



**February 20, 2026**

PLANNING/ZONING MONTHLY REPORT | JANUARY



## Meetings

### Meeting Type

#### **Town Council:**

- 1/12/26
  - CZ25.02.01 – Mill Creek
    - The proposal included 300 multifamily units (reduced from 324), a 6,000 square foot commercial building along the frontage, and a 12-foot multi use path.
    - The applicant withdrew their item at the meeting. Justin Houston of Moore and VanAllen withdrew the rezoning application and asked the Council to reconsider and reverse its vote on Annexation 58 (Mill Creek), in which the Town Council did reverse their decision.

#### **Planning Board:**

Cancelled due to no quorum.

#### **Board of Adjustments:**

- 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

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<u>Project Name, Info</u>	<u>Location</u>	<u>Additional Info</u>	<u>Status</u>
<b>Idlewild Mixed-Residential Plan (Aria):</b> <ul style="list-style-type: none"> <li>Total Site Area: 48.83ac in Stallings</li> <li>270 Multifamily Units (Aria)</li> <li>148 Townhomes in Stallings (Inactive)</li> <li>115 Townhomes in Matthews (Inactive)</li> <li>3.41 acres of retail/commercial (Inactive)</li> </ul>	Idlewild Rd behind Idlewild Shopping Center	<ul style="list-style-type: none"> <li>By-Right Development</li> <li>Development Agreement: Yes, recorded.</li> <li>Construction Documents approved.</li> <li>Final Plats approved. They have received their Water and Sewer Accessibility letter, NCDEQ Permit, and NCDOT Driveway Permit.</li> </ul>	<ul style="list-style-type: none"> <li>Construction Ongoing</li> <li>All multifamily buildings received zoning compliance</li> </ul>
<b>Bailey Mills Expansion (Phase 2):</b> <ul style="list-style-type: none"> <li>The Town Council approved CZ22.09.01 on March 28, 2022.</li> <li>23 Attached Residential Units</li> </ul>	Marie Garris Rd and Matthews Indian Trail Rd	<ul style="list-style-type: none"> <li>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).</li> </ul>	<ul style="list-style-type: none"> <li>Construction Documents and Final Plat not approved.</li> </ul>
<b>The Willows at Stallings:</b> <ul style="list-style-type: none"> <li>315 Multifamily Residential.</li> </ul>	Stevens Mill Rd	<ul style="list-style-type: none"> <li>Development Agreement: Yes recorded</li> <li>By-Right Development.</li> </ul>	<ul style="list-style-type: none"> <li>Received UCPW Sewer extension agreement</li> <li>Permitting completed</li> <li>Starting construction</li> </ul>
<b>Stallings Farm:</b> <ul style="list-style-type: none"> <li>216 Single-Family Residential</li> </ul>	Stallings Rd and Stevens Mill Rd.	<ul style="list-style-type: none"> <li>Development Agreement: Yes - Recorded</li> <li>By-Right Development.</li> </ul>	<ul style="list-style-type: none"> <li>Awaiting UCPW Sewer Capacity Approval</li> </ul>
<b>Stinson Farm:</b> <ul style="list-style-type: none"> <li>Total Site Area: 83.71ac</li> <li>360 Multifamily Units</li> </ul>	Idlewild Rd	<ul style="list-style-type: none"> <li>Development Agreement: Yes – recorded.</li> </ul>	<ul style="list-style-type: none"> <li>Construction Documents Approved</li> </ul>

<u>Project Name, Info</u>	<u>Location</u>	<u>Additional Info</u>	<u>Status</u>
<ul style="list-style-type: none"> <li>• 136 Attached-Homes</li> <li>• 32 Single-Family Detached Homes</li> <li>• 8 Future Outparcels of retail/commercial (to be submitted separately)</li> </ul>			<ul style="list-style-type: none"> <li>• Gas Station (QT) and Apartments are likely to come first.</li> </ul>
<b>Courtyards on Greenway:</b> <ul style="list-style-type: none"> <li>• 105 Single-Family Detached Residential</li> </ul>	Lawyers Rd	<ul style="list-style-type: none"> <li>• By-right Development</li> </ul>	<ul style="list-style-type: none"> <li>• Comments were completed for the review of the construction documents.</li> <li>• Awaiting UCPW approval</li> <li>• Allowed to do work on site per NCDEQ approval.</li> </ul>

#### 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, apartments completed)	<ul style="list-style-type: none"> <li>• 148 Attached-Homes</li> </ul>
Bailey Mills Expansion (Phase 2)	<ul style="list-style-type: none"> <li>• 23 Attached-Homes</li> </ul>
Courtyards on Greenway	<ul style="list-style-type: none"> <li>• 105 Single-Family Homes</li> </ul>
Stallings Farm	<ul style="list-style-type: none"> <li>• 216 Single-Family Homes</li> </ul>
Stinson Farm	<ul style="list-style-type: none"> <li>• 360 Multifamily Units</li> <li>• 136 Attached-Homes</li> <li>• 32 Single-Family Homes</li> </ul>
The Willows	<ul style="list-style-type: none"> <li>• 315 Multifamily Units</li> </ul>
Cottage Green	<ul style="list-style-type: none"> <li>• 84 Mixed-Multifamily Units</li> <li>• 138 Mixed-Single-Family Units</li> </ul>
<b>Total Future Projections</b>	<ul style="list-style-type: none"> <li>• 491 Single-Family Detached Homes</li> <li>• 307 Attached-Homes</li> <li>• 759 Multifamily Units</li> </ul>
Legend - Plans Approved, awaiting construction	
Legend - Awaiting Plan Approval	
Total	1,557 Units

## 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.

## 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.

**Current Planning & Engineering Project Review January 2026**

	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	Approved 12/19/2025
	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
	PR25.09.02 Revival Slavis Baptist Church	07-099-054, 07-099-049, 07-099-050, 07-099-051, 07-099-052 & 07-099-053 3505 Stallings Rd	Review 3 01/20/2026	24,000 sq ft Church Building; 208 parking spaces	Approved 02/02/2026
	PR25.10.01 Whetstone Motel	07-132-002 & 07-132-003B-I	Review 2 01/15/2026	Two 3-story Motel Buildings totaling 167,850 sq ft; 318 parking spaces	In Review
	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	Review 2 01/28/2026	Mixed-Use with 222 residential units and 6+ acres for	In Review

		0 Matthews Weddington Rd		commercial development; 222 residential parking spaces	
	PR25.12.01 3017 Mill Stream Ct	07-054-265 3017 Mill Stream Ct	Review 1 12/16/2025	Renovation/ extension of residential home	Comments Provided 02/03/2026
	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	Comments Provided 01/29/2026
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
	CD25.12.01 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	Comments Provided 02/03/2026
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	Awaiting Sewer Letter/ NCDOT Approval
	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	Awaiting NCDOT Approval
	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 10/30/2025
	SP26.01.01	07-078-039 4216 Scarlet St	Review 1 01/20/2026	Subdivide 1 lot into 2 for residential use	In Review

	Scarlet St Subdivision Plat				
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## Reports

### Permit Report:

01/01/2026 - 01/31/2026

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
1/30/2026	3064	New Accessory Structure	Online Submission	SFR-1	Olde Blairs Mill	411 RACHEL ELIZABETH DR	
1/30/2026	3063	Principal Structure Addition	Online Submission		Brookfield	1015 VICKIE LN	
1/28/2026	3062	New Accessory Structure	Online Submission	SFR-2	Hunley Creek	5014 OLD STONE LN	
1/28/2026	3061	Temporary Sign Permit	Incomplete	MU-1		2251 STALLINGS RD	
1/28/2026	3060	Use Permit	Payment Pending	MU-1		2251 STALLINGS RD	
1/27/2026	3059	Pool Permit	Online Submission	SFR-2	Emerald Lake	2128 FLAGSTICK DR	
1/26/2026	3058	New Accessory Structure	Online Submission	SFR-3	Morningside at Stallings	1003 MORNINGSIDE MEADOW LN	
1/25/2026	3057	New Accessory Structure	Incomplete	SFR-3		15932 LAWYERS RD	
1/22/2026	3056	New Accessory Structure	Approved	SFR-2	Madison Ridge	2726 CAMERON COMMONS WAY	\$75.00
1/22/2026	3055	Principal Structure Upfit	Incomplete	SFR-3		1321 STALLINGS RD	
1/22/2026	3054			Conditional		0 MATTHEWS WEDDINGTON RD	\$75.00

1/21/2026	3053	Principal Structure Addition	Approved	SFR-2	Shannamara	6114 ABERGELE LN	\$150.00
1/17/2026	3052	Principal Structure Addition	Withdrawn				
1/16/2026	3051	New Accessory Structure	Approved	SFR-2	Shannamara	3506 CARDIFF LN	\$75.00
1/16/2026	3050			SFR-3	Independence Village	4216 SCARLET ST	\$400.00
1/15/2026	3049	New Accessory Structure	Approved	SFR-1	Chestnut	3020 STRAWBERRY RD	\$150.00
1/15/2026	3048	New Accessory Structure	Approved	SFR-3		4927 POTTER RD	\$75.00
1/15/2026	3047	New Accessory Structure	Approved	SFR-3		4923 POTTER RD	\$75.00
1/15/2026	3046	New Accessory Structure	Approved	SFR-3		4921 POTTER RD	\$75.00
1/15/2026	3045	New Accessory Structure	Approved	SFR-3		4919 POTTER RD	\$75.00
1/15/2026	3044	Principal Structure Upfit	Approved	MU-2		15202 IDLEWILD RD	\$100.00
1/15/2026	3043	New Accessory Structure	Approved	SFR-3	Stevens Mill	1907 MILLBROOK LN	\$75.00
1/15/2026	3042	New Accessory Structure	Incomplete	SFR-3	Stallings Park	1224 STALLINGS RD	
1/14/2026	3041	New Principal Structure	Approved	SFR-3		2600 COMMUNITY PARK DR	
1/14/2026	3040	New Accessory Structure	Approved	SFR-3		15948 LAWYERS RD	\$125.00
1/13/2026	3039	New Accessory Structure	Approved	SFR-2	Emerald Lake	2241 FLAGSTICK DR	\$75.00

1/13/2026	3038	New Accessory Structure	Denied	Conditional	Morningside at Stallings	1003 MORNINGSIDE MEADOW LN	
1/13/2026	3037	New Accessory Structure	Incomplete	SFR-2	Forest Park	311 CEDARWOOD LN	
1/11/2026	3035	New Accessory Structure	Denied	SFR-3	Camelia Park	420 AURORA BLVD	
1/9/2026	3034	New Accessory Structure	Incomplete	SFR-1	Olde Blairs Mill	411 RACHEL ELIZABETH DR	
1/9/2026	3033	Principal Structure Addition	Approved	SFR-1	Chestnut	3020 STRAWBERRY RD	\$75.00
1/8/2026	3032	Demolition Permit	Approved	MFT	Courtyards on the Greenway	14823 W LAWYERS RD	\$200.00
1/8/2026				MU-2			\$600.00
1/7/2026	3030	Principal Structure Addition	Approved	SFR-3	Camelia Park	433 AURORA BLVD	
1/7/2026	3029	Principal Structure Addition	Incomplete	SFR-1	Brookfield	116 GREENBRIAR DRIVE	
1/6/2026	3028	Temporary Sign Permit	Approved	MU-2		7800 Stevens Mill Rd	\$50.00
1/5/2026	3027	New Accessory Structure	Denied	SFR-3	Camelia Park	420 AURORA BLVD	
1/5/2026	3026	Principal Structure Addition	Approved	MU-2		5741 STEVENS MILL RD	\$75.00
1/5/2026	3025	New Accessory Structure	Approved	SFR-3	Camelia Park	331 FRIENDSHIP RD	\$75.00
1/5/2026	3024	New Accessory Structure	Approved	SFR-3	Camelia Park	15011 WOODSTAR RD	\$75.00
1/4/2026	3023	Principal Structure Addition	Approved	Conditional	Chestnut Place II	1207 CLOVER LN	\$75.00
1/2/2026	3022	New Accessory Structure	Approved	SFR-1	Golden Acres	15601 KNOLLWOOD PLACE	\$75.00

12/31/2025	3021	New Accessory Structure	Approved	SFR-2	Shannamara	4103 SHANNAMARA DR	
12/29/2025	3019	Principal Structure Addition	Withdrawn	Conditional	Courtyards on Lawyers Road	5007 PLEASANT RUN DR	
12/22/2025	3018	Principal Structure Upfit	Incomplete	MU-2		15340 IDLEWILD RD	
12/19/2025	3014	New Accessory Structure	Denied	SFR-2	Country Woods East	501 HAWTHORNE LN	
12/18/2025	3013	New Accessory Structure	Approved	MFT	Chestnut Oaks	2041 GABLE WAY LN	\$125.00
12/16/2025	3005	New Accessory Structure	Approved	MFT	Fairhaven	1500 YELLOW DAISY DR	\$125.00
12/14/2025	3001	New Principal Structure	Approved	MFT		4528 Lawrence Daniel Dr	\$450.00
12/14/2025	3000	New Principal Structure	Approved	MFT		4524 Lawrence Daniel Dr	\$150.00
12/14/2025	2999	New Principal Structure	Approved	MFT		4520 Lawrence Daniel Dr	\$150.00
12/14/2025	2998	New Principal Structure	Approved	MFT		4516 Lawrence Daniel Dr	\$150.00
12/10/2025	2997			C-74		13613 HWY 74 UNIT 12	
12/2/2025	2995	Permanent Sign Permit	Denied	MU-2		7900 STEVENS MILL RD SUITE A	
11/25/2025	2988	Temporary Sign Permit	Withdrawn	TC		4512 Potter Rd	
11/25/2025	2986	New Accessory Structure	Denied	SFR-3	Fairfield Plantation	6901 STONEY RIDGE DR	
11/22/2025	2980	Permanent Sign Permit	Approved	MU-2		7800 Stevens Mill Rd Suite C	\$75.00

10/20/2025	2948	Permanent Sign Permit	Denied	MU-2		15340 IDLEWILD RD	\$125.00
1/29/2021	S 21.01.15	Permanent Sign Permit	Approved	IND	Union West Business Park	141 CUPPED OAK DR #10	\$50.00
							<b>\$4,300.00</b>

**Total Records: 59**

**2/4/2026**

**Code Enforcement Report:**

January Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
1/7/2026	SDO - New Accessory Structure Permit	Complaint	Open	411 Rachel Elizabeth Dr.
1/7/2026	SDO - New Accessory Structure Permit	Ride Around	Open	924 Stallings Rd.
1/7/2026	J/A/N -Junked/Nuisance Vehicle	Ride Around	Open	2019 Redwood Dr.
1/8/2026	SDO - Accessory Structure Upfit Permit	Ride Around	Closed	3842 Privette Rd.
1/8/2026	SDO - Principal Structure Upfit Permit	Ride Around	Closed	3842 Privette Rd.
1/8/2026	MHS - Damaged Roof/Absence of Shingles	Ride Around	Open	3909 Pleasant Plains Rd.
1/12/2026	SDO - New Accessory Structure Permit	Ride Around	Open	1224 Stallings Rd.
1/12/2026	SDO - New Accessory Structure Permit	Ride Around	Closed	15948 Lawyers Rd.
1/12/2026	SDO - New Accessory Structure Permit	Ride Around	Open	15932 Lawyers Rd.
1/12/2026	PN - Outdoor Storage of Mattresses and Other Items	Ride Around	Closed	15927 Lawyers Rd.
1/12/2026	SDO - Unlicensed Vehicle	Complaint	Closed	2108 Blue Iris Dr.
1/13/2026	SDO - Unlicensed Vehicle	Ride Around	Open	5032 Hillwood Ct.
1/13/2026	PN - Outdoor Storage of a Mattress	Ride Around	Closed	5016 Hillwood Ct.
1/14/2026	SDO - Prohibited Signs	Ride Around	Open	3400 Smith Farm Rd.

1/14/2026	SDO - Use Permit	Ride Around	Open	3400 Smith Farm Rd.
1/16/2026	SDO - Use Permit	Ride Around	Open	2251 Stallings Rd.
1/16/2026	SDO - Prohibited Signs	Ride Around	Open	2251 Stallings Rd.
1/16/2026	SDO - Temporary Sign Permit	Ride Around	Open	2251 Stallings Rd.
1/16/2026	SDO - Prohibited Parking of Commercial Vehicle	Ride Around	Closed	724 White Oak Ln.
1/23/2025	SDO - Temporary Sign Permit	Ride Around	Closed	13029 Bleinheim Ln.
1/23/2025	PN - Outdoor Storage of Trash/Debris and Other Items	Complaint	Open	3123 Shadowy Retreat Dr.
1/23/2025	PN - Outdoor Storage of Construction Materials	Ride Around	Open	1227 Flowe Dr.
1/28/2026	PN - Outdoor Storage of Car Parts	Ride Around	Open	5825 Stevens Mill Rd.
1/28/2026	PN - Outdoor Storage of Appliances	Ride Around	Open	4509 Stevens Mill Rd.
1/28/2026	SDO - Principal Structure Addition Permit	Ride Around	Open	5134 Blackberry Ln.
1/28/2026	SDO - New Accessory Structure Permit	Ride Around	Open	5142 Blackberry Ln.
1/28/2026	SDO - Use Permit	Ride Around	Open	12043 Guion Ln.
1/28/2026	SDO - Use Permit	Ride Around	Open	615 Stallings Rd.
1/30/2026	SDO - Temporary Sign Permit	Ride Around	Open	4522 Potter Rd.
1/30/2026	SDO - New Accessory Structure Permit	Ride Around	Open	300 Cedarwood Ln.

Prior Cases Currently Open - Code Enforcement				
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
10/30/2025	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
11/6/2025	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.
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 - Fence Permit	Permit Denial	Open	2251 Redwood Dr.
12/17/2025	J/A/N - Junked/Nuisance Vehicle	Ride Around	Open	329 Meadowbrook Ln.
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.

New Violations	
Public Nuisance	6
J/A/N Vehicles	1
SDO	22
Traffic	0
Open Burn	0
Hazard	0
Noise	0
MHS	1
<b>Total Opened</b>	<b>30</b>

January Cases	
Open	22
Closed	8
<b>Total</b>	<b>30</b>

## Police Department

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See attached chart for data.

### Other Highlights

- Traffic stop leads to multiple retail theft cases being solved. January 13th, 2026: Ofc Bolick initiated a traffic stop on a white van in the parking lot of McDonalds Potter Road for a traffic violation. During his investigation, Ofc Bolick found the driver to have multiple warrants for theft from Lowe's and Home Depot. A subsequent search of the suspect's vehicle revealed multiple stolen items including: 9 concrete saw blades, 21 Purdy paint brushes, and 11 Purdy paint rollers. Detectives from Mint Hill as well as officers from Matthews were contacted about the stolen property in the vehicle. They responded to the scene to assist with the multi-agency investigation of retail theft. The driver and passenger were on video from multiple Big Box stores stealing merchandise. These suspects were identified and several retail theft cases can now be closed with criminal charges against the driver and passenger.
- Traffic stop leads to seizure of various drugs: Ofc. Wright and Cpl. Pittman conducted a traffic stop and seized: THC Vape Pen (2g liquid THC), four doses of Oxycodone 10mg, Digital Scales and 8g of marijuana.
- On January 20, 2026, SPD officers were dispatched to a well-being check in the Country Woods East subdivision. Caller reported they had not seen or heard from their relative for several days. Neighbors confirmed that the victim has not been seen in several days. Cpl. Pittman made the decision to enter the house, and located the victim, who had passed away from apparent medical related natural causes.

- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected over 6 pounds of unwanted medication.
- K9 Chase seized over \$70,000 in USC.
- Two officers attended the North Carolina Association of Chief's of Police conference in Cherokee.

## **Engineering**

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### **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.
  - Council approved the contract on February 9, 2026.
  - Slurry Pavers will be presenting an informational presentation at the February 23, 2026 Council Meeting
- Sidewalk and Pavement Improvements
  - Staff continues to utilize the comprehensive right-of-way assessment 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.
- Public Works installed an asphalt patch on Birchdale Court in conjunction with a storm water repair project.

## **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.
- Union County Sanitary Sewer Capacity
  - [Union County Water Wastewater Capacity Webpage](#)

**Union County Water Wastewater Capacity Data**

FACILITY	PERMITTED CAPACITY (MGD)	ACTUAL AVERAGE DAILY FLOW* (MGD)	ACTUAL + PERMITTED OBLIGATED FLOWS (MGD)	PERCENT OF PERMITTED FLOW USED
Twelve Mile Creek	7.5	5.254	6.686	89.1%
Crooked Creek	1.9	1.164	1.671	87.9%
Olde Sycamore	0.15	0.039	0.039	26.0%
Tallwood	0.05	0.022	0.022	44.0%
Grassy Branch	0.05	0.042	0.043	86.0%

\*12 month rolling average through November 2025.

**NCDOT Projects**

- General Updates
  - NCDOT presented updates on 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**

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### **Blair Mill Park Security Camera Project**

- The security camera installation project at Blair Mill Park has been approved, and staff are currently coordinating with the contractor to finalize scheduling for the work. All necessary approvals are in place, and we are now awaiting confirmation of the installation timeline. Once scheduled, installation will move forward, enhancing park safety, supporting incident documentation, and helping protect park assets.

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### **Splash Pad Project**

- The awarded contractor has submitted all required documentation for the splash pad project. The project package is now being forwarded to the County for review
- Upon approval of the plans by the Health Department, the project will proceed to the construction phase. Further updates will be provided as the project advances.

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### **Department Updates**

Staff continue to advance several initiatives across the park system. An Eagle Scout candidate has approached the Town regarding a potential service project to enhance the disc golf course through upgrades to existing foot bridges. Staff are coordinating with the candidate to review project scope, design considerations, and material specifications to ensure improvements align with safety standards and long-term maintenance goals.

To maintain high safety standards throughout our park facilities, four Parks staff members are currently registered to attend upcoming playground

maintenance courses. These trainings support the renewal and maintenance of their Certified Playground Safety Inspector (CPSI) credentials and reinforce the Department's commitment to proactive inspection practices and risk management.

The Valentine's Hot Cocoa Hike at the Blair Mill Greenway was a tremendous success. Parks staff were on-site at 8:00 a.m. to distribute complimentary hot chocolate to Stallings community members utilizing the greenway. The event was well received and provided a meaningful opportunity for staff to engage with residents in a positive and personal setting while encouraging outdoor recreation and community connection.

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## Council Priorities and Strategic Alignment

In alignment with Council priorities and ongoing strategic planning efforts, the Parks Department remains focused on strengthening town identity and enhancing the sense of place throughout our public spaces. Establishing and reinforcing a clear community identity is an important component of long-term planning, resident engagement, and civic pride.

As part of this effort, the Department continues to intentionally utilize park spaces in ways that help residents and visitors recognize when they are in Stallings. Recent enhancements at Stallings Municipal Park include the installation of new park banners that reflect the Town's branding and visually reinforce its identity. The banner design incorporates a nod to the Town's slogan, "How Home Should Feel," further promoting a cohesive and welcoming atmosphere across park facilities.

These improvements support Council's broader priorities by strengthening community character, enhancing visual consistency, and ensuring that public spaces reflect the values and identity of the Town of Stallings.



## 2026 Parks & Recreation *Upcoming Events/Programs*

### Shenanigans in Stallings – Year 3

The Town is pleased to announce the return of *Shenanigans in Stallings* for its third year. This annual St. Patrick's Day-themed scavenger hunt offers an evening of family-friendly fun, interactive challenges, and festive activities for participants of all ages.

#### **Event Details**

**Date:** Tuesday, March 17

**Time:** 4:00 PM – 7:00 PM

**Location:** Stallings Municipal Park, 340 Stallings Road, Stallings, NC 28104

**Admission:** Free

Participants will enjoy a park-wide scavenger hunt featuring kid-friendly clues and challenges, with prizes available for all ages. Attendees may arrive at any time during event hours; however, completed hunt cards must be submitted by 7:00 PM to receive a prize. The activity takes approximately one hour to complete.

Participants are encouraged to wear green to celebrate the occasion. While registration is preferred, it is not required. Registration is available online at:

<https://stallings.recdesk.com/Community/Program>

### Easter Bunny Photos

The Town will host its annual Easter Bunny photo opportunity, providing families with a festive and welcoming way to celebrate the spring season. This indoor event offers residents the opportunity to take photos with the Easter Bunny in a comfortable setting.

Each family will receive one complimentary printed photo. Attendees are also welcome to take additional photos using their personal devices.

#### **Event Details**

**Date:** Wednesday, March 25, 2026

**Time:** 5:30 PM – 7:30 PM

**Location:** Stallings Government Center Lobby

**Admission:** Free

Residents are encouraged to join us for this seasonal community event.

## **Human Resources**

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- No report.

## Finance

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- Tax and fee collections received through February
  - Received from Union/Mecklenburg one month in arrears
    - Ad valorem tax = \$7,157,604.37 or (111% of total budget and approximately 98% of total charge)
    - Motor vehicle tax = \$146,116.91 (30% of total budget)
    - Municipal motor vehicle fee = \$100,625.00 (27% of total budget)
    - Stormwater fee = \$921,486.98 (99% of total budget)
  - Received from NC Department of Revenue two months in arrears
    - Sales & use tax = \$1,351,104.20 (57% of total budget)

## **General Government**

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### **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. Discussions are ongoing with a national brewery who is interested.

### **Occupancy (Hotel) Tax**

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

### **Bulk Pick-Up**

The Winter Bulk Pick-Up is this week. Spring Bulk Pick-Up will be advertised within the next month.

### **Stallings Source**

The quarterly blog post, *Spring Showers and Storm Water Smarts*, was published in February and can be found here: [Spring Showers and Storm Water Smarts](#).

### **Surplus Sales**

There were \$2,668.50 worth of sales in 2025. So far in 2026, there have been \$10 in sales.