



April 19, 2024 - Staff Report



Planning & Zoning Monthly Report | March 2024 Meetings

Meeting Type

Town Council:

- TX24.02.01 - Approved.
 - Staff requests a text amendment to Article 21 to adopt and incorporate streetscape requirements into the development ordinance.
 - TX24.02.02 - Approved.
 - 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 - Approved.
 - Staff requests a text amendment to Article 11 to adopt and incorporate a Land Development Permit.
 - TX24.02.04 - Approved.
 - Staff requests a text amendment to Article 8 to amend to definition of Town Center.
 - RZ24.01.01 - Approved.
 - Staff requests a rezoning for 13 parcels to the Town Center zoning.
 - Code of Ordinance - Amend minimum housing requirements - Approved
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Planning Board:

- TX24.03.01 - Recommended Approval
 - The Pouch Factory requests a text amendment to amended Article 8 - Table of Uses to allow Nicotine Delivery Products Production as a listed use in Industrial Zoning
 - Planning Board Rules of Procedure was amended.
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Board of Adjustments:

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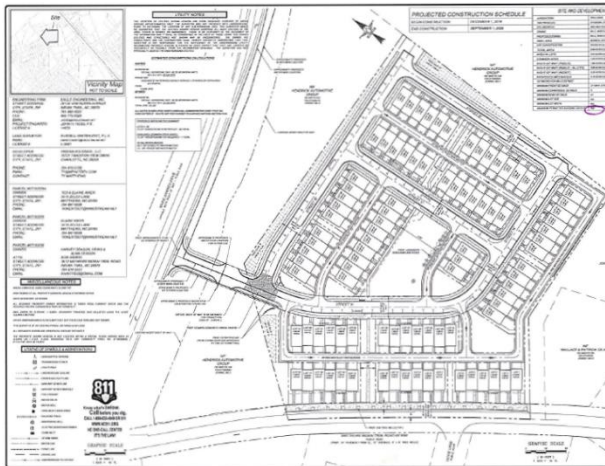
Community Meetings

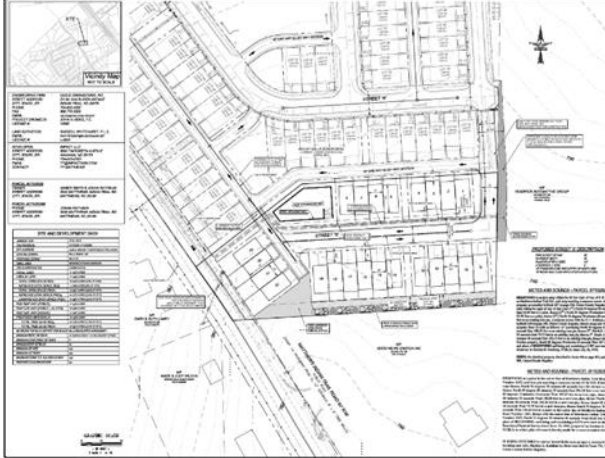
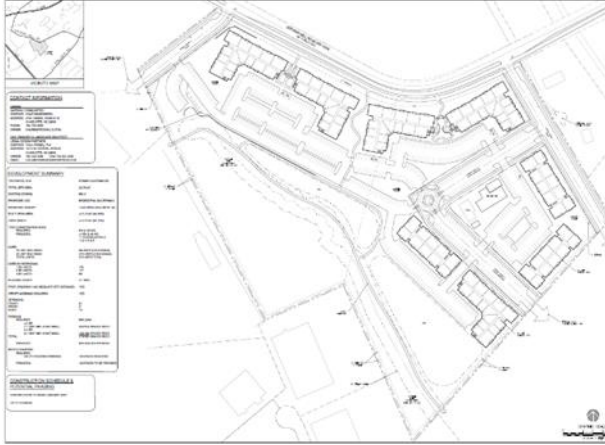
- CZ24.03.01 - 4923 Potter Rd Conditional Zoning for ten townhomes was held for the public.
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Misc Meetings

- N/A
-

Current Approved Residential Project Status

<u>Project Name, Info</u>	<u>Location</u>	<u>Additional Info</u>	<u>Status</u>
<p>Idlewild Mixed-Residential Plan (Aria):</p> <ul style="list-style-type: none"> Total Site Area: 48.83ac in Stallings 270 Multifamily Units (Aria) 148 Townhomes in Stallings (Inactive) 115 Townhomes in Matthews (Inactive) 3.41 acres of retail/commercial (Inactive)  <p>BOHLER PLANNING, LLC MATTHEWS/STALLINGS, NC</p>	Idlewild Rd behind Idlewild Shopping Centre	<ul style="list-style-type: none"> By-Right Development Development Agreement: Yes recorded. Construction Documents approved. Final Plats approved. They have received their Water and Sewer Accessibility letter, NCDEQ Permit, and NCDOT Driveway Permit. 	Construction Ongoing
<p>Bailey Mills (Formerly Stallings Townhomes):</p> <ul style="list-style-type: none"> 92 Single-Family Attached Residential. 	Marie Garris Rd and Matthews Indian Trail Rd	<ul style="list-style-type: none"> By-Right Development Development Agreement: Yes recorded 	Construction Ongoing
<p>Bailey Mills Expansion (Phase 2):</p> <ul style="list-style-type: none"> The Town Council approved CZ22.09.01 on March 28, 2022. 23 Attached Residential Units 	Marie Garris Rd and Matthews Indian Trail Rd	<ul style="list-style-type: none"> They have been approved for an extension of Conditional Zoning Vested rights for an additional 2 years due to sewer 	Construction Documents and Final Plat not approved.

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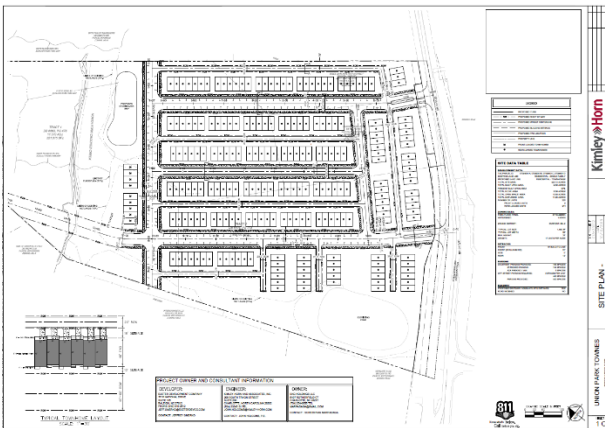
Stone Creek (Formerly Union Park Townes):

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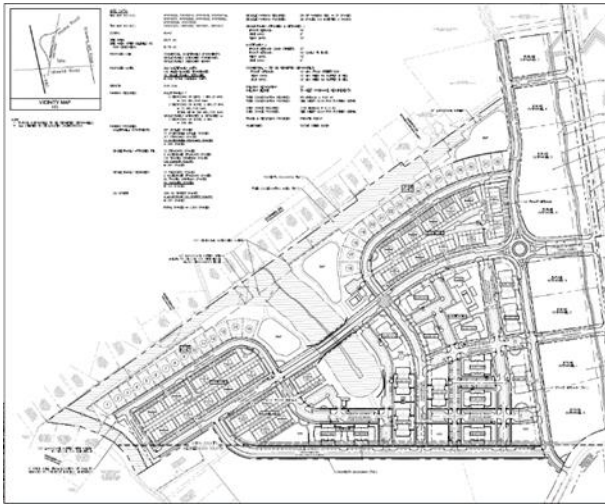
- Stinson Farm:
- Total Site Area: 83.71ac
 - 360 Multifamily Units
 - 136 Attached-Homes
 - 32 Single-Family Detached Homes
 - 8 Future Outparcels of retail/commercial (Inactive)

Idlewild Rd

- Development Agreement: Yes - recorded.

Construction Documents Approved

uses were allowed by-right.

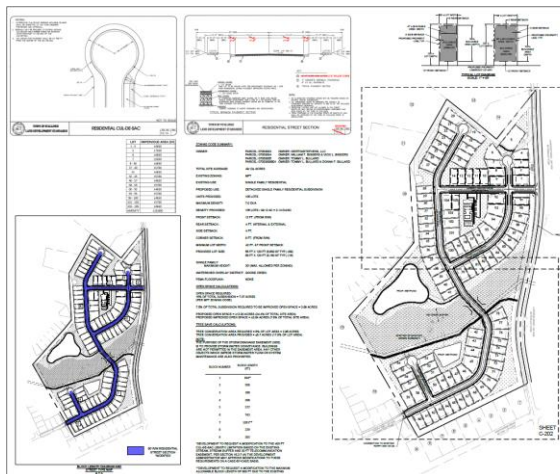


- Courtyards on Greenway:
- 105 Single-Family Detached Residential

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.

Development Name	# of Housing Units
Idlewild Mixed Use Development (Aria at Idlewild location)	<ul style="list-style-type: none"> • 270 Multifamily Units (Aria) • 148 Attached-Homes
Bailey Mills	<ul style="list-style-type: none"> • 92 Attached-Homes
Bailey Mills Expansion (Phase 2)	<ul style="list-style-type: none"> • 23 Attached-Homes
Courtyards on Greenway	<ul style="list-style-type: none"> • 105 Single-Family Homes
Stallings Farm	<ul style="list-style-type: none"> • 216 Single-Family Homes
Stinson Farm	<ul style="list-style-type: none"> • 360 Multifamily Units • 136 Attached-Homes • 32 Single-Family Homes
Stone Creek Townhomes	<ul style="list-style-type: none"> • 220 Attached-Homes
The Willows	<ul style="list-style-type: none"> • 315 Multifamily Units
Total Future Projections	<ul style="list-style-type: none"> • 353 Single-Family Detached Homes • 471 Attached-Homes • 945 Multifamily Units
Legend - Under Construction	
Legend - Plans Approved	
Legend - Awaiting Plan Approval	

Silverline TOD

We have been awarded the CRTPO Grant, and there are three main initiatives for the Silver Line Plan Integration:

1. Integrate the future Lynx Silver Line Project into the Stallings Comprehensive Land Use Plan to include timelines, benefits, studies, and education;
 2. Reimagine the Monroe Expressway Small Area Plan/create a Silver Line Station/Atrium Hospital Small Area Plan to include renderings and specs;
 3. Incorporate an updated Transportation-oriented Development overlay in the development ordinance with preservation and promotion techniques along the proposed Silver Line alignment.
- Status: Stakeholder kickoff meetings on April 30.

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.

March has seen an unusual influx of submittals for review.

[All reviews below complete as of 4/18/2024]

Preliminary Plan (Concept Plan/Minor) Reviews:

- PR24.03.01 – Steelpoint 1st Review
- PR24.03.02 – Sell Ethics 1st Review
- PR24.03.03 – Shannamara Pickleball Courts 1st Review
- PR24.03.04 – Southeast Auto Repair 1st Review
- PR24.03.05 – 109 Sherin Lane 1st Review
- PR24.03.06 – American Store and Lock (3815 Matthews-Indian Trail Rd) 1st Review [needs payment]
- PR24.03.06 – 3800 Pleasant Plains
- PR24.03.08 – 1020 Commercial Dr

Construction Document (Major) Reviews:

- CD24.02.01 – Courtyards on Greenway 1st Review [comments provided]
- CD24.02.02 – Stallings Farms Residential 2nd 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 1st Review
- FP24.03.02 – The Grove Subdivision 1st Review

Reports

Permit Report:

03/01/2024 - 03/31/2024

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
3/28/2024	2243		Online Submission	AG	Country Woods East	1222 HAWTHORNE DR	
3/28/2024	2242	New Accessory Structure	Approved	SFR-2	Hunley Creek	3511 GREEN ASH LN	\$50.00
3/27/2024	2241	Use Permit	Approved	VSR			
3/27/2024	2240	New Principal Structure	Approved	MU-2	Stone Creek	1109 May Apple Dr	\$100.00

3/27/2024	2239	New Principal Structure	Approved	MU-2	Stone Creek	1107 May Apple Dr	\$100.00
3/27/2024	2238	New Principal Structure	Approved	MU-2	Stone Creek	1105 May Apple Dr	\$100.00
3/27/2024	2237	New Principal Structure	Approved	MU-2	Stone Creek	1103 May Apple Dr	\$100.00
3/27/2024	2236	New Principal Structure	Approved	MU-2	Stone Creek	1101 May Apple Dr	\$100.00
3/27/2024	2235	New Accessory Structure	Approved	SFR-3	Spring Hill	3803 BIRCHDALE CT	\$50.00
3/27/2024	2234	Use Permit	Approved	TC		509 STALLINGS RD	
3/27/2024	2233	New Accessory Structure	Approved	SFR-2	Emerald Lake	2019 BUNKER CT	\$50.00
3/26/2024	2232	Permanent Sign Permit	Approved			3752 PLEASANT PLAINS RD	\$50.00
3/26/2024	2231	Accessory Structure Upfit	Approved	MU-2		14823 LAWYERS RD	\$50.00
3/26/2024	2230	Use Permit	Approved	TC		621 STALLINGS RD A-F	\$50.00
3/26/2024	2228	New Accessory Structure	Approved	SFR-2	Madison Ridge	14914 MIDDLESBOROUGH DR	\$50.00
3/25/2024	2227	New Principal Structure	Approved	MU-2	Stone Creek	2513 Autumn Olive Ln	\$100.00
3/25/2024	2226	New Principal Structure	Approved	MU-2	Stone Creek	2511 Autumn Olive Ln	\$100.00
3/25/2024	2225	New Principal Structure	Approved	MU-2	Stone Creek	2509 Autumn Olive Ln	\$100.00
3/25/2024	2224	New Principal Structure	Approved	MU-2	Stone Creek	2507 Autumn Olive Ln	\$100.00
3/25/2024	2223	New Principal Structure	Approved	MU-2	Stone Creek	2505 Autumn Olive Ln	\$100.00
3/25/2024	2222	New Principal Structure	Approved	MU-2	Stone Creek	2503 Autumn Olive Ln	\$100.00
3/25/2024	2221	New Accessory Structure	Approved	SFR-1	Blackberry Ridge	5119 BLACKBERRY LN	\$50.00
3/20/2024	2220	New Principal Structure	Approved	MU-2	Bailey Mills	505 Bailey Mills Dr	\$100.00

3/20/2024	2219	New Principal Structure	Approved	MU-2	Bailey Mills	513 Bailey Mills Dr	\$100.00
3/20/2024	2218	New Principal Structure	Approved	MU-2	Bailey Mills	519 Bailey Mills Dr.	\$100.00
3/19/2024	2217	Demolition Permit	Approved	SFR-3		2600 COMMUNITY PARK DR	
3/18/2024	2216	Principal Structure Addition	Approved		Country Woods East	3025 BEECH CT	\$50.00
3/18/2024	2215		Online Submission	IND	Stallings Industrial Park	1020 COMMERCIAL DRIVE	
3/18/2024	2214	New Accessory Structure	Approved	SFR-3		2600 COMMUNITY PARK DR	\$50.00
3/15/2024	2213	Temporary Sign Permit	Approved	TC		2749 OLD MONROE RD	
3/15/2024	2212	Use Permit	Approved	TC		2749 OLD MONROE RD	\$50.00
3/15/2024	2211	Permanent Sign Permit	Approved	TC		4518-?? POTTERS RD	\$50.00
3/14/2024	2210	New Accessory Structure	Approved	SFR-2	Emerald Lake	2019 BUNKER CT	\$50.00
3/14/2024	2209	Principal Structure Addition	Approved	Conditional	Southstone	911 POPPY WAY	\$50.00
3/14/2024	2207	New Accessory Structure	Approved	SFR-2	Hunley Creek	8206 HUNLEY RIDGE RD	\$50.00
3/13/2024	2206	Principal Structure Addition	Approved	SFR-3	Spring Hill	109 SPRINGHILL DR	\$50.00
3/13/2024	2205	Use Permit	Approved	IND		3201 GRIBBLE RD	\$50.00
3/13/2024	2204	Principal Structure Upfit	Approved	SFR-2	Shannamara	4631 SHANNAMARA DR	\$50.00
3/12/2024	2203	Principal Structure Upfit	Approved	IND		3201 GRIBBLE RD	
3/12/2024	2202	Principal Structure Upfit	Approved	IND		3201 GRIBBLE RD	\$50.00
3/9/2024	2201	Accessory Structure Addition	Approved	SFR-2	Hunley Creek	8134 HUNLEY RIDGE RD	\$50.00

3/9/2024	2200	Permanent Sign Permit	Approved	MU-1	Brookfield	1149 STALLINGS RD	\$50.00
3/6/2024			Online Submission	MU-2			
3/5/2024	2197	Principal Structure Addition	Approved	MU-2	Stone Creek	2101 Autumn Olive Lane	\$50.00
3/4/2024	2196	New Accessory Structure	Approved	SFR-2	Forest Park	720 PESCA LN	\$50.00
3/1/2024	2195	Use Permit	Approved	TC		2701 OLD MONROE RD	\$50.00
							\$2,600.00

Total Records: 46

4/1/2024

Code Enforcement Report:

March Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
3/4/2024	PN - Chickens Without a Permit	Ride Around	Closed	2250 Stallings Rd.
3/5/2024	J/A/N - Junked Vehicle/Debris	Ride Around	Open	4509 Stevens Mill Rd.
3/5/2024	PN - Outdoor Storage of Mattresses	Ride Around	Closed	1252 Tranquil Falls Ln.
3/8/2024	PN - Damaged Fence	Ride Around	Open	5001 Blackberry Ln.
3/11/2024	SDO - Installation of a Shed Without a Permit	Ride Around	Closed	8206 Hunley Ridge Rd.
3/14/2024	J/A/N - Junked/Nuisance Vehicle	Ride Around	Closed	210 Forest Park Dr.
3/14/2024	J/A/N - Junked/Nuisance Vehicle	Ride Around	Closed	511 Meadowbrook Dr.
3/15/2024	PN - Tall Grass/Weeds	Ride Around	Open	613 Stallings Rd.
3/15/2024	SDO - Conditional Zoning	Complaint	Open	14617 Lawyers Rd.
3/18/2024	PN - Downed Tree Extending into Roadway	Ride Around	Open	4940 Potter Rd.
3/21/2024	PN - Downed Tree Extending into Roadway	Ride Around	Closed	601 Springhill Dr.
3/22/2024	PN - Landscaping Debris/Trash	Ride Around	Open	3732 Pleasant Plains Rd.
3/27/2024	SDO - Principal Structure Addition Without a Permit	Ride Around	Open	3806 Privette Rd.
3/28/2024	PN - Outdoor Storage of Mattresses	Ride Around	Open	609 Springhill Dr.
3/28/2024	PN - Outdoor Storage of Mattresses	Ride Around	Open	401 Aurora Blvd.

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.
2/29/2024	PN - Furniture/Appliances	Complaint	Open	7006 Copeland Ct.

New Violations	
Public Nuisance	9
J/A/N Vehicles	3
SDO	3
Traffic	0
Open Burn	0
Hazard	0
Noise	0
MHS	0
Total Opened	15

February Cases	
Open	9
Closed	6
Total	15

Police Department

See attached chart for data.

Other Highlights

- Union County Emergency Management has discontinued its weekly COVID situational report. They are still maintaining the Covid Dashboard at <https://www.unioncountync.gov/government/departments-f-p/public-health/covid-19-coronavirus-information>
- SPD Detectives cleared three cases, had one crime scene callout, and had four cases assigned out for investigation. CID obtained 8 search warrants in ongoing case investigations. One detective seized just under 50,000 in US currency, 10 kg of cocaine, 10 kg of methamphetamine, and over 100 pounds of marijuana.
- Patrol officers responded to a child in cardiac arrest, due to a seizure. Officers were able to stabilize breathing until EMS arrived. Patrol officers also responded to a service call. Subsequent investigation led to the seizure of marijuana, cocaine, and unauthorized prescription medication.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected over five pounds of unwanted medication.
- Two detectives, in partnership with NCSECU, hosted a fraud awareness class for the Ambriant neighborhood of Austin Village.
- Officer Chris Shundo was released to the solo patrol phase of field training. Officer Tyler Dennis was promoted to corporal.

Engineering

- Twin Pines Storm Water Project
 - Phase 1 is complete.
 - Phase 2 was delayed due to permitting issues.
 - Significant coordination with the United States Army Corps of Engineers will be needed for permit approval.
 - Staff had a meeting with USACE on 01/30/2023.
 - No notice of violation was issued by USACE.
 - Staff will continue to work with the USACE through design to improve the capacity of the stream as much as possible implement restorative environmental features in accordance with USACE.
 - Council approved a contract for the final design and permitting of the project with the intent to complete design in FY 2024 and implement construction in summer of 2024 (FY 2025).
 - Staff has executed the contract with Kimley-Horn for this final design.
 - Phase 2 final design and permitting has begun.
 - The Town has received permit approval from NCDEQ and USACE. Final design has begun.- Resurfacing Contract
 - Council approved the fall resurfacing contract with Red Clay Industries for \$734,764.20.
 - Red Clay has begun the project and has been intermittently working, contingent on weather, to complete the project.
 - On 03/11/2024, Council approved an additional \$200K towards the resurfacing program.

- \$150K will be utilized to resurface additional roadway segments.
 - \$50K will be utilized to apply preventative maintenance on additional roadway segments.
- A Phase 2 Contract, focused on preventative maintenance, was advertised for bids and bids were opened on April 11, 2024.
 - Slurry Pavers was the sole and lowest bidder at approximately \$335,000.
 - Staff will present Council with the contract for approval at the May 13, 2024 Council meeting.
- 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 *Completed*
 - Spring Hill – 240 Springhill Road
 - Public Works has three lower-priority storm water projects to complete:
 - Kerry Greens – Ditch clearing and regrade.
 - Forest Park - Ditch clearing and regrade.
 - Chestnut Subdivision – Ditch and culvert clearing.

- NCDEQ has approved the Town's Storm Water Management Plan (SWMP), and Stallings' MS4 Permit became effective August 1, 2023.
 - Staff worked with Bolton and Menk to perform a self-audit of our MS4 permit compliance to determine recommendations to come into full permit compliance over the 5-year permit period.
 - Staff is working with Bolton and Menk to come into full year-one permit compliance while formulating a necessary budget and action plan associated with permit compliance in years 2-5.
- The Federal Emergency Management Agency (FEMA) is updating their Flood Insurance Rate Map (FIRM) for numerous counties, Union County being one of them. The update includes changes to Special Flood Hazard Areas (SFHA) and changes to the FEMA Regulated Floodways.
 - Stallings has approximately 160 Parcels affected by this FIRM updated.
 - Union County hosted, and Staff attended, an information and comment meeting on September 13th, 2023, from 5:00 pm to 8:00 pm, for all affected residents to attend.
- Comprehensive Right-of-way Assessment
 - Council approved a comprehensive right-of-way assessment to analyze deficiencies in the Town's pedestrian infrastructure.
 - The Town has executed a contract with Precision Infrastructure Management, for approximately \$33,000, to perform this comprehensive right-of-way assessment.
 - Project began in early December and is expected to be completed in May of 2024.

- Sanitary Sewer Capacity Study
 - Staff provided Council an update at the February 12, 2024, Council meeting and, as a result, Council directed Staff to continue to work with Kimley-Horn and further investigate the following items:
 - Interlocal Agreements Charlotte Water currently has with adjacent municipalities.
 - Additional information and coordination with Charlotte Water regarding Charlotte Water's CIP.
 - Would an investment from Stallings increase the prioritization of a CIP Project that would provide additional sewer capacity that could connect/direct flows to.
 - Is there an opportunity to implement sewer relocation(s) and plan for connections as a part of the U-4714, Old Monroe Widening, Project.
 - Coordinate with Union County and analyze their system for any existing overflow connections to Charlotte Water.
 - Staff is seeking to apply for Charlotte Water's Capacity Assurance Program (CAP) by September to allow for Charlotte Water to account for Stallings' expected sewer demand into consideration while they plan for future CIPs.
- Bypass and Stallings Road Roundabout Landscaping
 - Staff submitted the irrigation plans, created by NCDOT, to Union County to apply for the water meters.
 - Staff received the first round of comments from Union County and transmitted back to NCDOT for revisions. Staff will continue to coordinate with NCDOT and Union County to receive approval for the water meters.

- A majority of the plantings have been installed; however, Staff is continuing to coordinate with Union County and NCDOT to receive approval for the water meters that feed the irrigation lines.
- Old Monroe Road Widening Update (STIP# U-4714)
 - NCDOT is currently coordinating/pursuing right-of-way acquisition throughout the corridor.
 - Utility relocation has begun, which includes tree clearing in various locations along Old Monroe Road.
 - Current Construction Let Date is July 15, 2025;
Estimated date of Availability to begin Construction: September 1, 2025.
Project is expected to last 5 years.
 - The following is the current anticipated timeline(s) associated with the project:
 - Utility relocation
 - Phase I – April 1, 2024 to January 31, 2026 - [McKee Road to Potter/Pleasant Plains intersection]
 - Phase II – June 9, 2024 to June 30, 2026 – [Potter/Pleasant Plains intersection to Morningside Meadow Lane]
 - Phase III – November 10, 2024 to October 31, 2026 [I-485 to McKee Road]
 - Clearing and Grading
 - Clearing, Grubbing, and Erosion Control is phased to coincide with phasing for utility relocation. The following is the estimated utility relocation phasing timeline:
 - Phase I – November 12, 2023 to March 31, 2024 - [McKee Road to Potter/Pleasant Plains intersection]

- Phase II – November 12, 2023 to June 8, 2024 - [Potter/Pleasant Plains intersection to Morningside Meadow Lane]
 - Phase III – November 12, 2023 to November 9, 2024 - [I-485 to McKee Road]

- Potter-Pleasant Plains Intersection Improvement
 - Project has been awarded to the lowest bidder, and construction expected to begin 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 and Infrastructure Committee
 - Council approved the reconstruction of the Transportation Advisory Committee (TAC) and the Stormwater Advisory Committee (SWAC) into the Stormwater and Infrastructure Committee (SIC) on 03/11/2024.
 - **Meetings held at the Stallings Government Center at 6:00 p.m.:**

- Monday, March 25, 2024: ****CANCELLED**** due to the new Blair Mill Park Greenway Opening at 6:00 p.m at Blair Mill Park.
- Monday, June 24, 2024:
- Monday, September 23, 2024
- Monday, December 9, 2024 (Due to Christmas Holiday)

Parks & Recreation

Greenway Design:

The Blair Mill Greenway is officially completed! Thank you to everyone who supported our opening!

Recent Events:

DINOS IN THE PARK | April 26, 2024 | 4:00pm – 8:00pm

A great event!

Date: Friday, April 26th

Time: 4:00 PM - 8:00 PM

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

Cost: Free

Step into a world where the past meets the present at The Spring Spectacle! Join us for a mesmerizing evening filled with Dinos in the Park on Friday, April 26th, from 4:00 pm to 8:00 pm. Get ready for an immersive experience like no other, where you can interact with lifelike dinosaur displays, witness a dino hatch, and who knows, you might even get to ride on a dinosaur!

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

- Our new Finance Officer Jessie Williams has started. Welcome Jessie!
- Staff are finalizing the recommended budget for Council.

Human Resources

- No report.

General Government

2725 Old Monroe Road (John Deere) Property

- KWC is awaiting comments from potential tenant regarding Council's revisions to the submitted LOI. Meeting potential tenant on property again this week.

Spring Bulk Pick-Up

- WC did not report any issues with Bulk Pick-Up last week. A total of 60.45 tons were collected.

Spring Shred Day

- The event was successful and collected enough to save five trees!

Stallings 50th Anniversary

- Council will be updated on tentative plans at 04-22-24 Council Meeting.

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](#).