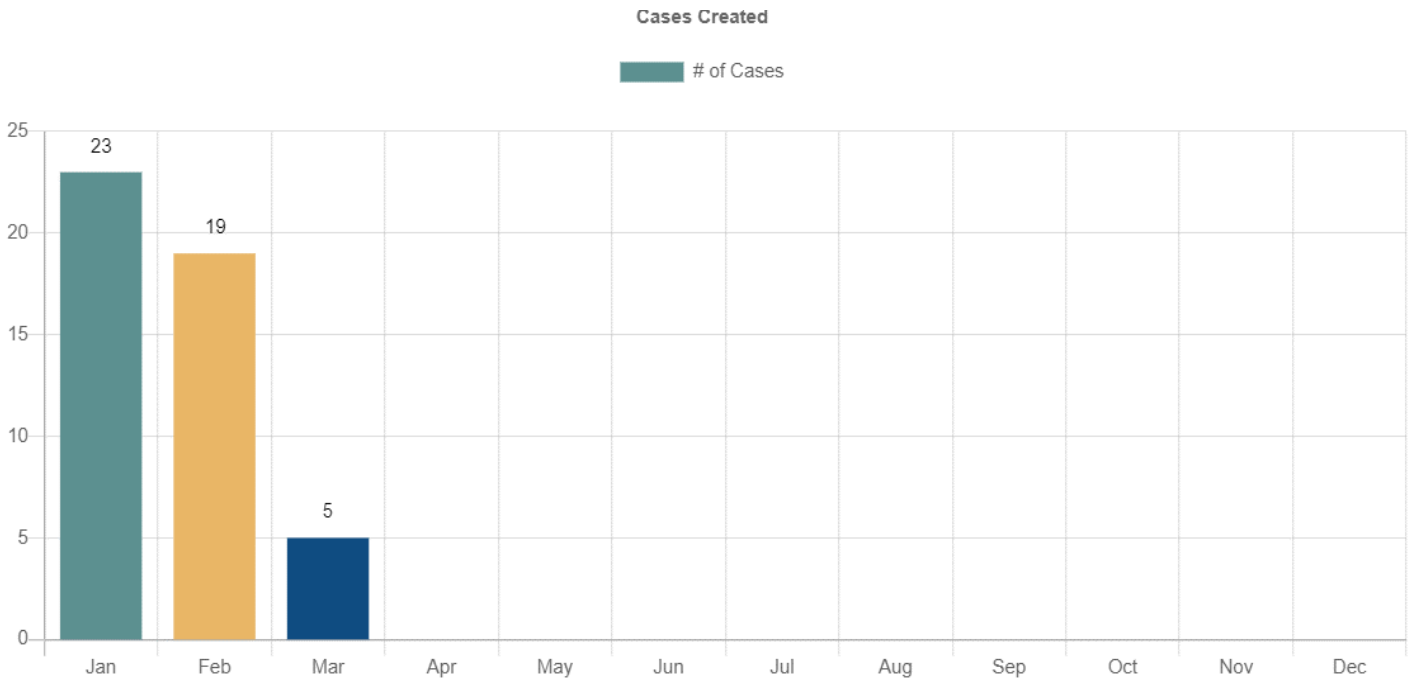
2/27/2023	PN- junk and debris	Ride Around	Open	5100 POTTER RD
2/23/2023	PN - Junk and debris	Ride Around	Open	9335 HARRIS CORNERS PKWY
2/22/2023	SDO - CZ 12.08.01 violation	Complaint	Open	1488 LONGLEAF CT
2/22/2023	PN - Multiple Tenants	Complaint	Closed	2066 BLUEBONNET LN
2/22/2023	Traffic	Complaint	Closed	7105 CORPORATE DR
2/20/2023	PN - Construction Noise	Complaint	Closed	N/A
2/20/2023	PN- Tires stored outside	Complaint	Closed	3735B BEAM RD
2/17/2023	PN - Junk and Debris	Ride Around	Open	1508 BROOKHOLLOW DR
2/16/2023	PN - Leaves in gutter	Complaint	Open	4701 SHANNAMARA DR
2/16/2023	PN -Junk appliances	Complaint	Closed	1120 LAKEWOOD DR
2/13/2023	Animal	Ride Around	Closed	1221 HAMMOND DR
2/9/2023	Traffic	Ride Around	Open	2105 WESTMINISTER LN
2/8/2023	SDO - Sign overdue	Ride Around	Closed	2817 BELVEDERE AVE
2/6/2023	Traffic	Complaint	Closed	N/A
2/6/2023	SDO - signs	Ride Around	Closed	5130 Monroe Rd
2/2/2023	PN - Trash and Debris	Complaint	Closed	5036 WEATHERLY WAY
2/1/2023	PN - stagnant water	Complaint	Closed	2010 MILLBROOK LN

Violations	
Public Nuisance	11
J/A/N Vehicles	0
SDO	3

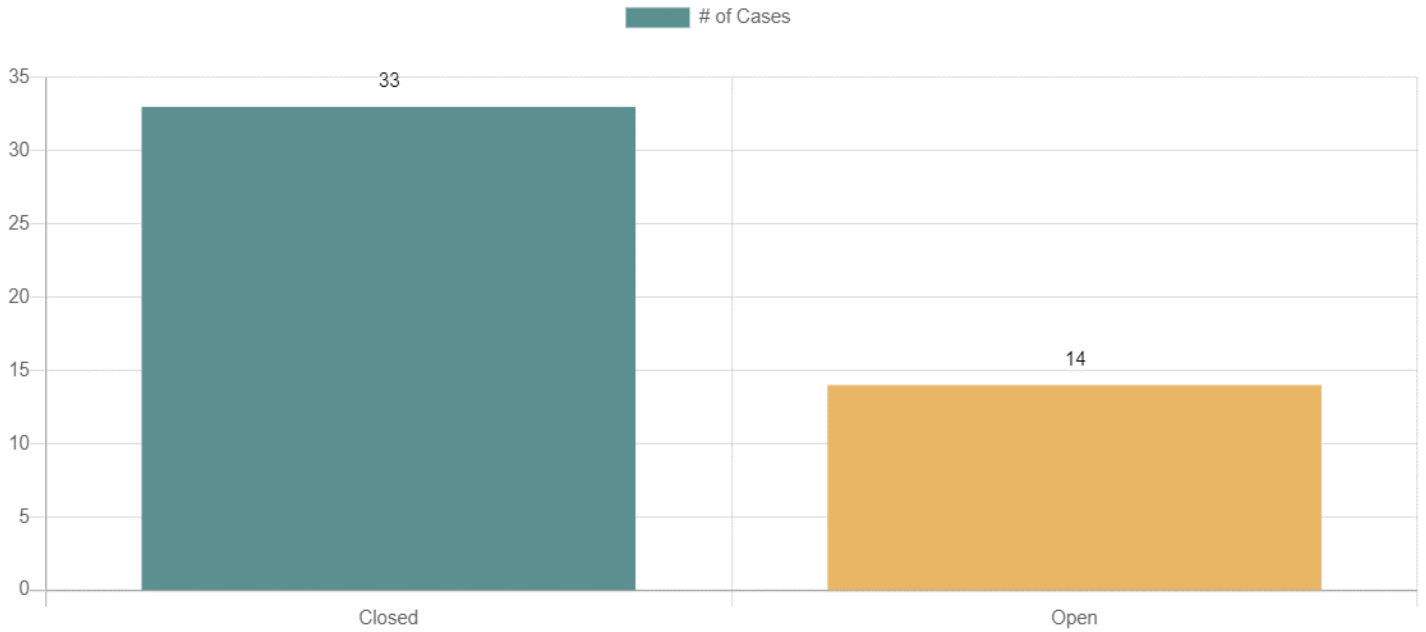
Traffic	3
Open Burn	0
Hazard	0
Noise	1
MHS	0
Total Opened	18

December Cases	
Open	8
Closed	11
Total	19

Code Enforcement Charts (Cont. below)



Case Count by Status



- 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>

January 2023 Monthly Report - Permitting

Permit #	Description	Date	Status	Total Fees	Total Payments	Parcel Address	Subdivision	Zoning	Parcel #
1782	Build new 30x50 garage	2/28/2023	Online Submission	\$ -		511 Meadowbrook Drive	Forest Park	SF R-2	71023 06
1781	Wholesale of Lumber. (Paid in person.)	2/28/2023	Approved	\$ 50.00	\$ 50.00	108 Cupped Oak Drive	Union West Business Park	IND	71023 08
1780	WALL SIGN	2/27/2023	Approved	\$ 50.00	\$ 50.00	108 Cupped Oak Drive	Union West Business Park	IND	71023 08
1779	WALL SIGN (Paid in-person)	2/27/2023	Approved	\$ 50.00	\$ 50.00	108 Cupped Oak Drive	Union West Business Park	IND	71023 08

1778	WALL SIGN 64 SF 4 INCH	2/27/ 2023	Withdra wn	\$ 50.00	\$ 50.00	108 Cupped Oak Drive	Union West Business Park	IN D	71023 08
1777	20'x14' Gable roof 3-season porch	2/27/ 2023	Approved	\$ 50.00	\$ 50.00	603 Caroline Aubrey way	Olde Blair's Mill	SF R - 1	70753 84
1776	Enclosed building with gravel floor to park boat inside	2/26/ 2023	Approved	\$ 50.00	\$ 50.00	6108 Panache Drive	Stonewood	SF R - 3	71324 59
1775	Install inground fiberglass 12x30 swimming pool	2/24/ 2023	Approved	\$ 50.00	\$ 50.00	402 Rachel Elizabeth Drive	Olde Blair's Mill	SF R - 1	70753 75
1774	New Home Construction	2/23/ 2023	Approved	\$ 100.00	\$ 100.00	1030 Gradison Drive	Courtyards on Lawyers Road	CZ	83213 62
1773	New Home Construction	2/23/ 2023	Approved	\$ 100.00	\$ 100.00	1358 Millview Lane	Courtyards on Lawyers Road	CZ	83213 12
1772	18'x14' Deck	2/21/ 2023	Approved	\$ 50.00	\$ 50.00	1048 Slate Ridge Road	Stonewood	SF R-3	71324 39
1771	Adding New Deck 28.0' x 12.0' next to existing Screened Porch	2/21/ 2023	Approved	\$ 50.00	\$ 50.00	6129 Abergele Lane	Shannamara	SF R - 2	70549 14
1770	New Rear Porch 21' by 18' (Paid in- person).	2/20/ 2023	Approved	\$ 50.00	\$ 50.00	8012 Glamorgan Lane	Shannamara	SF R - 2	70548 33

1769	<p>Landscaping business. Is grandfathered in. According to "22.4-1 of the Stallings Development Ordinance" Discontinuation of Nonconforming Uses. A nonconforming use is allowed to continue unless the use is discontinued for any reason for a period of seven hundred and thirty (730+) or more consecutive days, and there are no substantial good faith efforts to re-establish the use during this period. Obtaining permits to maintain the existing use or significant continuous efforts to market the property for sale or lease for the</p>	2/17/2023	Approved	\$ 50.00	\$ 50.00	3740 Pleasant Plains Road	N/A	TC	7129303
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<p>existing use (e.g., MLS listing, Realtor contract, etc.) shall be regarded as substantial good faith efforts. A nonconforming use shall be deemed discontinued after a period of one thousand and ninety-five (1,095) consecutive days regardless of any substantial good faith efforts to re-establish the use. Thereafter, the structure or property associated with the use may be used only for conforming use. Where multiple nonconforming uses occupy the same premises, the reallocation of any combination of the</p>												
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	<p>nonconforming uses shall be allowable provided there is no net increase in the gross area of the combined nonconforming uses. Special uses discontinued for a period of seven hundred and thirty (730+) or more consecutive days shall be regarded as nonconforming uses and shall not be re-established without new special use permit approval</p>								
1768	Temporary sign	2/16/2023	Approved	\$ 25.00	\$ 25.00	3420 Pleasant Plains Rd	N/A	CZ	07144 005A
1767	Batter Up Cookies & More (cookie baking) Home Occupation Permit.	2/16/2023	Approved	\$ 50.00	\$ 50.00	502 Caroline Aubrey Way	Olde Blair's Mill	SF R - 1	70753 79
1766	ABC Permit	2/16/2023	Approved	\$ 50.00	\$ 50.00	2800 Old Monroe Road	N/A	TC	07129 314A
1765	New Fence	2/10/2023	Approved	\$ 50.00	\$ 50.00	2005 Donovan Drive	Vickery	SF R - 1	70753 22

1764	Addition on rear of home. (Waiting on Engineering to progress forward).	2/6/2023	Online Submission	\$ -	\$ -	1006 Twin Pines Drive	Chestnut Place II	MF T	7147767
1763	GABLE STYLE ROOF 11.5 X 14	2/6/2023	Approved	\$ 50.00	\$ 50.00	608 Hinterland Lane	Southstone	CZ	7033396
1762	16'x16' Gable roof screen porch / 16'x12' Deck / 11'x10' Deck	2/6/2023	Approved	\$ 50.00	\$ 50.00	7215 Kidwelly Lane	Shannamara	SF R - 2	7054955
1761	Interior renovation of existing restrooms	2/3/2023	Approved	\$ 50.00	\$ 50.00	200 Beltway BLVD	N/A	IN D	7102196
1760	New Home Construction	2/2/2023	Approved	\$ 100.00	\$ 100.00	1109 Headwaters Court	Courtyards on Chestnut Lane	CZ	7147897
1759	New Home Construction	2/2/2023	Approved	\$ 100.00	\$ 100.00	2012 Trailwood Dr	Courtyards on Chestnut Lane	CZ	7147889
1758	New Home Construction	2/2/2023	Approved	\$ 100.00	\$ 100.00	1346 Millview Lane	Courtyards on Lawyers Road	CZ	8321315
1757	New Home Construction	2/2/2023	Approved	\$ 100.00	\$ 100.00	6007 Pleasant Run Drive	Courtyards on Lawyers Road	CZ	8321296
1756	New Home Construction	2/2/2023	Approved	\$ 100.00	\$ 100.00	1038 Gradison Drive	Courtyards on Lawyers Road	CZ	8321364

Permit Totals	
Total # of Permits	27
Fee Totals	\$ 1,475.00
Payment Totals	\$ 1,475.00

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 had one COVID case in February.
- SPD patrol officers spoke with Primrose School regarding school safety and lockdown procedures. They also completed a security assessment of the facility. Night shift patrol responded to a call of an armed robbery at the Gate Station. This case is currently under investigation. Officers responded to a disturbance at a local business. Officers discovered that those causing the disturbance had outstanding arrest warrants and were driving a stolen vehicle. While officers were investigating a shoplifting call, they stopped the suspect's vehicle and arrested the shoplifting suspect for DWI and other traffic-related charges
- CID cleared one case by arrest and four cases by juvenile petition. Investigators had five after-hour callouts during the month. They are actively working on multiple cases, partnering with our neighboring jurisdictions. Detectives obtained six search warrants for case investigations and had 5 cases assigned to the unit.
- This month the department collected less than one pound of unwanted medication.
- The SPD K9 unit had two deployments for criminal activity and had one apprehension. SPD's newest K9, Luna, and her handler, Officer John Lefor, completed K9 training and have begun working on night shift patrol.

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 is pursuing the grant with an application submittal date of early April.
 - 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).

- Staff is working to obtain core samples on the “reconstruction” roadway segments within the contract.
 - Resurfacing expected to begin in spring of 2023.
 - 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 two storm water repairs and maintenance work.
 - Fairfield Plantation - 911 Woodland Court
 - Fairfield Plantation – 6814 Brookgreen Terrace
 - 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 received comments from NCDEQ on the Town’s Draft Storm Water Management Plan (SWMP). The SWMP is required by the state to keep and maintain Stallings’ MS4 Permit.
- Ongoing Plan Review
 - Cupped Oak Industrial
 - First Review March 31st

- Stinson Farms
 - First Review due March 31st.
- Privette Road Subdivision
 - Third review due March April 4th.
- Steelepoint
 - Third Review due April 6th.
- V1 Fiber
 - Second Review due April 19th.
- Idlewild Crossing TIA
 - Initial TIA was provided and reviewed by Staff with Ramey Kemp
 - Ongoing coordination between developer and NCDOT to come to determine final transportation improvements.
 - A second analysis may be needed to compare several different roadway improvement scenarios.
- 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 Vickery Portion of the Blair Mill Greenway is finishing up construction & will hopefully see a ribbon cutting in the summer! We are currently working on getting together a plan for signage to start at the greenway that will also be cohesive with the Greenway Master Plan.

Upcoming Events:

Shred Day / April 13th | 9:00am – Noon

Our community Shred-it event promotes raising awareness about identity theft and fraud by reminding residents about the importance of securely destroying personal documents. This event is for secure PAPER document destructions and below are things that CANNOT be shred.

Enchanted Forest / April 28th / 6pm-8pm

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, 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 / June – Sept. / 1st & 3rd Thursdays / 4:00pm-6:00pm

Thursdays in Stallings is 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 at a later date! Come and grab dinner from an amazing truck while you shop the market!! The market hours will be 4:00pm to 6:00pm! Food trucks will be open until 7:00pm

Schools Out Bash at the Splash/ June 10th / 10:00am - Noon

School's Out!!! Now let's have a bash at the Splash!!

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 a waterslide! King of Pops will be on site handing out free popsicles while supplies last!!

Backyard BBQ / July 7th / 3:00pm – 9:00pm

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/ July 15th / 10am – 3:pm

 Back To School Drive + Market 

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!!!


 School Supply Drive (Proceeds supporting the Stallings Police Back to School Bash)

 Vendor Show

 Food Trucks

 Nomad Coffee

 The Boba Tea Bar

 Dunk - A - Cop

 Face Painting

 Balloon Artist

Crafts and much, much more to come!!

Programs:

Spring Sweatin' Series / April - June

Senior Steppers: Senior Steppers will take place on the 1st and 3rd Wednesday of the month. The Spring Series will take place from April-June. Must be 55+ to attend. This free program will take place in Stallings Municipal Park from 7:30am to 8:30 am. You will meet at Shelter A. This is a social walking activity, please wear gym shoes and bring water.

Stride 360: Stride 360 is a class designed for new moms to enter the fitness world in a comfortable atmosphere surrounded by other active woman! This class is FREE and will occur every third Tuesday at 9:00am in Stallings Municipal Park.

Happy Hopyy Easter Bunny Photos / April 5th / 5:00pm

Come and get your pictures with the Easter Bunny and his friends! They will be at Stallings Municipal Park on the main stage; Wednesday April 5th beginning at 5:00pm. RAIN OR SHINE!! Enjoy a nice refreshing drink while you wait in line from The Boba Tea Bar! Everyone will receive a printout on site for your enjoyment! Digital copies will also be released following the event.

Spring Break in the Parks / Various Dates during Spring Break Week

Join us for Spring Break in the Parks. Each day we will have a different activity going on in the parks throughout the Town. Parents must stay on the premises while the activity is going on.

Monday April 10th - Painting at Privette 11:00am to 12:00 pm

Tuesday April 11th - Fun and Games at Blair Mill Park

9:00am to 11:00am - 1st to 4th grade

12:00pm to 2:00 pm - 5th to 8th grade

Wednesday April 12th - Family Trivia Night at Stallings Municipal Park 6:00pm to 8:00pm

Thursday April 13th - Design a Planter at Stallings Municipal Park with Union County Soil and Water 1:00pm to 3:00pm

Friday April 14th - Pop up programs and games.

Third Thursday Trivia / June – September / 21+

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 at a later date. 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.

Privette Park

We are ECSTATIC to say that the Privette Park Grand Opening on March 11th was a HUGE success. A huge thank you to all our staff, volunteers, & council for making this dream a reality! We had at least 100+ in attendance for the grand opening that included free food, crafts, a time capsule & SO much fun! *Please see the attached photos.*





Finance

- FY24 Budget Development Underway
 - Dept Dir submitted their operating and capital project prioritization requests.
 - Dept Director meetings are scheduled for the week of March 20.
 - FY23 Year-end Projection – refining in progress.
 - Revenue Forecast – in progress but pending receipt of reports from the League and Union County memo.
 - Will have a better outlook in April.
 - Webinar by NCLGBA and NCLM next week on revenue projections and the economy generally.
- Monthly close-out: I am still trying to close out January, but all the cash receipts and the disbursements are recorded. It is reconciling the bank statement to the financial system that is underway for January.
- Recording journal entries is ongoing.
- Budget transfers and amendments as needed and ongoing.
- Purchase Order approvals ongoing
- Biggest issue is finding a suitable financial partner to conduct the year-end close out and prepare the basic financial statements. This third party would serve as the SKE (Skills, Knowledge and Expertise) for the purposes of the annual audit. Potter cannot submit a contract and engagement letter for this year's audit without the SKE identified.

- Upcoming:
 1. ARPA report due on April 30.
 - Issue here with finding where this report is located. BUT, Erinn and I understand that the report will be available on the compliance portal on April 1.

 2. Submit request for reimburse to Union County School system for SRO position.

- Tax Collections as of 3/20
 - Ad Valorem and MVT Collections

○ Budget Ad Valorem -	\$4,344,500	Collections to date -
	\$4,338,981	
○ Budgeted MVT -	\$ 310,800	Collections to date -
	\$ 180,823	
○ Sales and Use Taxes (Watch this)		
○ Budget -	\$1,775,000	Collections to date -
	\$1,060,676	

● Cash Balances as of 1/31/2023*

■ General Fund PNC Accounts	\$ 3,487,952
■ Asset Forfeiture PNC Accounts	
● PD State Forfeiture	\$28,860
● PD Federal Forfeiture	\$64,800
■ PD Evidence Custodian	\$6,227
NCCMT – ARPA Investment Account	\$ 5,226,711
■ General Fund NCCMT Investment Account	\$ 9,838,877
■ Powell Bill NCCMT Investment Account	\$ 1,180,890
■ Sewer Account NCCMT Investment	\$ 8,029
■ Storm Water PNC Account	\$ 231,116
■ Storm Water NNCMT Investment	\$ 1,025,709

*Need to reconcile PNC accounts. NCCMT Investment Accounts are reconciled.

Human Resources

- Currently the Town is looking for a Park Maintenance Technician and a Public Works Technician.
- Jake Griffin is the new Public Works Supervisor; Jake has been with the Town since 2019 we are very glad to have him move to the supervisor role.
- The Town also has several openings in the Police Department.

Please check the Town website for more information.

General Government/Town Clerk

Budget Prep

- Preparations have been underway for Council Budget Session

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.

ARPA

- Staff is continuing to monitor Federal reporting requirements. Annual reporting will be coming in April.

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 NCDOT Project (U-4714)

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