



December 19, 2025

PLANNING & ZON. MONTHLY REPORT | OCTOBER



Meetings

Meeting Type

Town Council:

No updates to report.

Planning Board 10/21/2025:

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): <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)	Idlewild Rd behind Idlewild Shopping Center	<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.	<ul style="list-style-type: none">• Construction Ongoing• All multifamily buildings received zoning compliance
Bailey Mills Expansion (Phase 2): <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 two years due to sewer capacity (till March 28, 2026).	<ul style="list-style-type: none">• Construction Documents and Final Plat not approved.
The Willows at Stallings: <ul style="list-style-type: none">• 315 Multifamily Residential.	Stevens Mill Rd	<ul style="list-style-type: none">• Development Agreement: Yes recorded• By-Right Development.	<ul style="list-style-type: none">• Received UCPW Sewer extension agreement• Permitting completed• Starting construction
Stallings Farm: <ul style="list-style-type: none">• 216 Single-Family Residential	Stallings Rd and Stevens Mill Rd.	<ul style="list-style-type: none">• Development Agreement: Yes - Recorded• By-Right Development.	<ul style="list-style-type: none">• Awaiting UCPW Sewer Capacity Approval

<u>Project Name, Info</u>	<u>Location</u>	<u>Additional Info</u>	<u>Status</u>
Stinson Farm: <ul style="list-style-type: none">• Total Site Area: 83.71ac• 360 Multifamily Units• 136 Attached-Homes• 32 Single-Family Detached Homes• 8 Future Outparcels of retail/commercial (to be submitted separately)	Idlewild Rd	<ul style="list-style-type: none">• Development Agreement: Yes – recorded.	<ul style="list-style-type: none">• Construction Documents Approved• Gas Station and Apartments likely to come first.
Courtyards on Greenway: <ul style="list-style-type: none">• 105 Single-Family Detached Residential	Lawyers Rd	<ul style="list-style-type: none">• By-right Development	<ul style="list-style-type: none">• Comments were completed for the review of the construction documents.• Awaiting UCPW 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.

Development Name	# of Housing Units
Idlewild Mixed Use Development (Aria at Idlewild location)	<ul style="list-style-type: none">• 270 Multifamily Units (Aria), Under Construction• 148 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
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• 159 Attached-Homes• 945 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: Received Aqua sewer approval, awaiting construction start

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 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 is ideal for new developments because it 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 all 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.

Preliminary Plan (Concept Plan/Minor) Reviews:

- PR25.05.01 – 3275 Stallings Rd Medical Office Building 3rd Review [Comments Provided]
- PR25.06.02 - Potter Square Addition [Comments Provided]
- PR25.09.01 – Odyssey Flex Auto Repair 2nd [Approved]
- PR5.09.02 – Revival Slavic Baptist Church [Comments Provided]
- PR25.09.03 – Stevens Village Amendment [Approved]
- PR25.10.01 – Whetstone Motel [Comments Provided]
- PR25.10.02K – 12878 Stallings Rd MOB [Comments Provided]
- PR25.11.01K – Cottage Green [In Review]
- PR25.12.01 – 3017 Mill Stream Ct [needs payment]
- PR25.12.02 – QuikTip [In Review]

Construction Document (Major) Reviews:

- CD25.07.01 - Stallings Volunteer Fire Department 2nd Review [In Review]

- CD25.09.01 - Atrium Parking [Approved]

Subdivision/Final Plat Reviews (subdivide parcels):

- SP25.05.01 – Stinson Farms Recombination [Comments Provided]
- SP25.05.02 – Revival Slavic Baptist Church 2nd Review [Comments Provided]
- SP25.07.01 – 0 Lawrence Daniel Dr Subdivision Plat [Approved]
- SP25.09.01 – Rhoderia Lakewood Plat 2nd Review [Comments Provided]

Reports

Permit Report:

11/01/2025 - 11/30/2025

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
11/26/2025	2990		Paid, Needs Review		Austin Village	910 CHESTNUT LN	\$75.00
11/26/2025	2989	Temporary Use Permit	Approved	TC		0 POTTER RD	
11/25/2025			Online Submission			4512 Potter Rd	
11/25/2025			Online Submission			4512 Potter Rd	
11/25/2025	2986	New Accessory Structure	Incomplete	Conditional	Fairfield Plantation	6901 STONEY RIDGE DR	
11/25/2025	2985	Home Occupation	Online Submission	SFR-1		4601 STEVENS MILL RD	
11/24/2025	2984	New Accessory Structure	Incomplete	SFR-1	Golden Acres	5001 SHAFTWOOD DR	
11/24/2025	2983			Conditional			\$600.00

11/24/2025	2982	Temporary Sign Permit	Approved	Conditional	Chestnut	2945 Matthews Weddington Road	\$25.00
11/22/2025	2980	Permanent Sign Permit	Incomplete	MU-2		7800 Stevens Mill Rd Suite C	
11/21/2025	2979	Accessory Structure Addition	Approved	SFR-2	Shannamar a	7002 KIDWELLY LN	
11/20/2025	2978	New Accessory Structure	Approved	SFR-3	Spring Hill	332 SPRINGHILL DR	\$125.00
11/20/2025	2977	New Accessory Structure	Denied	SFR-3	Morningside at Stallings	5000 TULIP LN	
11/19/2025	2976	New Accessory Structure	Approved	MFT	Fairhaven	1807 YELLOW DAISY DR	\$125.00
11/17/2025	2975	Pool Permit	Approved	SFR-1	Olde Blairs Mill	207 SAMUEL ST	\$150.00
11/14/2025	2974			Conditional		3603 GRIBBLE RD	\$75.00
11/13/2025	2973	Use Permit	Approved	Conditional	Idlewild Market	15080 IDLEWILD RD STE N	
11/10/2025	2972	Temporary Use Permit	Approved	MU-2		5411 POTTER RD	\$50.00
11/10/2025	2971	Temporary Sign Permit	Denied	IND		109 Sherin Lane	
11/10/2025	2970	Permanent Sign Permit	Approved	IND		109 Sherin Lane	\$125.00
11/10/2025	2969	Principal Structure Upfit	Approved	C-74		5100 SMITH FARM RD	\$100.00
11/10/2025	2968	Use Permit	Approved	Conditional		12056 STALLINGS COMMERCE DR	

11/5/2025	2967	Principal Structure Upfit	Approved	MFT	Callonwood	1316 MILLBANK DR	\$75.00
11/5/2025	2966	Permanent Sign Permit	Approved	IND		135 CUPPED OAK LN	\$125.00
11/3/2025	2965	Principal Structure Addition	Approved	SFR-2	Shannamar a	4227 SHANNAMAR A DR	\$75.00
11/3/2025	2964	Pool Permit	Denied	SFR-1	Olde Blairs Mill	207 SAMUEL ST	
11/3/2025	2963	Principal Structure Addition	Approved	Condition al	Sterling Manor	407 NOUVELLE DR	\$75.00
10/28/2025	2959	New Accessory Structure	Approved	SFR-2	Hunley Creek	6038 BURNT MILL RUN	\$75.00
10/20/2025	2948	Permanent Sign Permit	Approved	MU-2		15340 IDLEWILD RD	\$125.00
10/10/2025	2938	Principal Structure Upfit	Payment Pending	C-74		5023 F Smith Farm Rd	
10/6/2025	2928	Principal Structure Addition	Approved	MFT	Fairhaven	1300 AFTERNOON SUN RD	\$125.00
10/1/2025	2919	New Accessory Structure	Approved	MFT	Fairhaven	1205 MOUNTAIN LAUREL CT	\$125.00
8/25/2025	2860	Permanent Sign Permit	Withdrawn	IND		135 CUPPED OAK LN	
8/11/2025	2849	Principal Structure Addition	Denied	IND		3652 SMITH FARM RD	
8/6/2025	2845	New Accessory Structure	Denied	SFR-2	Shannamar a	4836 SHANNAMAR A DR	
7/14/2025	2823	New Accessory Structure	Approved	SFR-3		3835 PRIVETTE RD	\$125.00

9/12/2023	2007	New Principal Structure	Inspected	MU-2	Aria Apartments	2007 Aria Village Dr	\$11,500.00
6/6/2023	1920	Chicken	Denied	SFR-2	Country Woods East	3033 BEECH CT	
3/10/2023	1787	Principal Structure Upfit	Denied	Conditional	Pleasant Plains	1119 Privett Park Place	
12/12/2022	1710	Accessory Structure Upfit	Denied	SFR-2	Country Woods East	2251 REDWOOD DR	
11/30/2022	1697	Use Permit	Denied	MFT	Callonwood	1322 HAMMOND DRIVE 67	
7/21/2022	1574	Temporary Sign Permit	Denied	Conditional	Austin Village	980 Chestnut Lane	
7/7/2022	1545	Principal Structure Addition	Denied	SFR-2	Hunley Creek	8242 HUNLEY RIDGE RD #8	
12/13/2021	Z21.12.08	New Accessory Structure	Denied	MFT	Chestnut Oaks	2041 GABLE WAY LN #B4	
10/9/2021	U21.10.07	Use Permit	Denied	SFR-3	Camelia Park	332 AURORA BLVD	
3/22/2021	U21.03.23	Use Permit	Denied	TC		2725 OLD MONROE ROAD	
9/18/2020	Z20.09.04	New Accessory Structure	Approved	Conditional			\$150.00
							\$14,025.00

Total Records: 47

12/2/2025

Code Enforcement Report:

October Monthly Report - Code Enforcement					
Case Date	Description			Found By	Status
					Address

11/3/202 5	SDO - Prohibited Signs	Ride Around	Open	13607 E. Independence Blvd.
11/3/202 5	SDO - Fence Permit	Complainant	Open	6901 Stoney Ridge Dr.
11/3/202 5	PN - Outdoor Storage of Furniture/Junk	Ride Around	Close d	2054 Westminister Ln.
11/3/202 5	SDO - Sandwich Board Permit	Ride Around	Open	15080 Idlewild Rd. Suite H
11/3/202 5	PN - Outdoor Storage of Car Parts	Ride Around	Open	6018 Hemlock Dr.
11/6/202 5	SDO - Prohibited Signs	Ride Around	Close d	109 Sherin Ln.
11/6/202 5	SDO - Sign Permit	Ride Around	Close d	109 Sherin Ln.
11/6/202 5	SDO - Sandwich Board Permit	Ride Around	Open	15080 Idlewild Rd. Suite I
11/6/202 5	SDO - Sandwich Board Permit	Ride Around	Open	15080 Idlewild Rd. Suite N
11/7/202 5	SDO - Sign Permit	Ride Around	Open	7800 Stevens Mill Rd. Suite C
11/7/202 5	SDO - Sign Permit	Ride Around	Open	7900 Stevens Mill Rd. Suite A
11/7/202 5	PN - Nuisance Vehicles and Yard Waste	Complainant	Open	5018 Blackberry Ln.
11/14/20 25	SDO - Sign Permit	Ride Around	Close d	12052 Stallings Commerce Dr.
11/14/20 25	SDO - Parking of Commercial Vehicles	Ride Around	Open	724 White Oak Ln.
11/14/20 25	PN - Chicken Permit	Ride Around	Open	1150 Hawthorne Dr.
11/20/20 25	SDO - Fence Permit	Ride Around	Open	1500 Yellow Daisy Dr.
11/20/20 25	SDO -Fence Permit	Ride Around	Open	5001 Shaftwood Dr.
11/20/20 25	PN - Junked/Nuisance Vehicle and Outdoor Storage of Tires and Car Parts	Ride Around	Open	16200 Deepwood Pl.
11/25/20 25	SDO -Prohibited Signs	Ride Around	Open	416 Seaboard Dr.

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
9/16/2025	PN - Outdoor Storage of Yard Waste	Ride Around	Open	4934 Potter Rd.
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.

New Violations

Public Nuisance	4
J/A/N Vehicles	1
SDO	14
Traffic	0
Open Burn	0
Hazard	0
Noise	0
MHS	0
Total Opened	19

October Cases

Open	15
Closed	4
Total	19

Police Department

See attached chart for data.

Other Highlights

- SPD Detectives worked with NC ALE on a nuisance abatement. This case was closed out with a consent order. The house involved with this case has been listed to be sold.
- Patrol officers had a variety of calls this month. One officer made a drug arrest from a traffic stop. Dispatch put out a reckless driver call. SPD officers located the vehicle and subsequently arrested the driver for driving while impaired.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected 0 pounds of unwanted medication.
- SPD K9 teams had 18 deployments. K9 Luna assisted another agency in a track and successfully tracked the suspect, leading to an arrest.
- Officers in the department attended a variety of trainings. One attending SWAT school and another completed a driver's safety program. The PD had its final firearms qualification/training day for the year. Officers Bolick and Pennington continue through the Field Training Program.

Engineering

- Twin Pines Storm Water Project
 - Phase 2 of the Twin Pines Storm Water Project was delayed due to permitting issues, requiring extensive coordination with the USACE. Final design and permitting were completed in May 2024, with estimated construction costs of approximately \$250,000.
 - Following an August 2024 onsite meeting, USACE and NCDEQ recommended a reduced scope, focusing on erosion control and cleanup rather than full restoration. In September 2024, Council reviewed three options, ultimately directing staff to refine cost estimates and draft a settlement agreement for affected property owners.
 - At the November 12, 2024, meeting, Council approved minor stream cleanup and erosion control work behind 1012 Twin Pines.
 - Project completed on August 20, 2025.
- Roadway and Sidewalk Maintenance
 - Resurfacing Contract
 - Staff advertised the FY 2026 Resurfacing Contract with bids due on July 10, 2025.
 - Staff received 8 bids and Red Clay Industries was the lowest bidder at approximately \$911,000.
 - Project began on 09/04/2025 and is expected to be completed by Halloween 2025.
 - Project delayed:
 - Additional Roadways in Stallings Park, were added to the scope of work in Stallings Park, Millstone Estates, and Parkview.
 - Larger-scale storm water repairs under Aringill Lane will happen prior to resurfacing.
 - Staff intends to advertise and perform a preventative roadway maintenance contract to in the second half of FY2026.

- Staff is utilizing a comprehensive right-of-way assessment, completed in June of 2024, to analyze deficiencies in roadway and pedestrian infrastructure. Staff is utilizing this right-of-way assessment to make sidewalk and roadway repairs accordingly.
- Public Works will install a sidewalk from the end of Shirley Drive, in the Community Park Subdivision, to the existing sidewalk on Town Hall's campus. This sidewalk connection will provide a safe pedestrian path to the crosswalk in front of Town Hall.
- Sidewalk repair project in Fairhaven and Callonwood was awarded to Acosta Concrete for \$17,500. The goal is to correct the worst trip hazards in both communities.
 - Project completed in September, 2025
- Storm Water
 - Storm Water Repair Projects
 - Public Works has one storm water repair on Birchdale Court to be completed and three projects in Chestnut Oaks to be completed.
 - Staff is coordinating with USACE to obtain appropriate permits for a culvert replacement under Greenbriar Drive in the Brookfield Subdivision.
 - Public works completed a larger-scale storm water repair at Town Hall involving pipe separations in the Town Hall parking lot.
 - NCDEQ has approved the Town's Storm Water Management Plan (SWMP), and Stallings' MS4 Permit became effective August 1, 2023.
 - Staff has hired Storm Water Compliance Manager (SWCM) to assist with the MS4 Program.
 - The Town met a majority of permit year 2 goals, in accordance with the SWMP, and is working to complete permit year 3 goals.

- Staff has executed a contract with Bolton and Menk to survey all of the Town's storm water infrastructure, in accordance with Permit Year 3 requirements.
 - Completed.
- The SWCM has been coordinating with property owners to inspect stormwater control measures (SCMs) and outfalls throughout Town, in accordance with the SWMP.
 - Approximately 80% of SCMs have been inspected and/or the SWCM has been in coordination with the property owners regarding inspections.
- 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.
- Sanitary Sewer Capacity
 - **Project Background and Initial Findings:**
 - The Sanitary Sewer Capacity Study began in October 2023 to address concerns related to limited sewer availability in Stallings. An initial update was provided to Council in February 2024, which included a summary of projected sewer flows based on small area plans and expressed developer interest. Around this time, Staff also received a verbal indication from Charlotte Water that a potential tie-in to their system would be acceptable, prompting further exploration of alternative sewer solutions outside Union County's system.
 - **Council Direction and Continued Analysis:**
 - After presenting an update on November 12, 2024, Council directed Staff to continue working with Kimley-Horn to

investigate several critical areas: clarity on the 1.5 MGD capacity improvement to the 12-Mile Creek Basin, timing of capacity consumption, and exact municipal allocation amounts (currently estimated at 97,000 GPD for Stallings). Council also requested analysis on establishing a framework for developers to proceed under current capacity constraints.

- **Study Conclusion and Final Decision:**

- Following a meeting between Town officials and Union County representatives, Staff presented a final update at the April 14, 2025, Council meeting. At that time, Council chose not to pursue further action and instead supported a policy of promoting privately maintained treatment systems for new developments that cannot be served by Union County's sanitary sewer system. Staff will continue to coordinate with stakeholders as necessary to analyze capacity alternatives and possible partnerships.

- **NCDOT Projects:**

- NCDOT presented at the August 11, 2025, Council Meeting and provide updates on the following roadway 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 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, 2026;
 - Estimated date of Availability to begin Construction: September 1, 2026.
 - 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 was the estimated utility relocation phasing timeline, and has largely been completed:
 - Phase I – McKee Road to Potter/Pleasant Plains intersection
 - Phase II – Potter/Pleasant Plains intersection to Morningside Meadow Lane
 - Phase III – I-485 to McKee Road
 - Potter-Pleasant Plains Intersection Improvement
 - Project is completed
 - Fiber Installation

- If there are any questions or concerns regarding Fiber installation from residents, the Town's website has FAQs and other project specific information to assist residents.
 - <https://www.stallingsnc.org/Your-Government/Departments/Engineering-Public-Works/Engineering-Announcements>
- 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, and Google Fiber is beginning to install their infrastructure throughout Town.
- Staff has been contacted by GigaPower (sister company of AT&T) about Encroachment Agreements to install fiber throughout Stallings.
 - GigaPower's contractor, MasTec Communications, has begun work on the south side of Town.
 - If there are any concerns with construction, residents may call **1-855-608-7525**. The property owner(s) will be asked to leave a voicemail with their name, address, and phone number, and then the voicemail will be directed to the MasTec's Charlotte office.

- Storm Water and Infrastructure Committee
 - **2026 Meeting Schedule. Location: Town Hall Second Floor Conference Room, 315 Stallings Road, at 6:00 p.m.:**
 - Monday, March 23, 2026
 - Monday, June 22, 2026
 - Monday, September 28, 2026

- Monday, December 14, 2025. (Due to Christmas Holiday)

Parks & Recreation

December Events & Programs

Christmas in the Park | Saturday, Dec. 6th | 3:00 PM – 6:00 PM @ Stallings Municipal Park

Preparations are underway for the annual Christmas in the Park event. Activities will include visits with Santa and Mrs. Claus, holiday crafts, live entertainment, seasonal refreshments, and a vendor area. The event will also feature the lighting of the Town's 2025 50th Anniversary Christmas Tree. Additional details and promotional materials will be forthcoming.

Stories with Mrs. Claus | Wednesday, Dec. 17th | 6:00pm @ Stallings Gov't Center

**Pre-Registration Required*

The Town of Stallings invites families to join us on Wednesday, December 17, from 6:00 PM to 7:00 PM at the Stallings Government Center for a festive evening of holiday crafts and storytelling. This program, designed for elementary-aged children and their families, will feature ornament-making with a special Polaroid photo of each child with Mrs. Claus, followed by seasonal stories shared by Mrs. Claus herself. Parents are required to remain for the duration of the event. Attendees are encouraged to bring a blanket or pillow for seating and wear cozy holiday attire to enhance the festive atmosphere. Parking will be available at the Town Hall lot.

Holly Jolly Movie Night | Friday, Dec. 19th | 6:00pm @ Stallings Municipal Park

The Parks and Recreation Department invites residents to enjoy a festive evening at Stallings Municipal Park for our annual Holly Jolly Movie Night. This family-friendly event will feature the holiday classic *Elf* on the big screen, creating a memorable experience under the stars.

Highlights:

- Complimentary popcorn for all attendees
- Sweet treats provided by *The Donut Shack*
- Festive food options from *Q's Culinary Cart*

What to Bring:

Guests are encouraged to bring chairs or blankets for seating and dress warmly to enjoy the outdoor setting. This event offers an opportunity for families and friends to gather, celebrate the season, and enjoy a holiday favorite in a welcoming community atmosphere.

Projects & Updates

Winterization of Park Amenities

In preparation for colder weather, the water fountains in all Town parks have been shut off for the winter season. This preventive measure helps protect the fountains from freezing-related damage and ensures their safe operation when reactivated in the spring.

Extended Holiday Hours at Stallings Municipal Park

To enhance the community's enjoyment of the Christmas Lights, display and festive atmosphere, Stallings Municipal Park will remain open until 7:30 PM daily throughout the holiday season. Additionally, Shelter A restrooms will stay open until 7:00 AM, providing added convenience for families and visitors who wish to experience the lights and seasonal decorations in comfort. This extension reflects the Town's commitment to creating memorable holiday experiences and ensuring accessibility for all residents during this special time of year.

Splash Pad Renovation – Stallings Municipal Park

The Parks and Recreation Department is moving forward with planned renovations to the splash pad at Stallings Municipal Park. This project will include the removal of the existing decorative spheres and the installation of flush feature jets to enhance safety and accessibility for all visitors. Work is scheduled to begin in mid to late January, following the removal of the 50th Anniversary Christmas Tree from the center of the

pad. These improvements reflect the Town's commitment to providing safe, enjoyable, and inclusive recreational amenities for the community.

Professional Development – Event Management Program

We are excited to share that Tori Dorman, our Event Coordinator, will begin a two-year Event Management School Program in January. This program, modeled after the highly regarded NRPA Event Management curriculum, emphasizes best practices in planning, logistics, risk management, and community engagement. Participants gain expertise in areas such as budgeting, vendor coordination, marketing strategies, and creating inclusive experiences for diverse audiences. Tori's enrollment in this program reflects the Department's commitment to professional growth and delivering exceptional events for the Stallings community. We look forward to applying these advanced principles to enhance the quality and impact of our future programming.

Light Pole Banner Replacement – Stallings Municipal Park

As the Town's 50th Anniversary celebration concludes, the Parks and Recreation Department will begin replacing the commemorative light pole banners in Stallings Municipal Park during January 2026. The new banners will feature a timeless, generic design intended for long-term use, ensuring a consistent and welcoming aesthetic throughout the park for years to come. This update reflects our commitment to maintaining attractive and sustainable visual elements in public spaces.

Celebrating 50 Years of Stallings – A Heartfelt Thank You

As we wrap up 2025, we want to express our sincere gratitude to the Stallings community for joining us in celebrating 50 years of Stallings.

Throughout the year, we marked this milestone with special events, commemorative displays, and opportunities for residents to come together and create lasting memories. Your participation and enthusiasm have truly shown why Stallings feels like home...where neighbors connect, families thrive, and traditions are cherished. Thank you for making this anniversary year unforgettable. We look forward to continuing to serve and celebrate with you in the years ahead.

2026 Event Calendar

The Parks and Recreation Department is pleased to announce the **2026 Event Calendar**, featuring a variety of signature events designed to bring the community together throughout the year. Please note that this calendar includes major events only; program-specific details will be released soon.

- **Hearts & Hot Cocoa Hike** – Saturday, February 14
- **Shamrockin' Concert** – Friday, March 13
- **Easter Bunny Photos** – Wednesday, March 25
- **The Spring Spectacle featuring A Wickedly OZ-some Night** – Friday, April 24
- **Sprint, Stride or Stroll Race** – Saturday, May 16
- **Bash at the Splash** – Tuesday, June 9
- **Sea ya Summer Splash** – Wednesday, August 12
- **Stallings Fest** – Saturday, September 19
- **Stalloween** – Saturday, October 24
- **Christmas in the Park** – Saturday, December 5

This lineup reflects our commitment to offering diverse, family-friendly experiences that celebrate the seasons and foster community engagement. Stay tuned for additional announcements regarding programs and activities that will complement these events.

Human Resources

- No report.

Finance

- Tax collections through November
 - Ad valorem tax = \$4,797,194.62 or 65.36%
- Tax collections through October (*November payments have not been received as of 12/18/2025*)
 - Motor vehicle tax = \$72,612.00
 - Municipal motor vehicle fee = \$49,200.00

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.

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 will be advertised after the first of the year.

- **Stallings Source**

The quarterly blog post, *Thankful for Heritage*, was published in November and can be found here: [Thankful for Heritage](#)

- **Surplus Sales**

There have been \$2,668.50 worth of sales thus far in 2025.

