

Town of Stallings

2026 Retreat Follow-Up, Priorities, & Action Plan Report

Approved by Town Council on 2/9/26

Create an Operating Agreement that Maintains the Stallings Culture of Respect and Collaboration

- Set and maintain the standard our citizens expect from us:
 - Attendance at Council meetings and community events is an expectation
 - Maintain professional behavior at all times
 - Everyone reads material in advance and comes prepared to do business
 - Dress in a manner (perhaps business casual) that demonstrates our respect for our citizens
 - Focus on keeping partisanship out of our decision-making
- Mutual respect and openness between the elected officials and staff
- Be more intentional about our approach to open discussion about issues on Council members' minds; set aside time outside of regular meetings for strategic discussions

Action Steps

(Assigned Department)

1. Staff to draft and present an operating agreement for the Council's consideration by 2/28/26. Incorporate it into the Town Council's Rules of Procedure for Council's consideration on a biannual basis.
(Administration)
2. Hold a quarterly (3 following retreat) strategic dinner discussions for Town Council in 2026. (Administration)

Develop a Sustainable Financial Strategy for Fiscal Year 2027 and Beyond

- Adhere to the FY2026-2027 Priority & Budget Decision-Making Process as approved by Council on November 24, 2025.
- Ensure maximization of revenues other than the property tax by benchmarking against comparable municipalities
- Consider requiring more of developers, such as streetlights, sidewalks, streetscapes, etc., including a review of fees and charges to developers
- Review zoning and area plans as we look to recalibrate our residential/commercial property valuation ratio

Action Steps

1. Follow the FY 26-27 Priority & Budget Decision-Making Process. (Administration, Finance)
2. During the FY 25-26 Budget Process, evaluate fee structure to confirm fees are aligned with the market rates based on other area jurisdictions. (Planning, Parks, Finance)

Maximize Economic Development Opportunities

- Consider the future of the former John Deere tractor dealership in light of current Town uses, lease restrictions, and completion of the road project
- Revisit the Town Center area plan
- Monitor the status of the Funderburk property, including current zoning and current area plan
- Develop a capital improvement program for Union West Business Park to have in reserve in case of an opportunity to present a request to the General Assembly or attracting a new tenant to the Park
- Continue the pursuit of a hotel in Stallings
- Monitor the status of the McGee property, including current zoning and current area plan
- Consider the best strategy for attracting the right businesses in the Town Center to serve as “pioneer” businesses
- Adopt stronger, more binding wording on Conditional Zoning agreements to prevent the promise of a commercial portion of a mixed-use project from being abandoned down the road
- Require a more aggressive timeframe with progress triggers that will ensure the commercial component doesn’t get unreasonably delayed
- Consider the best use of limited sewer capacity when making planning and zoning decisions

Action Steps

1. Economic Development (ED) Committee to monitor the old John Deere Tractor building situation in 2026 and recommend a change to current strategy to Town Council if warranted. The current strategy is

to continue to market the old John Deere tractor building but, understanding that its value to the Town Center vision will increase long-term and its location is key, be willing to have it be vacant unless an ideal tenant is identified. (ED Committee, Administration)

2. Staff to review Town Center Small Area Plan (SAP) and present findings/recommendations to Town Council by 6/30/28 for further discussion and potential Council action. (Planning)
3. Monitor the McGee property and update the Town Council when it goes up for sale. (Administration)
4. Update the cost estimate for road improvements in Union West Business Park and share with Town Council by 3/31/26. (Engineering)
5. Town Council members to engage with NC General Assembly members regarding Union West Business Park by 6/30/27. (Town Council)
6. ED Committee to engage with Atrium in 2026 regarding a hotel around the hospital. (ED Committee)

Enhance the Identity for our Town

- Evaluate how better to communicate with our citizens
- Change the physical appearance of the Town through streetscapes, branding/signage, etc.
- Consider a recreation center, community center, or branch library as a central gathering place for our citizens
- Consider extending Planning communications beyond the required 500 feet
- Consider assigning Planning Board members official Town email addresses to protect the privacy of the members and to comply with transparency and public records requirements.

Action Steps

1. Check with Union County regarding putting the Town's logo on the County's water tower by the Highway 74 bypass by 2/28/26.
(Administration)
2. Staff to provide funding options during the FY 26-27 budget process including but not necessarily limited to monument signage, smaller "Welcome to Stallings" type signage, enhancing Blair Mill Park including pursuing grant opportunities, coming up with a new plan for the old farmers market space, and investing in Town Center streetscape by Town owned properties (as long as NCDOT's Old Monroe Road project is not an impediment – move to subsequent fiscal years in CIP if so and/or possibly start engineering earlier).
(Administration, Finance, Parks, Engineering)

3. Review current communications methodologies with Council to identify potential strategic enhancements in Council's desired communication strategy by 4/30/26.
4. Staff to present funding during FY 26-27 Budget process for staffing to draft and implement an enhanced strategic communications plan. (Administration)
5. Staff and planning attorney to present enhanced notification options for Council's consideration and discussions by 7/31/26. (Planning)
6. Ensure greater Town Council member understanding of projects prior to resident meetings with developers by changing process to move Council Member subcommittee meetings prior to neighborhood meetings by 2/28/26. (Planning)
7. Assign Planning Board members official Town email addresses by 6/30/26. (Administration)

Wastewater Solutions

- Explore the impact of the Hendrick Motor Sports development bringing Charlotte Water service to the east of 485 and into Stallings' Town limits
- Consider site-specific package plants when proposed by developers
- Invite Union County Commissioners to share their long-term strategy for wastewater
- Continue working with other jurisdictions to share strategies for addressing the wastewater issue
- Evaluate avenues to support citizens with failing septic tanks

Action Steps

1. Staff will contact Hendrick to determine plans and how it relates to sewer capacity by 4/30/26. (Engineering)
2. After coordinating with Hendrick, staff will contact Charlotte Water and report back to Council by 6/30/26. (Engineering)
3. Staff will contact Union County regarding reports concerning failing septic tanks in the Millstone subdivision to determine if there are any County or State resources available to help by 3/31/26. (Engineering)
4. The Town will evaluate alternative wastewater treatment proposals, such as package plants, on a project-by-project basis as submitted by developers in a formal application. (Engineering)
5. Provide sewer capacity updates as listed by Union County in monthly staff report (Engineering).