



March 25, 2025

PLANNING & ZONING MONTHLY REPORT | FEB. 2025



Meetings

Meeting Type

Town Council:

- 02/10/2025
 - CZ24.10.01 - Assembly of God Conditional Zoning
 - Deferred to 2/24/2025
 - RZ24.10.01 - General Rezoning for 5749 Stevens Mill Road
 - Deferred to 3/10/2025
- 02/24/2025
 - CZ24.10.01 (Recessed 02-10-2025) A. Assembly of God Conditional Zoning
 - Approved with conditions

Planning Board 2/18/2025:

- CZ24.10.02 - 3025 Gribble Rd requests a zoning change from IND to CZ-IND to allow Automobile Dealers use in addition to the current Industrial and Automobile Repair Services (Major) use.
 - PB recommended approval
- CZ24.12.01 - 3469 Gribble Rd requests a zoning change from IND to CZ-IND to allow Automobile Dealers use in addition to the current Automobile Repair Services (Major) use
 - PB recommended approval
- TX25.02.01 Attached Garages - Staff requests a text amendment in the Stallings Development Ordinance within Article 2 to clarify regulations for attached garages.
 - PB recommended approval
- TX25.02.02 Definitions Update - Staff requests a text amendment in the Stallings Development Ordinance within Article 3 to clarify and expand the existing language.
 - PB recommended approval

Board of Adjustments:

- The Board of Adjustments meeting was not held due to a lack of items on the agenda.

Upcoming Petitions

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

1. Mill Creek Residential (CZ25.02.01)

- **Request:** Annexation & Rezoning from HC (Union County) to CZ-MU-2 for a 324-unit multi-family residential community
- **Parcel:** 07105005A
- **Location:** 0 HWY 74
- **Acreage:** 12.57
- **Council District:** 4 – Laurie Wojtowicz
- **Projected Council Hearing Date:** May 27, 2025



2. Cottage Green Mixed-Use Residential (CZ25.02.02)

- **Request:** Conditional Rezoning from Mixed-Use 2 to CZ-MU-2 for a 222-unit residential community and commercial development
- **Parcels:** 06087002, 06087002C, 06087003, 07150009G
- **Location:** 0 Matthews-Weddington Rd
- **Acreage:** 36.81
- **Council District:** 6 – Brad Richardson
- **Projected Council Hearing Date:** June 2025



3. Pleasant Plains Mixed-Use Residential (CZ25.02.03)

- **Request:** Conditional Rezoning from Town Center (TC) to CZ-TC for 12 Shopfront mixed-use units and 23 Townhomes
- **Parcels:** 07129296, 07129296B
- **Location:** 3909 & 3919 Pleasant Plains Rd
- **Acreage:** 2.63
- **Council District:** 5 – Steven Ayers
- **Projected Council Hearing Date:** July 2025



Current Approved Residential Project Status

Project Name, Info	Location	Additional Info	Status
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 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 First 2 buildings received zoning compliance, residents already living in them
Bailey Mills (Formerly Stallings Townhomes): <ul style="list-style-type: none"> 92 Single-Family Attached Residential. 	Marie Garris Rd and Matthews Indian Trail Rd	<ul style="list-style-type: none"> By-Right Development Agreement: Yes recorded 	<ul style="list-style-type: none"> Construction Ongoing
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"> Construction documents were approved, and the final plat is not approved. Inactive

Project Name, Info	Location	Additional Info	Status
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
Stone Creek (Formerly Union Park Townes): <ul style="list-style-type: none"> 220 Single-Family Attached Units 	Stallings Rd	<ul style="list-style-type: none"> Development Agreement: Yes recorded By-Right Development. 	<ul style="list-style-type: none"> Home building complete Under Construction
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 (Inactive) 	Idlewild Rd	<ul style="list-style-type: none"> Development Agreement: Yes – recorded. 	<ul style="list-style-type: none"> Construction Documents Approved
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.

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) 148 Attached-Homes
Bailey Mills	<ul style="list-style-type: none"> 92 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
Stone Creek Townhomes	<ul style="list-style-type: none"> 220 Attached-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

	<ul style="list-style-type: none"> • 471 Attached-Homes • 945 Multifamily Units
Legend - Under Construction	
Legend - Plans Approved	
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 approval

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: Awaiting sewer capacity approval

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

4. Stevens Village / Cambridge Hall

- Scope: 79,573 sq. ft. of commercial/retail space
- Status: Awaiting construction document submittal/approval

5. Stinson Farms Commercial Projects

- Scope: Eight commercial outparcels along Idlewild Road
- Status: Future submittals pending; commercial uses to be determined

Additional Updates

- Several new automotive service businesses, including major repair shops and car sales, have been submitted.

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:
 - See the survey results for a limited time here: <https://arcg.is/0554aj0>
 - Public input session at Stallings Fest Completed
 - Next Steps: TBD – awaiting state legislature decision on down zoning. May bring a Small Area Plan and Comprehensive Plan Update to Council in April or May 2025.

Current Planning & Engineering Plan Reviews

Our Plan Reviews consist of a three-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:

- PR24.09.01 – 4923 Potter Rd Residential [Comments Provided]
- PR25.01.01 – 824 Stallings Rd [Comments Provided]
- PR25.02.01 – 5117 Shaftwood Rd [Approved]
- PR25.03.01 – 216 Warehouse Dr [Approved]

Construction Document (Major) Reviews:

- CD24.02.01 – Courtyards on Greenway 3rd Review [Preliminary Approval]
- CD24.02.02 – Stallings Farms Residential 4th Review [Preliminary Approval]
- CD24.08.01 – Sell Ethics 4th Review [Preliminary Approval]
- CD24.10.02 – Harris Cars Gribble Rd 2nd Review [Preliminary Approval]
- CD24.11.01 – 100 Sherin Ln 2nd Review [In Review]

Subdivision/Final Plat Reviews (subdivide parcels):

- FP25.02.01 – Lawrence Daniel Dr 2nd Review [In Review]
- FP25.02.02 – Stallings Automotive 1 Review [In Review]

Reports

Permit Report:

02/01/2025 - 02/28/2025

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
2/28/2025	2677	New Accessory Structure	Approved	SFR-2		2524 Community Park Dr	\$75.00
2/26/2025	2674	New Principal Structure	Approved	SFR-1		5950 STEVENS MILL RD	\$150.00
2/26/2025	2673		Denied			2505 MONROE RD	
2/25/2025	2672	Permanent Sign Permit	Approved	TC		621 STALLINGS RD D	\$75.00
2/25/2025	2671	Use Permit	Approved	TC		621 STALLINGS RD D	\$50.00
2/25/2025	2669	Principal Structure Upfit	Approved	TC		621 STALLINGS RD D	\$75.00
2/24/2025	2667	Principal Structure Upfit	Approved	IND		3350 SMITH FARM RD	\$75.00
2/18/2025	2666	Use Permit	Approved	MU-2		7800 STEVENS MILL RD	\$50.00

2/17/2025	2665	Permanent Sign Permit	Approved	MU-2		7900 Stevens Mill Rd Suite C	\$75.00
2/17/2025	2664	Principal Structure Addition	Approved	IND		3662 SMITH FARM ROAD	\$75.00
2/17/2025	2663	Driveway Permit	Incomplete	SFR-1	Olde Blairs Mill	602 CAROLINE AUBREY WAY	\$100.00
2/14/2025	2662	Principal Structure Addition	Approved	SFR-2	Emerald Lake	5903 FOUR WOOD DR	\$75.00
2/13/2025	2661	New Accessory Structure	Incomplete	SFR-2	Country Woods East	2019 REDWOOD DR	
2/13/2025	2660	New Accessory Structure	Approved	SFR-3		1309 STALLINGS RD	\$75.00
2/13/2025	2659	Temporary Use Permit	Approved	MU-2		2008 STALLINGS RD	
2/13/2025	2658	Permanent Sign Permit	Approved	MU-2		3119 MATTHEWS INDIAN TRAIL	\$125.00
2/12/2025	2657	New Principal Structure	Approved	SFR-3		1309 STALLINGS RD	\$150.00
2/10/2025	2656	Driveway Permit	Incomplete	SFR-2	Forest Park	315 CEDARWOOD LN	
2/10/2025	2655	Principal Structure Addition	Approved	SFR-1	Callonwood	1038 FLEMING LN	\$75.00
2/10/2025	2654	New Accessory Structure	Approved	MFT	Fairhaven	1034 YELLOW DAISY DR	\$75.00
2/10/2025	2653			SFR-1	Golden Acres	5117 SHAFTWOOD DR	\$500.00

2/6/2025	2651	Demolition Permit	Approved	C-74		2916 MATTHEWS INDIAN TRAIL RD	
2/6/2025	2650	Principal Structure Addition	Approved	SFR-2	Shannamara	8017 GLAMORGAN LN	\$75.00
2/6/2025	2649	New Accessory Structure	Approved	MU-1		2442 OAK SPRINGS RD	\$75.00
2/6/2025	2648	Use Permit	Approved	SFR-2	Country Woods East	1029 HAWTHORNE DR	\$50.00
2/4/2025	2646	New Accessory Structure	Approved	IND		216 WAREHOUSE DR	\$75.00
2/4/2025	2645	New Accessory Structure	Approved	SFR-2	Forest Park	502 WHITE OAK LN	\$75.00
2/3/2025	2644	Principal Structure Addition	Approved	SFR-2	Shannamara	2030 CAERNARFON LN	\$75.00
1/31/2025	2643	New Accessory Structure	Approved	SFR-2	Forest Park	720 PESCA LN	\$75.00
1/31/2025	2642	Principal Structure Upfit	Approved	C-74		5023 F Smith Farm Rd	\$75.00
1/19/2025	2636	New Accessory Structure	Approved	SFR-1	Golden Acres	5117 SHAFTWOOD DR	\$75.00
1/8/2025	2630			C-74		5029 Smith Farm Rd	\$575.00
6/12/2024	2374	New Principal Structure	Inspected	SFR-3	Spring Hill	5108 Potter Rd	\$250.00
							\$3,350.00

Total Records: 33

Code Enforcement Report:

February Monthly Report - Code Enforcement

Case Date	Description	Found By	Status	Address
2/3/2025	SDO - Minor Site Plan Review - Required	Complaint	Open	216 Warehouse Dr.
2/3/2025	SDO - Activities Requiring a Land Disturbance Permit	Complaint	Closed	216 Warehouse Dr.
2/3/2025	SDO - Accessory Structure Addition - Permit Required	Ride Around	Open	4000 Stallingswood Dr.
2/5/2025	SDO - Fence - Permit Required	Ride Around	Closed	502 White Oak Ln.
2/5/2025	SDO - Driveway - Permit Required	Ride Around	Open	315 Cedarwood Ln.
2/5/2025	PN - Outdoor Storage of Furniture, Refrigerator and Other items	Ride Around	Closed	4001 Stallingswood Dr.
2/5/2025	PN - Outdoor Storage of a Refrigerator	Ride Around	Closed	712 White Oak Ln.
2/6/2025	SDO - Feather Flag - Permit Required	Ride Around	Closed	7900-L Stevens Mill Rd.
2/7/2025	SDO - Unlicensed Vehicle	Ride Around	Closed	5072 Parkview Way
2/7/2025	PN - Multiple Junked/Nuisance Vehicles	Complaint	Closed	3011 Stevens Mill Rd.
2/13/2025	SDO - Unlicensed Vehicle	Ride Around	Closed	15018 Woodstar Rd.
2/18/2025	PN - Chickens - Permit Required	Ride Around	Closed	302 Tamarack Dr.
2/18/2025	PN - Chickens - Permit Required	Ride Around	Open	5009 Goldcrest Dr.
2/18/2025	PN - Outdoor Storage of Tires and Other Debris	Ride Around	Closed	639 White Oak Ln.
2/19/2025	PN - Multiple Junked/Nuisance Vehicles	Complaint	Open	1129 Flowe Dr.
2/19/2025	PN - Outdoor Storage of Trash and Debris	Ride Around	Open	2930 Old Monroe Rd.
2/25/2025	PN - Outdoor Storage of Furniture and Windows	Ride Around	Open	5517 Goldcrest Dr.
2/25/2025	PN - Outdoor Storage of a Recliner on the Curb	Ride Around	Open	424 Homewood Way
2/25/2025	PN - Outdoor Storage of Multiple Couches and Mattresses	Ride Around	Open	401 Homewood Way

2/25/2025	PN - Outdoor Storage of a TV on the Curb	Ride Around	Open	1126 Lakewood Dr.
2/27/2025	PN - Illicit Discharge	Complaint	Open	3733 Pleasant Plains Rd.
2/28/2025	SDO - Deck - Permit Required	Ride Around	Open	3030 Beech Ct.

New Violations	
Public Nuisance	11
J/A/N Vehicles	2
SDO	9
Traffic	0
Open Burn	0
Hazard	0
Noise	0
MHS	0
Total Opened	22

February Cases	
Open	12
Closed	10

TOTAL 22

Police Department

See attached chart for data.

Other Highlights

- SPD Detectives had four crime scene callouts and had nine cases assigned for investigation. CID obtained 14 search warrants and one arrest warrant in ongoing case investigations. One detective seized 1 kg of cocaine, 10 kg of methamphetamine, over 77 pounds of marijuana, and over four pounds of methamphetamine.
- Patrol officers responded to a cardiac arrest of a 68-year-old. Officers used CPR and an AED and revived the patient. He was then transported to Union West for further care and treatment. Officers were able to stabilize breathing until EMS arrived. Patrol officers, during an investigative stop, located multiple lock-picking kits and mail from multiple businesses. In the mail were checks totaling almost a quarter million dollars. SPD detectives are working this case with the US Postal Inspectors.

- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected 0 pounds of unwanted medication.
- Stallings officers and members of the SouthTowns Special Response team executed a search warrant and arrest warrant on an individual wanted on child sex crime offenses.
- One of the SPD's records technicians recently completed training to certify as an evidence custodian and will assist with maintaining evidence entry and dispositions. Our CALEA accreditation manager continues to work on gathering proofs for our year one review. Administrative officers attended planning events for a large-scale active threat scenario and an active shooter roundtable. In addition, SPD participated in a meeting to assist a local business in updating its safety 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. This work is scheduled for completion in early April 2025.

- Roadway and Sidewalk Maintenance

- Resurfacing Contract
 - Staff advertised for bids and received 7 bids for the fall resurfacing contract. Council awarded the fall resurfacing contract to the lowest bidder, Blythe Construction, for \$887,640.00.
 - Project completed.
 - At the January 13, 2025 Council Meeting, Council awarded a preventative roadway maintenance contract to Slurry Pavers, Inc. for \$548,904.60.
 - Scope of Work encompasses microsurfacing of approximately 5.7 miles of roadway in the Fairhaven and Golden Acres subdivisions.
 - Project expected to be completed in May of 2025.
 - Slurry Pavers will provide an informative presentation at the March 31, 2025, SIC Meeting, that will be advertised to all affected residents.
 - 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 completed a pothole repair on Hawthorne Drive.
- Storm Water
 - Storm Water Repair Projects
 - Public Works completed two sinkhole repairs; one in the Callonwood and Forest Park Subdivision.
 - Public Works completed an outfall clearing and catch basin/pipe cleaning project in the Buckingham Subdivision.
 - Four low priority regrades and ditch cleanups on the list to be completed by public works.
 - One storm water repair under investigation on Birchdale Court. Scope of work to be determined.

- NCDEQ has approved the Town's Storm Water Management Plan (SWMP), and Stallings' MS4 Permit became effective August 1, 2023.
 - The Town met all permit year 1 goals, in accordance with the SWMP, and is working to complete permit year 2 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 2 requirements.
 - 75% Completed.
- 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 Study
 - Staff provided Council an update at the November 12, 2024, Council meeting and, as a result, Council directed Staff to continue to work with Kimley-Horn and further investigate the following items:
 - Clarity on the 12-Mile Creek Basin 1.5 Million Gallons Per Day (MGD) Capacity Improvement.
 - How quickly will capacity be utilized.
 - Exact Capacity Allocation Amounts per Municipality (currently estimated at 97K GPD for Stallings).
 - Is this allocation guaranteed.
 - Analyze a Framework for Developers to build in Stallings.
 - Staff has applied to Charlotte's Capacity Assurance Program (CAP) and will continue to coordinate with CLT Water further as they plan for improvements.

- Staff would need to coordinate with Union County to discuss more in-depth logistical details regarding feasibility, constructability, rate schedules, etc.. if the Town was to connect to Charlotte Water's infrastructure.
 - Stallings' Staff and two Council Representatives met with Union County Board of Commissioner and UCW Staff to Discuss Town Priorities as It relates to Development and lack of Sewer Capacity. Following this meeting, Staff is expected to bring this item back to Council for further guidance.
- Bypass and Stallings Road Roundabout Landscaping
 - Staff submitted the irrigation plans, created by NCDOT, to Union County to apply for the water meters.
 - Staff received conditional approval for the irrigation in the roundabout and has passed the approval onto NCDOT. NCDOT's landscaping contractor shall install the irrigation accordingly.
 - NCDOT's one-year maintenance period will begin in June 2024 and end in June 2025.
 - NCDOT will continually coordinate with Staff to ensure the area is being maintained properly.
- NCDOT Projects:
 - NCDOT will present at the July 28, 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, 2025;
 - Estimated date of Availability to begin Construction: September 1, 2025.
 - 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 – November 12, 2023 to March 31, 2024 - [McKee Road to Potter/Pleasant Plains intersection]

- Phase II – November 12, 2023 to June 8, 2024 - [Potter/Pleasant Plains intersection to Morningside Meadow Lane]
 - Phase III – November 12, 2023 to November 9, 2024 - [I-485 to McKee Road]
- Potter-Pleasant Plains Intersection Improvement
 - Project is expected to be completed by May of 2026.
 - There will be continual nightwork throughout the duration of the project.
 - There should not be any lane and/or road closures during the peak morning and evening/afternoon hours of traffic (7:00-9:00 am and 4:00-6:00 pm)
- 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.
 - 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
 - **2025 Meeting Schedule. Location: Town Hall Second Floor Conference Room, 315 Stallings Road, at 6:00 p.m.:**
 - Monday, March 31, 2025. (Due to Conflicting Budget Meeting)
 - Monday, June 23, 2025
 - Monday, September 22, 2025.
 - Monday, December 8, 2025. (Due to Christmas Holiday)

Parks & Recreation

The program/event season for the town's 50th anniversary has begun! We have already had a handful of successful gatherings and expect larger crowds as the weather and excitement warm up! We have several projects underway, or set to begin soon, as we gear up for the increase in park users through the Spring and Summer months.

Event/Program Recap

- Thursday February 27th – 8:30 a.m. to 9:30 a.m. – Government Center
- Golden Gatherings – Coffee and Conversations: Pre-registered event for Seniors 50+

- 2 Seniors Registered and attended the program, we are working to get these types of Senior programs advertised through town HOAs due to this group not being active on social media or in the parks where most of our advertising is done.
- Wednesday February 27th – 6:00 p.m. to 7:00 p.m. – Government Center (rescheduled from 2/19 due to weather)
 - Parks and Crafts: Pre-registered event, participants will be making Salt Paint Snowflakes
 - Originally 19 of 20 pre-registered spots, 10 cancelled due to illnesses, 4 attended the program. While the combination of the date change and illness impacted the participation, those who did attend made the program successful.
- Tuesday March 4th – 11:00 a.m. – 2:00 p.m. – Privette Park
 - Play @ Privette: Free event for families surrounding Privette Park with games and crafts.
 - Approximately 30-40 kids and adults participated throughout the event playing games with staff and making crafts on site.
- Friday March 14th – 6:00 p.m. to 8:00 p.m. – Stallings Municipal Park
 - Shamrockin' Concert: Chris Taylor and the Rumor performed on stage, roaming entertainment from Sigmon Theatrical, food trucks and beer vendors.
 - We estimate 300 attendees and received positive feedback from all vendors and many attendees at the event.
- Monday March 17th – 4:00 p.m. – 7:00 p.m. – Stallings Municipal Park

- St. Paddy's Scavenger Hunt: Scavenger hunt activity with a special visit from a "real" Leprechaun.
- Estimated 200 participants, a huge success for a weekday afternoon program

Upcoming Events/Programs

- Wednesday April 9th – 5:30 p.m. – 7:30 p.m. – Government Center Lobby
- Easter Bunny Photos: Drop in to get a free picture with the Easter Bunny!
- Thursday April 24th – 6:30 p.m. – 9:30 p.m. – Stallings Municipal Park
- Pop and Play – Trivia and Movie: The evening will begin with family-friendly trivia, followed by the movie "Home"
- Saturday April 26th – 12:00 p.m. – 4:00 p.m. – Stallings Municipal Park
- The Spring Spectacle - AREA 50: Prepare for an out-of-this-world experience with Aliens and other extra-terrestrial fun!

Project Updates:

- Stallings Municipal Park Sound System: Phase 2
- Keny Poovey, with Academy Street Productions, completed work on the Sound System at SMP on March 8th. These upgrades allow broadcasting to all speakers within the park.
- Upcoming Eagle Scout Project
- Quillian Gunn of Scout Troop 98 will be constructing and installing benches on the wooden "boardwalk" in Stallings Municipal Park (in natural area, near Gazebo) in the coming weeks.

- Toddler Playground Update
 - Barrs Recreation is scheduled to start work on March 31st to remove the existing playground and begin installation of the new toddler playground. The project is expected to take up to 3 weeks; weather pending.
 - Blair Mill Disc Golf Upgrades
 - Scott Brown of Blue Ridge Trail Works is currently working on the next phase of the Blair Mill Disc Golf Course upgrades, to include setting new tee pads and installing retaining walls. Mark Huether, of Mark Huether Disc Golf will be installing new baskets and course signage. We expect this project to be completed and re-opened in April.
 - Blair Mill Greenway Gate/Signage
 - Watson Steele has repaired the damaged greenway gate.
 - Signs are on order and will be installed once they arrive.
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Finance

- Through March, 99.18% of 2024 ad valorem taxes have been collected totaling \$5.5 million
- All Finance staff participated in the North Carolina League of Municipalities (NCLM) Advancing Municipal Leaders Financial Management Course

Human Resources

- No report.

General Government

2725 Old Monroe Road (John Deere) Property

KWC is in current negotiations with the brewery and the attorneys are drafting a lease. The Economic Development Committee will review the draft lease at its April meeting.

Stallings 50th Anniversary

Celebrations are well underway!

Street Sweeping: Week of March 24

For complete information and a schedule of sweeping, please visit:
[Engineering Announcements](#)

Spring Shred Day: Thursday, May 8

For more information: [Shred Day > Events](#)

Spring Bulk Pick-Up: Week of May 19

For more information: [Spring Bulk Pick-Up > Events](#)

Union County Government is conducting a 2025 Community Health Assessment (CHA) survey to help in understanding the overall health and safety of its residents. Please consider taking the survey here: [Community Health Reports | Union County, NC](#)

- **Stallings Source**

February's blog post, *What's in a Name?*, can be found [here](#). Next issue will be in the Spring.

- **Surplus Sales**

A total of \$22,792.27 was sold in 2024. There have been no sales thus far in 2025.