

Department Update



PUBLIC WORKS

To: Town Council

From: Chip Hill

Date: 11/01/2025

Re: Public Works Updates

Johnston Drive Alignment: Sealand/RCC Concrete have focused on completing the majority of the concrete flatwork (curb, gutter, sidewalk, ramps) throughout Phase 2, as well as installing the additional work associated with the driveway into the Town's parking lot. At the existing Johnston Drive and NC-51, the existing water line reconfiguration to abandon 6" water line has now been completed. Sealand is now moving towards completion of items in Phase 1 that could not be completed due to the phasing of the project and the need to facilitate access for businesses throughout the project. This includes finalizing the new signal, completing concrete flatwork on phase 1, and completing the final surface & new line striping plan.

Main Street Crosswalks: The Town received notification from NCDOT that they would not fund the money for the installation of the crosswalk. With this information, the Town is waiting to see if the upcoming sales tax revenue referendum passes. The passing would help in funding the project.

Parkway Crossing: The Town engineers have received the final report for all the pipe repairs. Mecklenburg County approved the Engineer's Certification & Report for the initial phase of pipe repairs. Our understanding is that the Developer will move forward with the punch out on the affected streets.

Preston Park: Prefinal completed July 2-14, 2025. Repairs are underway and will be inspected prior to final lift being put down. Repairs for first phase are complete. Overlay for phase 1 is scheduled 8/30 and 9/2. Final overlay was completed in early September. Boxes have been pointed up and cleaned out. Most of the boxes have been inspected and are good. 10/08/2025 – conducted a partial final inspection and stopped the inspection because developer was not ready and had not completed the punch list items. An inspection report was emailed to the developer and the Town by Mecklenburg County.

McCullough: Mecklenburg County met with ESP and Pulte to discuss the pipe videos for McCullough. Pulte said that all the pipe repairs and follow up videos are done, and ESP is trying to help them compile and certify the reports. Due to the size of the project with over 120 pipe segments, they will submit the reports in phases by plat and/or pipe system. We expect to receive these reports in the coming weeks. **Status unchanged since last month.**

Miller Farms: The sidewalk along NC 51 was installed prior to asking for an inspection. Town engineer reviewed the installation after the fact and identified some deficiencies. Town engineer notified the Contractor of the deficiencies as well as the missing HC ramps for the entrance median. He is still waiting for them to address these issues. **Status unchanged.**

Chadwick Park: The developer has started the repairs, and progressing is going as expected. The developer has until December 31, 2025 to complete the repairs.

Coventry: The contractor, Prestige, has requested permission to start Phase II. Mecklenburg County will not give authorization to start until they receive certification from the engineer on Phase II storm drain system.

Euroline Transportation Warehouse: Final inspection conducted on August 25. There are some land development items to address. BMP as built has not been approved. Mecklenburg County is not ready to release. **Status unchanged.**

*see attached spreadsheet of easement permits pending/issued FY26

PERMITS ISSUED/PENDING**COMPANY****Fiscal Year 2026**

Charlotte Water/Zach Pellicone
Segra/Tyler Figaro/Teresa Cartee/TEP Group
Comporium/Utility Design/Bryce Laws
Charlotte Water/Samuel Yuhas
Charlotte Water/Geneva Montgomery
Google Fiber/Hannah O'Keeffe/Network Building
Charlotte Water/Geneva Montgomery

LOCATION

10249 Park Cedar Drive
9120 Willow Ridge Rd/Goodsell Ct
10215 McIntyre Ridge Rd (from Meck Cty Line)
702 Morrow Avenue/N. Polk Street
9919 Industrial Dr/Pineville Distribution St
13135 Dorman Road
11161 Miller Road/Founders Park Lane

STATUS PERMIT NO

Issued	PW20250708PARKCEDAR10249
Issued	PW20250708WILLOWRIDGE9120
Issued	PW20250718MCINTYRERIDGE10215
Issued	PW20250827MORROWAVENUE702
Issued	PW20250930INDUSTRIALDR9919
Issued	PW20251027DORMANRD13135
Issued	PW20251021MILLERROAD11161