



January 30, 2026

PLANNING/ZONING MONTHLY REPORT | DECEMBER



Meetings

Meeting Type

Town Council:

No updates to report.

Planning Board 12/16/2025:

Cancelled due to no items.

Board of Adjustments 8/19/2025:

- N/A

Upcoming Petitions

View these cases on our website here: [Development Cases](#)

View the Development Cases Map here: [Town of Stallings Interactive Maps](#)

Current Approved Residential Project Status

Cont. next page

<u>Project Name, Info</u>	<u>Location</u>	<u>Additional Info</u>	<u>Status</u>
Idlewild Mixed-Residential Plan (Aria): • 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)	Idlewild Rd behind Idlewild Shopping Center	• 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 • All multifamily buildings received zoning compliance
Bailey Mills Expansion (Phase 2): • The Town Council approved CZ22.09.01 on March 28, 2022. • 23 Attached Residential Units	Marie Garris Rd and Matthews Indian Trail Rd	• They have been approved for an extension of Conditional Zoning Vested rights for an additional two years due to sewer capacity (till March 28, 2026).	• Construction Documents and Final Plat not approved.
The Willows at Stallings: • 315 Multifamily Residential.	Stevens Mill Rd	• Development Agreement: Yes recorded • By-Right Development.	• Received UCPW Sewer extension agreement • Permitting completed • Starting construction
Stallings Farm: • 216 Single-Family Residential	Stallings Rd and Stevens Mill Rd.	• Development Agreement: Yes - Recorded • By-Right Development.	• Awaiting UCPW Sewer Capacity Approval
Stinson Farm: • Total Site Area: 83.71ac • 360 Multifamily Units	Idlewild Rd	• Development Agreement: Yes – recorded.	• Construction Documents Approved

<u>Project Name, Info</u>	<u>Location</u>	<u>Additional Info</u>	<u>Status</u>
136 Attached-Homes 32 Single-Family Detached Homes 8 Future Outparcels of retail/commercial (to be submitted separately)			Gas Station and Apartments are likely to come first.
Courtyards on Greenway: 105 Single-Family Detached Residential	Lawyers Rd	By-right Development	- Comments were completed for the review of the construction documents. - Awaiting UCPW approval - Allowed to do work on site per NCDEQ approval.

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.

<u>Development Name</u>	<u># of Housing Units</u>
Idlewild Mixed Use Development (Aria at Idlewild location)	270 Multifamily Units (Aria), Under Construction 148 Attached-Homes
Bailey Mills Expansion (Phase 2)	23 Attached-Homes
Courtyards on Greenway	105 Single-Family Homes
Stallings Farm	216 Single-Family Homes
Stinson Farm	360 Multifamily Units 136 Attached-Homes 32 Single-Family Homes
The Willows	315 Multifamily Units
Cottage Green	84 Mixed-Multifamily Units 138 Mixed-Single-Family Units
Total Future Projections	491 Single-Family Detached Homes 159 Attached-Homes 1029 Multifamily Units
Legend - Plans Approved, awaiting construction	
Legend - Awaiting Plan Approval	

Commercial Developments

Major Commercial Developments

1. Home2 Suites Hotel

- Location: Intersection of Stallings Road and US-74
 - Scope: 4-story, 104-room hotel
 - Status: Awaiting construction document submittal
- 2. Sell Ethics Marketing Firm**
- Location: Stallings Road
 - Scope: 35,000 sq. ft. office project
 - Investment: \$15M–\$17M
 - Economic Impact: Expected to create 82 new jobs, with an average salary of \$85,000 per year
 - Status: Under Construction
- 3. Stallings Medical Office**
- Location: Stevens Mill Road near Lawyers Road
 - Scope: 33 employees, \$2.8M investment (hard & soft costs for the shell building)
 - Status: Under Construction
- 4. Stevens Village**
- Scope: 79,573 sq. ft. of commercial/retail space
 - Status: Awaiting construction document submittal/approval
 - Currently undergoing CZ for possible amendment.
- 5. Stinson Farms Commercial Projects**
- Scope: Eight commercial outparcels along Idlewild Road
 - Status: QT Gas Station submitted as first commercial outparcel.
- 6. Cottage Green**
- Concept Plan still under review.
- 7. Pleasant Plains Mixed Use**
- N/A

Additional Updates

- N/A

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 and create a Silver Line Station/Atrium Hospital Small Area Plan that includes 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:

- Survey results completed
- Public input session at Stallings Fest completed
- Next Steps: TBD on the TOD Overlay– awaiting state legislature decision on down zoning.
- Adopted the Small Area Plan and Comprehensive Plan Update to Council on April 28, 2025.

Current Planning & Engineering Plan Reviews

Our Plan Reviews consist of a multi-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 assesses 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 thoroughly examines additional details.
- Expect a deeper examination of lot dimensions, building placement, parking, landscaping, and stormwater management.
- We require approval 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 subdivided into major divisions (5 or more lots) or minor divisions that skip stages 1 & 2 (4 or fewer 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.

Below are the current reviews. The approved projects will be removed from this list in the following monthly report.

	Case # / Project Name	Address / Parcel #	Submittal # / Date	Description	Status
Preliminary Plan (Concept Plan/Minor) Reviews	PR25.05.01 3275 Stallings Rd MOB	07-102-026C & 07-102-183 3275 Matthews Indian Trail Rd	Review 3 09/26/2025	2-story Medical Office Building; 17,220 sq ft GFA; 84 parking spaces	Comments Provided 11/06/2025
	PR25.06.02 Potter Square Addition	07-129-308B 4400 Potter Rd	Review 1 06/25/2025	12,900 sq ft Multi- Tenant Food Retail Center	Comments Provided 08/05/2025
	PR25.09.01 Odyssey Flex	07-102-166 13605 E. Independence Blvd	Review 2 11/12/2025	9-unit, 27,000 sq ft Multi-Tenant Retail Building; 58 parking spaces	Approved 12/11/2025
	PR25.09.02 Revival Slavis Baptist Church	07-099-054, 07-099-049, 07-099-050, 07-099-051,	Review 2 11/24/2025	24,000 sq ft Church Building; 208 parking spaces	Comments Provided 12/11/2025

		07-099-052 & 07-099-053 3505 Stallings Rd			
	PR25.10.01 Whetstone Motel	07-132-002 & 07-132-003B-I	Review 1 10/08/2025	Two 3-story Motel Buildings totaling 167,850 sq ft; 318 parking spaces	Comments Provided 11/17/2025
	PR25.10.02 12878 Stallings Rd MOB	07-102-026 0 Stallings Rd	Review 1 10/27/2025	32,712 sq ft Medical Office Building; 155 parking spaces	Comments Provided 12/11/2025
	PR25.11.01 Cottage Green	07-150-009G, 06-087-003, 06-087-002 & 07-087-002C 0 Matthews Weddington Rd	Review 1 11/24/2025	Mixed-Use with 222 residential units and 6+ acres for commercial development; 222 residential parking spaces	In Review
	PR25.12.01 3017 Mill Stream Ct	07-054-265 3017 Mill Stream Ct	Review 1 12/16/2025	Renovation/ extension of residential home	In Review
	PR25.12.02 QuikTrip	07-075-021 15001 Idlewild Rd	Review 1 12/16/2025	6,445 sq ft convenience store and 16 pump gas station	In Review
Construction Document (Major) Reviews	CD25.07.01 Stallings VFD	07-126-043A 2916 Matthews Indian Trail Rd	Review 2 09/24/2025	2-story, 10,774 sq ft GFA Fire Services Building; 24 parking spaces	Awaiting Sewer Letter
	CD25.09.01 Atrium Parking Expansion	07-102-019 1408 Stallings Rd	Review 2 09/04/2025	2 phase, 372 spaces Parking Lot Expansion	Approved 11/26/2025
	CD25.12.01 3275 Stallings Rd MOB	07-102-026C & 07-102-183 3275 Matthews Indian Trail Rd	Review 1 12/21/2025	2-story Medical Office Building; 17,220 sq ft GFA; 84 parking spaces	In Review

Subdivision/ Final Plat Reviews	SP25.05.01 Stinson Farms Recombination/ Subdivision Plat	07-075-017, 07-075-017A, 07-075-018, 07-075-019, 07-075-020, 07-075-021, 07-075-022, 07-075-022A, 07-075-023, 07-075-028, 19-511-201, 19-511-202, 19-511-213 & 19-511-224 0 Idlewild Rd	Review 3 10/02/2025	Recombination and subdivision of included parcels to create 8 new tracts adjacent to Idlewild Rd	Comments Provided
	SP25.05.02 Revival Slavic Baptist Church	07-099-049, 07-099-050, 07-099-051, 07-099-052, 07-099-053 & 07-099-054 3505 Stallings Rd	Review 2 06/30/2025	Recombination of parcels into one lot to construct church building	Comments Provided
	SP25.07.01 Lawrence Daniel Subdivision Plat	07-075-291A 0 Lawrence Daniel Dr	Review 1 07/18/2025	Subdividing 1 lot into 4 for residential use	Comments Provided
	SP25.09.01 Rhoderia- Lakewood Dr Recombination Plat	07-129-233, 07-129-234, 07-129-235 & 07-129-236 0 Lakewood Dr	Review 2 10/13/2025	4 lots combined into 1 for residential use	Comments Provided

Reports

Permit Report:

12/01/2025 - 12/31/2025

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
12/31/2025	3021	New Accessory Structure	Online Submission	SFR-2	Shannamara	4103 SHANNAMARA DR	
12/29/2025	3020	Demolition Permit	Approved	SFR-3		4923 POTTER RD	\$50.00

12/29/2025	3019	Principal Structure Addition	Online Submission	Conditional	Courtyards on Lawyers Road	5007 PLEASANT RUN DR	
12/22/2025	3017	Principal Structure Upfit	Withdrawn	SFR-3	Stallings Park	1208 STALLINGS RD	
12/22/2025	3016		Denied				
12/19/2025				Conditional		3275 MATTHEWS INDIAN TRAIL RD	\$5,296.50
12/19/2025	3014	New Accessory Structure	Incomplete	SFR-2	Country Woods East	501 HAWTHORNE LN	
12/18/2025	3013	New Accessory Structure	Incomplete	MFT	Chestnut Oaks	2041 GABLE WAY LN	
12/17/2025	3012	Principal Structure Upfit	Incomplete	MFT	Chestnut Oaks	5108 CRAFTSMAN RIDGE DR	
12/17/2025	3011	Principal Structure Addition	Approved	MFT	Chestnut Oaks	5108 CRAFTSMAN RIDGE DR	\$75.00
12/17/2025	3010	Use Permit	Approved	Conditional		2701 OLD MONROE RD	
12/16/2025	3009	Use Permit	Approved	Conditional		2701 OLD MONROE RD	
12/16/2025	3008	Use Permit	Approved	Conditional		2701 OLD MONROE RD	
12/16/2025	3007			Conditional		15001 IDLEWILD RD	\$600.00
12/16/2025	3006			SFR-2	Hunley Creek	3017 MILL STREAM CT	\$600.00
12/16/2025	3005	New Accessory Structure	Online Submission	MFT	Fairhaven	1500 YELLOW DAISY DR	
12/15/2025	3004	New Principal Structure	Approved	SFR-3		4925 Potter Rd	\$150.00
12/15/2025	3003	New Principal Structure	Approved	SFR-3		4923 POTTER RD	\$150.00
12/15/2025	3002	New Principal Structure	Approved	SFR-3		4919 Potter Rd	\$150.00

12/14/2025	3001	New Principal Structure	Incomplete	MFT		4528 Lawrence Daniel Dr	
12/14/2025	3000	New Principal Structure	Incomplete	MFT		4524 Lawrence Daniel Dr	
12/14/2025	2999	New Principal Structure	Incomplete	MFT		4520 Lawrence Daniel Dr	
12/14/2025	2998	New Principal Structure	Incomplete	MFT		4516 Lawrence Daniel Dr	
12/10/2025	2997		Paid, Needs Review	C-74		13613 HWY 74 UNIT 12	
12/3/2025	2996	Principal Structure Upfit	Approved	IND		3469 GRIBBLE RD	\$100.00
12/2/2025	2995	Permanent Sign Permit	Incomplete	MU-2		7900 STEVENS MILL RD SUITE A	
12/2/2025	2994	Use Permit	Approved	MU-2		7900 STEVENS MILL RD SUITE A	\$50.00
12/2/2025	2993	Chicken	Approved	SFR-2	Country Woods East	1150 HAWTHORNE LN	\$25.00
12/2/2025	2992	Use Permit	Approved	Conditional		1551 STALLINGS RD	
11/26/2025	2991	Permanent Sign Permit	Denied	MU-2		7900 STEVENS MILL RD SUITE A	
11/26/2025	2990				Austin Village	910 CHESTNUT LN	\$75.00
11/25/2025	2988	Temporary Sign Permit	Payment Pending	TC		4512 Potter Rd	
11/25/2025	2987	Permanent Sign Permit	Payment Pending	TC		4512 Potter Rd	
11/25/2025	2985	Home Occupation	Approved	SFR-1		4601 STEVENS MILL RD	\$75.00
11/24/2025	2984	New Accessory Structure	Approved	SFR-1	Golden Acres	5001 SHAFTWOOD DR	\$75.00
11/22/2025	2981	Temporary Sign Permit	Approved	MU-2		7800 Stevens Mill Rd Suite C	\$25.00
11/22/2025	2980	Permanent Sign Permit	Payment Pending	MU-2		7800 Stevens Mill Rd Suite C	

10/23/2025	2951	Permanent Sign Permit	Withdrawn	IND		3350 Smith Farm Rd	
10/13/2025	2940	New Accessory Structure	Denied	SFR-3	Stallings Park	1227 FLOWE DRIVE	
10/10/2025	2938	Principal Structure Upfit	Approved	C-74		5023 F Smith Farm Rd	\$100.00
9/29/2025	2915	Temporary Sign Permit	Approved	MU-2	Idlewild Market	15080 Idlewild Rd Suite C	\$25.00
9/22/2025	2907	New Principal Structure	Approved	SFR-3		4921 Potter Rd	\$150.00
6/11/2025	2793	New Principal Structure	Inspected	SFR-2	Forest Park	300 Cedarwood Ln	\$300.00
12/27/2024	2620	New Principal Structure	Inspected	MU-2	Aria Apartments	2008 Aria Village Dr	\$450.00
8/8/2024	2459	Principal Structure Upfit	Inspected	IND		500 UNION WEST BLVD	\$150.00
10/29/2021	1290	New Accessory Structure	Inspected	SFR-2	Shannamara	6803 STEVENS MILL RD	\$250.00
							\$8,921.50

Total Records: 46

Code Enforcement Report:

December Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
12/5/2025	SDO - Fence Permit	Ride Around	Open	501 Hawthorne Dr.
12/8/2025	SDO - Principal Structure Addition Permit	Permit Denial	Open	3652 Smith Farm Rd.
12/8/2025	SDO - Prohibited Signs	Ride Around	Closed	980 Chestnut Ln.
12/8/2025	SDO - Fence Permit	Permit Denial	Open	2041 Gable Way Ln.

12/8/2025	SDO - Fence Permit	Permit Denial	Open	2251 Redwood Dr.
12/8/2025	SDO - Prohibited Signs	Ride Around	Closed	15060 Idlewild Rd.
12/17/2025	PN - Outdoor Storage of Furniture	Ride Around	Open	400 White Oak Ln.
12/17/2025	PN - Outdoor Storage of Car Parts, Mattresses and Appliances	Ride Around	Open	321 Meadowbrook Ln.
12/17/2025	J/A/N - Junked/Nuisance Vehicle	Ride Around	Open	329 Meadowbrook Ln.
12/17/2025	SDO - Fence Permit	Ride Around	Open	220 Aurora Blvd.
12/17/2025	SDO - Fence Permit	Ride Around	Open	228 Aurora Blvd.
12/30/2025	SDO - Principal Structure Addition Permit	Ride Around	Open	5017 Hillwood Ct.
12/30/2025	SDO - Principal Structure Upfit Permit	Ride Around	Open	1321 Stallings Rd.
12/30/2025	SDO - Accessory Structure Permit	Ride Around	Open	1107 Vickie Ln.
12/30/2025	SDO - Principal Structure Addition Permit	Ride Around	Open	1015 Vickie Ln.
12/30/2025	PN - Outdoor Storage of Construction Materials, Trash/Debris	Ride Around	Open	3806 Privette Rd.
12/31/2025	SDO - Accessory Structure Permit	Ride Around	Open	420 Aurora Blvd.
12/31/2025	J/A/N - Junked/Nuisance Vehicle	Ride Around	Open	1230 Millwright Ln.

Prior Cases Currently Open - Code Enforcement

5/28/2025	SDO - Use Permit	Complaint	Open	1216 Stallings Rd.
6/18/2025	PN - Outdoor Storage of Trash and Debris	Ride Around	Open	2930 Old Monroe Rd.
8/20/2025	SDO - Hazardous Tree	Complaint	Open	300 Smith Circle
10/23/2025	PN - At Large Dog(s)	Complaint	Open	4016 Hillwood Ct.
10/28/2025	SDO - Sign Permit	Ride Around	Open	4512 Potter Rd.
10/30/2025	SDO - Use Permit and Sign Permit	Ride Around	Open	416 Seaboard Dr.
11/3/2025	SDO - Fence Permit	Complaint	Open	6901 Stoney Ridge Dr.
11/3/2025	SDO - Sandwich Board Permit	Ride Around	Open	15080 Idlewild Rd. Suite H

11/3/2025	PN - Outdoor Storage of Car Parts	Ride Around	Open	6018 Hemlock Dr.
11/6/2025	SDO - Sandwich Board Permit	Ride Around	Open	15080 Idlewild Rd. Suite I
11/7/2025	SDO - Sign Permit	Ride Around	Open	7800 Stevens Mill Rd. Suite C
11/7/2025	PN - Nuisance Vehicles and Yard Waste	Complaint	Open	5018 Blackberry Ln.
11/14/2025	SDO - Parking of Commercial Vehicles	Ride Around	Open	724 White Oak Ln.
11/14/2025	PN - Chicken Permit	Ride Around	Open	1150 Hawthorne Dr.
11/20/2025	SDO - Fence Permit	Ride Around	Open	1500 Yellow Daisy Dr.
11/20/2025	SDO -Fence Permit	Ride Around	Open	5001 Shaftwood Dr.
11/25/2025	SDO -Prohibited Signs	Ride Around	Open	416 Seaboard Dr.

New Violations	
Public Nuisance	3
J/A/N Vehicles	2
SDO	13
Traffic	0
Open Burn	0
Hazard	0
Noise	0
MHS	0
Total Opened	18

December Cases	
Open	16
Closed	2
Total	18

Police Department

See attached chart for data.

Other Highlights

- SPD Detectives had two crime scene callouts and had six cases assigned for investigation. CID obtained search warrants and an arrest warrant regarding an internet crimes against children complaint. The Unit cleared six cases.
- Patrol officers helped locate a missing and suicidal juvenile. The juvenile was taken to a local hospital for evaluation. A traffic accident resulted in the arrest of the driver for DWI. The suspect was transported to headquarters and subsequently assaulted two officers. Day shift officers located a reckless driver that turned out to be a medical issue. The driver was transported for medical treatment. Another officer located two illegal firearms during traffic stops that led to criminal charges.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected almost three pounds of unwanted medication.
- Sgt. Josh Smith and K9 Chase seized over \$75,000 in US currency. K9 Kane and Off. Josh Bolick were activated as the SPD's third canine team.
- Two new officers were sworn in and began field training. One new cadet was hired and will begin BLET in January. Officers in the department sponsored a needy family for Christmas and purchased a large number of gifts. Officer Justin Hults was chosen as the Stallings Police Officer of the Year.

Engineering

Roadway and Sidewalk Maintenance

- FY 2026 Resurfacing Contract
 - Staff advertised the FY 2026 Resurfacing Contract, with bids due on July 10, 2025.
 - Eight (8) bids were received; Red Clay Industries was the lowest bidder at approximately \$911,000.
 - The project began on September 4, 2025, and is anticipated to be completed by Halloween 2025.
 - The project experienced delays due to the following:
 - Additional roadways were added to the scope of work in Stallings Park, Millstone Estates, and Parkview.
 - Larger-scale stormwater repairs under Aringill Lane were required prior to resurfacing.
- Preventative Roadway Maintenance
 - Staff formally advertised a preventative roadway maintenance contract for the second half of FY 2026.
 - Slurry Pavers was the sole bidder, with a bid of approximately \$650,000.
 - Staff intends to bring this contract to Council for consideration and approval in February 2026.
- Sidewalk and Pavement Improvements
 - Staff continues to utilize the comprehensive right-of-way assessment completed in June 2024 to identify and prioritize roadway and pedestrian infrastructure deficiencies.
 - Public Works will install a sidewalk connection from the end of Shirley Drive (Community Park Subdivision) to the existing sidewalk on Town Hall's campus. This improvement will provide a safe pedestrian route to the crosswalk in front of Town Hall.
 - Public Works completed an approximately 200-square-foot asphalt patch on Pinecliff Court.

Stormwater

- Stormwater Repair Projects
 - Public Works completed stormwater repairs on Birchdale Court.
 - Two sinkhole repairs and two erosion control/grading projects in the Chestnut Oaks and Fairhaven subdivisions are scheduled as upcoming projects.
 - Staff is coordinating with the U.S. Army Corps of Engineers (USACE) to obtain the necessary permits for a culvert replacement under Greenbriar Drive in the Brookfield Subdivision.
 - USACE approval has been received.
 - Staff is currently obtaining cost estimates to complete the repair.
- MS4 Program and Compliance
 - NCDEQ approved the Town's Stormwater Management Plan (SWMP), and Stallings' MS4 Permit became effective on August 1, 2023.
 - Staff has hired a Stormwater Compliance Manager (SWCM) to assist with MS4 program implementation.
 - The Town met a majority of Permit Year 2 goals in accordance with the SWMP and is actively working to complete Permit Year 3 requirements.
 - The SWCM continues to coordinate with property owners to inspect stormwater control measures (SCMs) and outfalls throughout Town.
 - Approximately 90% of SCMs have been inspected and/or coordinated with property owners to date.
- FEMA Floodplain Mapping
 - FEMA is updating Flood Insurance Rate Maps (FIRMs) for several counties, including Union County.
 - These updates include revisions to Special Flood Hazard Areas (SFHAs) and FEMA-regulated floodways.
 - Approximately 160 parcels within the Town of Stallings are affected by the updated mapping.

Sanitary Sewer

- Sanitary Sewer Study
 - Project Background and Initial Findings
 - The Sanitary Sewer Capacity Study began in October 2023 to address limited sewer availability within Stallings.
 - An initial update was provided to Council in February 2024, summarizing projected sewer flows based on small area plans and developer interest.
 - Around this time, Staff received a verbal indication from Charlotte Water that a potential system tie-in could be feasible, prompting further evaluation of alternatives outside Union County's system.
 - Council Direction and Continued Analysis
 - Following a Council update on November 12, 2024, Staff was directed to continue working with Kimley-Horn to evaluate:
 - The 1.5 MGD capacity improvement to the 12-Mile Creek Basin,
 - The timing of capacity consumption,
 - The Town's exact municipal allocation (estimated at approximately 97,000 GPD),
 - A potential framework allowing development to proceed under existing capacity constraints.
 - Study Conclusion and Final Direction
 - After coordination between Town officials and Union County representatives, a final update was presented to Council on April 14, 2025.
 - Council elected not to pursue further capacity expansion efforts and supported pursuing a policy towards privately maintained treatment systems for developments unable to be served by Union County's sanitary sewer system.
 - Staff will continue coordinating with stakeholders as needed to monitor future capacity alternatives and potential partnerships.

NCDOT Projects

- General Updates
 - NCDOT presented updates at the August 11, 2025, Council meeting on the following projects:
 - Old Monroe Road Widening
 - Potter Road & Pleasant Plains Road Intersection Improvements
 - McKee Road Extension
 - Idlewild Road Interchange
 - Lawyers Road Widening
 - Chestnut Lane Extension
 - I-485 Express Lanes Project
- Old Monroe Road Widening (STIP No. U-4714)
 - NCDOT is actively coordinating and pursuing right-of-way acquisition along the corridor.
 - Utility relocation has begun and includes tree clearing at various locations.
 - Current Construction Let Date: July 15, 2026.
 - Estimated construction start date: September 1, 2026.
 - Total project duration is anticipated to be approximately five (5) years.
 - Utility Relocation Phasing:
 - Phase I: April 1, 2024 – January 31, 2026 (McKee Road to Potter/Pleasant Plains intersection)
 - Phase II: June 9, 2024 – June 30, 2026 (Potter/Pleasant Plains intersection to Morningside Meadow Lane)
 - Phase III: November 10, 2024 – October 31, 2026 (I-485 to McKee Road)
 - Clearing and Grading:
 - Clearing, grubbing, and erosion control activities are phased to align with utility relocation and have largely been completed.

Fiber Installation Projects

- For resident questions regarding fiber installation, the Town's website provides FAQs and project-specific information:
 - <https://www.stallingsnc.org/Your-Government/Departments/Engineering-Public-Works/Engineering-Announcements>
- Ripple Fiber is installing fiber internet throughout much of Town and surrounding municipalities. Residents will be notified individually, and coordination will occur with HOAs prior to construction. Issues can be reported directly through Ripple Fiber's website.
- Staff is working with Google Fiber to initiate plan reviews and encroachment agreements as Google Fiber begins infrastructure installation within Town.
- Staff has also been contacted by GigaPower (AT&T affiliate) regarding encroachment agreements.
 - GigaPower's contractor, MasTec Communications, has begun work on the south side of Town.
 - Construction concerns can be reported by calling 1-855-608-7525. Property owners will be asked to leave their name, address, and phone number for follow-up by MasTec's Charlotte office.

Stormwater & Infrastructure Committee

- 2026 Meeting Schedule
Location: Town Hall, Second Floor Conference Room, 315 Stallings Road
Time: 6:00 p.m.
 - Monday, March 23, 2026
 - Monday, June 22, 2026
 - Monday, September 28, 2026
 - Monday, December 14, 2026 (adjusted due to the Christmas holiday)

Parks & Recreation

Blair Mill Park Security Camera Project

- The security camera installation project at Blair Mill Park has been approved, and staff are coordinating with the contractor to finalize scheduling and logistics.
- Installation is expected to begin within the next several weeks, enhancing safety, supporting incident documentation, and helping protect park assets.

Splash Pad Project

- The Department continues to work through concept development for the splash pad project, reviewing layout options, play feature concepts, and operational considerations to ensure the design meets community needs and long-term maintenance requirements.
- Once internal review is complete, final designs will be submitted to the County for review and approval prior to permitting and construction. Progress updates will be provided as steps are completed toward implementation.

Quarterly Parks & Recreation Newsletter

- The Department's 2025 quarterly Parks & Recreation newsletter is now published and available on the Town's website.
- It includes updates on park improvements, current and upcoming initiatives, policy announcements, and scheduled programs and events.
-  [Newsletter Link](#)

Celebrating Professional Development

- We are excited to recognize Tori Dorman, Event Coordinator, as she begins Year One of the NRPA Event Management School—a prestigious, two-year professional development program designed to

strengthen excellence in parks and recreation event planning and execution.

- **Benefits to the Department include:**
 - Introduction of innovative ideas and national best practices
 - Enhanced event planning, coordination, and execution
 - Improved safety, organization, and overall event quality
 - Expanded professional knowledge and industry connections through NRPA
 - Support for continued growth and elevated community events
 - We are proud to support Tori in this professional milestone and look forward to the positive impact this training will have on the events offered by the Town.
-

Greenway Rule Signage

- New rule signage was installed along the Blair Mill Greenway to help community members better understand greenway rules and expected behavior.
 - These signs aim to improve safety, encourage proper use, and reduce confusion for all users.
-

Park Partners Application

- The Town's Park Partners application will be going live in February.
 - This application provides a formalized opportunity for organizations, instructors, and community groups to apply to provide programs or services within Town parks.
 - Submissions will undergo review to ensure compliance with Town requirements, alignment with departmental goals, and operational feasibility prior to approval.
-

Policy Implementation & Operations

- The Town's newly implemented no bus parking on Town property policy has established clear expectations for site usage.

- As a result, the Parks & Recreation Department has developed a daycare park-use policy that outlines specific expectations for daycare groups' use of parks, supporting safety, supervision, and compliance with Town regulations.
-

2025 Parks & Recreation *Upcoming Events*

The Department's 2025 events calendar reflects a robust slate of community engagement opportunities. The following list summarizes confirmed major events that have been publicized on official Town calendars and community listings:

2026 Event Calendar


SCAN ME


PARKS & REC
TOWN of STALLINGS

**Hearts & Hot Cocoa Hike**
February 14th

**Easter Bunny Photos**
March 25th

**The Spring Spectacle**
Ft. A Wickedly Ozsome Night
April 24th

**Sprint Stride or Stroll**
May 16th

**Bash at the Splash**
June 9th

**Sea Ya Summer Splash**
August 12th

**Stallings Fest**
September 19th

**Stalloween**
October 24th

**Christmas in the Park**
December 5th

Department Focus Moving Forward

- Continued emphasis on safety enhancements, strategic capital improvements, and thoughtful project planning.
- Refinement of policies and procedures to support safe, equitable, and efficient use of Town parks and facilities.
- Strengthened community outreach and communication to promote participation and public awareness of offerings.



Department Focus Moving Forward

- Continued emphasis on safety enhancements, strategic capital improvements, and thoughtful project planning.
- Refinement of policies and procedures to support safe, equitable, and efficient use of Town parks and facilities.
- Strengthened community outreach and communication to promote participation and public awareness of offerings.

Human Resources

- No report.

Finance

- Tax and fee collections received through January
 - Received from Union/Mecklenburg one month in arrears
 - Ad valorem tax = \$6,019,163.72 or (93% of total budget and approximately 82% of total charge)
 - Motor vehicle tax = \$145,035.13 (30% of total budget)
 - Municipal motor vehicle fee = \$100,075.00 (27% of total budget)
 - Stormwater fee = \$745,785.63 (80% of total budget)
 - Received from NC Department of Revenue two months in arrears
 - Sales & use tax = \$1,121,223.63 (53% of total budget)

General Government

2725 Old Monroe Road (John Deere) Property

Staff is working with the broker to investigate all possible tenants. It is also working with Joshua Davis, Retail Strategies (Union County), for additional support. Three potential tenants are working on a collaboration for the space in addition to a possible revisit with a previous brewery that was interested.

Occupancy (Hotel) Tax

Staff and legal are working to bring Council all the processes for implementing this tax.

Bulk Pick-Up

Fall Bulk Pick-Up collected 55.91 tons. The Winter Bulk Pick-Up will be week of February 16, 2026, and has been advertised on social media and the Town's website.

Stallings Source

The quarterly blog post, *Thankful for Heritage*, was published in November and can be found here: [Thankful for Heritage](#). The next issue will come out in February.

Surplus Sales

There were \$2,668.50 worth of sales in 2025. So far in 2026, there have been no sales.

Union County Sewer Capacity Numbers¹

- Twelve Mile Creek
 - Percent of Actual Flows = 70.1%
 - Percent of Actual + Permitted Flows = 89.1%
 - Actual Flows (MGD) = 5.254
 - Actual + Permitted Obligated Flows (MGD) = 6.686
- Crooked Creek
 - Percent of Actual Flows = 61.3%
 - Percent of Actual Flow + Permitted Flows = 87.9%
 - Actual Flows (MGD) = 1.164
 - Actual + Permitted Obligated Flows (MGD) = 1.671

¹ From 1/12/26 Union County Board of Commissioners Meeting Packet.