



**March 20, 2026**

PLANNING/ZONING MONTHLY REPORT | JANUARY



## Meetings

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### Meeting Type

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#### **Town Council:**

2/23/26

1. RZ25.10.01
    - a. Applicant, Denis Dashchenko, submitted a general rezoning request from Mixed- Use 2 (MU-2) to Multi-Family Transitional (MFT) at parcel ID #07075294, a property 3.6 acres in size at 3017 Stevens Schultz Ln.
    - b. Approved
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#### **Planning Board:**

2/17/26

1. Conditional Zoning CZ25.08.01 – Stevens Village
    - a. Stevens Village LLC is requesting a conditional rezoning from MU-2 to CZ-MU-2 to allow 118 townhomes and up to 15,000 sq ft of commercial.
    - b. Recommended denial
  2. Conditional Zoning CZ25.04.01 – Pleasant Plains Town Center 2
    - a. The applicant is requesting a conditional rezoning from TC to CZTC to allow 60 townhomes
    - b. Recommended approval
  3. Conditional Zoning CZ25.10.01 – Chestnut Lane Mixed-Use
    - a. The applicant is requesting a conditional rezoning from R-20 (Union County) to CZ-MU-2 for a non-residential, mixed-use commercial center
    - b. Recommended approval
  4. Text Amendment TX26.01.01 – Indoor Amusement
    - a. The applicant is proposing the addition of a new use to the Table of Uses in Article 8 and a corresponding definition to Article 3.
    - b. Recommended approval
  5. All other items were deferred to March 2026.
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#### **Board of Adjustments:**

- N/A
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## 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>
<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 which is about to expire)</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> </ul>

<u>Project Name, Info</u>	<u>Location</u>	<u>Additional Info</u>	<u>Status</u>
			<ul style="list-style-type: none"> <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> <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>	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> <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

- Home2 Suites Hotel**
  - Location: Intersection of Stallings Road and US-74
  - Scope: 4-story, 104-room hotel
  - Status: Awaiting construction document submittal
- 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
- 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
- Stevens Village**
  - Scope: 79,573 sq. ft. of commercial/retail space
  - Status: Awaiting construction document submittal/approval
  - Currently undergoing CZ for possible amendment.
- Stinson Farms Commercial Projects**
  - Scope: Eight commercial outparcels along Idlewild Road
  - Status: QT Gas Station submitted as first commercial outparcel.
- Cottage Green**
  - Concept Plan approved.

## 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.

	Case # / Project Name	Address / Parcel #	Submittal # / Date	Description	Status
Preliminary Plan (Concept Plan/Minor) Reviews	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
	PR25.10.01 Whetstone Motel	07-132-002 & 07-132-003B-I	Review 3 02/25/2026	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 2 02/23/2026	32,712 sq ft Medical Office Building; 155 parking spaces	In Review
	PR25.11.01 Cottage Green	07-150-009G, 06-087-003, 06-087-002 & 07-087-002C 0 Matthews Weddington Rd	Review 2 01/28/2026	Mixed-Use with 222 residential units and 6+ acres for commercial development; 222 residential parking spaces	In Review
	PR25.12.01 3017 Mill Stream Ct	07-054-265 3017 Mill Stream Ct	Review 1 12/16/2025	Renovation/extension of residential home	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
	PR26.02.01 Pleasant Plains TC 1	07-129-296B & 07-129-296C 3919/3927 Pleasant Plains Rd	Review 1 02/17/2026	9,720 sq ft shop front units with loft apartments above; 20 townhomes; 58 parking spaces	In Review
Construction Document (Major) Reviews	CD25.07.01 Stallings VFD	07-126-043A 2916 Matthews Indian Trail Rd	Review 2 09/24/2025	2-story, 10,774 sq ft GFA Fire Services Building; 24 parking spaces	Awaiting Sewer Letter
	CD25.12.01 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 Scarlet St Subdivision Plat	07-078-039 4216 Scarlet St	Review 1 01/20/2026	Subdivide 1 lot into 2 for residential use	Comments Provided 03/02/2026

## Reports

### Permit Report:

02/01/2026 - 02/28/2026

Permit Date	Stalling's Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
2/27/2026			Online Submission			4522 Potter Rd	
2/26/2026			Online Submission		Courtyards on Chestnut Lane	1005 HEADWATERS CT	
2/26/2026	3092	Principal Structure Addition	Payment Pending	SFR-3	Spring Hill	5017 HILLWOOD CT	\$75.00
2/26/2026	3091	Tree Disturbance Permit	Approved	SFR-1	Blackberry Ridge	3011 STEVENS MILL RD	\$800.00
2/25/2026	3089	Permanent Sign Permit	Online Submission				
2/24/2026	3088	New Accessory Structure	Approved	MFT	Courtyards on the Greenway	0 LAWYERS RD	\$75.00
2/24/2026	3087	New Accessory Structure	Incomplete	SFR-2	Forest Park	300 Cedarwood Ln	
2/20/2026	3086	Principal Structure Addition	Approved	Conditiona l	Chestnut Place II	5014 STONEHILL LN	
2/19/2026	3085	Tree Disturbance Permit	Approved	SFR-3	Buckingham	2111 WESTMINSTER LN	\$82.00
2/19/2026	3084	Principal Structure Addition	Approved	Conditiona l	Franklin Meadows	910 LANDRY DR	\$75.00

2/16/2026	3081	Permanent Sign Permit	Approved	C-74		5100 SMITH FARM RD	\$75.00
2/16/2026	3080	New Accessory Structure	Incomplete	Conditiona l	Callonwood	1158 HAMMOND DR	
2/13/2026	3079	Tree Disturbance Permit	Approved	IND		3380 SMITH FARM RD	
2/12/2026	3078	Permanent Sign Permit	Denied	IND		416 SEABOARD DR	
2/10/2026	3077	New Accessory Structure	Approved	SFR-1	Blackberry Ridge	5134 BLACKBERRY LN	\$75.00
2/10/2026	3076	Principal Structure Addition	Approved	SFR-1	Blackberry Ridge	5134 BLACKBERRY LN	\$75.00
2/9/2026	3074	Principal Structure Addition	Approved	SFR-3	Stonewood	3101 PINE POINTE S ST	\$75.00
2/9/2026	3073	Principal Structure Upfit	Approved	SFR-1	Vickery	1305 VICKERY DR	\$75.00
2/9/2026	3072	Pool Permit	Paid, Needs Review	MU-2	Willows Apartments	2816 STEVENS MILL RD	
2/6/2026	3070	New Accessory Structure	Incomplete	TC		4390 POTTER RD	
2/5/2026	3069	Chicken	Approved	SFR-2	Forest Park	411 MEADOWBROOK DR	\$25.00
2/5/2026	3068	New Accessory Structure	Approved	SFR-3	Kerry Greens	1110 KERRY GREENS DR	\$75.00
2/5/2026	3067	Use Permit	Payment Pending	IND		615 STALLINGS RD STE B	
2/4/2026	3066	New Accessory Structure	Approved	SFR-2	Hunley Creek	2009 MILL HOUSE LN	\$75.00

2/3/2026	3065	Use Permit	Approved	MU-2		12043 GUION LN	\$100.00
1/30/2026	3064	New Accessory Structure	Approved	SFR-1	Olde Blairs Mill	411 RACHEL ELIZABETH DR	\$125.00
1/30/2026	3063	Principal Structure Addition	Approved	SFR-3	Brookfield	1015 VICKIE LN	\$125.00
1/28/2026	3062	New Accessory Structure	Approved	SFR-2	Hunley Creek	5014 OLD STONE LN	\$75.00
1/28/2026	3061	Temporary Sign Permit	Denied	MU-1		2251 STALLINGS RD	
1/28/2026	3060	Use Permit	Approved	MU-1		2251 STALLINGS RD	\$50.00
1/27/2026	3059	Pool Permit	Approved	SFR-2	Emerald Lake	2128 FLAGSTICK DR	\$150.00
1/26/2026	3058	New Accessory Structure	Approved	SFR-3	Morningside at Stallings	1003 MORNINGSIDE MEADOW LN	\$75.00
1/25/2026	3057	New Accessory Structure	Denied	SFR-3		15932 LAWYERS RD	
1/22/2026	3055	Principal Structure Upfit	Approved	SFR-3		1321 STALLINGS RD	\$125.00
1/15/2026	3042	New Accessory Structure	Denied	SFR-3	Stallings Park	1224 STALLINGS RD	
1/13/2026	3037	New Accessory Structure	Approved	SFR-2	Forest Park	311 CEDARWOOD LN	\$75.00
1/12/2026	3036	New Principal Structure	Approved	SFR-1		5950 STEVENS MILL RD	\$150.00
1/9/2026	3034	New Accessory Structure	Approved	SFR-1	Olde Blairs Mill	411 RACHEL ELIZABETH DR	\$125.00

1/7/2026	3029	Principal Structure Addition	Approved	SFR-1	Brookfield	116 GREENBRIAR DRIVE	\$75.00
12/17/2025	3012	Principal Structure Upfit	Denied	MFT	Chestnut Oaks	5108 CRAFTSMAN RIDGE DR	
							<b>\$2,907.00</b>

Total Records: 40

3/2/2026

Total Permit 2026 returns: \$7,207.00

**Code Enforcement Report:**

February Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
2/5/2026	PN - Outdoor Storage of a Mattress	Ride Around	Closed	632 Springhill Dr.
2/5/2026	PN - Outdoor Storage of a Mattress/Household Goods	Ride Around	Closed	624 Springhill Dr.
2/5/2026	SDO - Prohibited Signs	Ride Around	Closed	4390 Potter Rd.
2/5/2026	SDO - Use Permit	Ride Around	Open	4390 Potter Rd.
2/5/2026	SDO - Principal Structure Addition	Ride Around	Closed	3101 Pine Pointe St.
2/5/2026	J/A/N -Junked/Nuisance Vehicle(s)	Ride Around	Open	633 Lakewood Dr.
2/6/2026	SDO - Principal Structure Addition	Ride Around	Open	3062 Beech Ct.
2/9/2026	SDO - Land Disturbance	Ride Around	Closed	2111 Westminister Ln.
2/9/2026	SDO - Land Disturbance	Ride Around	Closed	3011 Stevens Mill Rd.
2/10/2026	PN - Outdoor Storage of Furniture, Trash and Debris	Ride Around	Open	306 Forest Park Dr.
2/17/2026	PN - Outdoor Storage of Furniture, Debris/Junk	Complaint	Open	425 Kinard Ct.
2/20/2026	SDO - Accessory Structure Permit	Ride Around	Open	1108 Hawthorne Dr.

2/20/2026	J/A/N - Junked/Nuisance Vehicle	Ride Around	Open	3126 Leicester Dr.
2/24/2026	SDO - Fence Permit	Ride Around	Open	633 Lakewood Dr.
2/24/2026	PN - Outdoor Storage of Junk and Debris	Ride Around	Open	749 Lakewood Dr.
2/24/2026	J/A/N - Junked/Nuisance Vehicle(s)	Ride Around	Open	749 Lakewood Dr.
2/24/2026	SDO - Unlicensed Vehicle	Ride Around	Open	3002 Stevens Schultz Ln.
2/25/2026	SDO - Fence Permit	Ride Around	Open	4214 Lawrence Daniel Dr.
2/25/2026	PN - Vehicle Used as a Storage Place for Junk/Trash	Ride Around	Open	409 Springhill Rd.
2/25/2026	PN - Outdoor Storage of Trash/Debris	Ride Around	Open	4000 Hillwood Ct.
2/26/2026	PN - Outdoor Storage of Construction Materials, Mattresses and Other Items	Ride Around	Open	3315 Privette Rd.
2/26/2026	PN - Outdoor Storage of Yard Waste	Ride Around	Open	3305 Privette Rd.
2/26/2026	J/A/N - Junked Vehicle	Ride Around	Open	3305 Privette Rd.
2/26/2026	SDO - Temporary Sign Permit	Ride Around	Open	2442 Oak Spring Rd.

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.
11/7/2025	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.
1/7/2026	SDO - New Accessory Structure Permit	Ride Around	Open	924 Stallings 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	Open	15932 Lawyers Rd.
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 - Temporary Sign Permit	Ride Around	Open	2251 Stallings Rd.
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 Appliances	Ride Around	Open	4509 Stevens Mill Rd.
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.

New Violations	
Public Nuisance	9
J/A/N Vehicles	4
SDO	11
Traffic	0
Open Burn	0
Hazard	0
Noise	0

MHS	0
<b>Total Opened</b>	<b>24</b>

<b>February Cases</b>	
Open	18
Closed	6
<b>Total</b>	<b>24</b>

## Police Department

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See attached chart for data.

### Other Highlights

- During the month of February, Officers on A squad located an elderly, female that suffered from cognitive issues. The female subject had wandered off on Old Monroe Rd and was unable to be located by family members. SPD officers worked diligently and were able to locate the missing woman and return her home to her family. D Squad members cleared a Hit & Run and arrested the driver of DWI. Stallings officers responded to a call for service about a Ford Mustang that struck a mailbox at Rock Store BBQ and drove toward Indian Trail. Officers located the damaged vehicle and subsequently arrested the driver of DWI. Booze it and lose enforcement efforts led to three DWI arrests in 2 days. Officers from B squad worked on Valentines Day weekend. During their proactive traffic enforcement campaign, they were able to make three separate DWI arrests and one charge of Aid and Abet DWI on Friday and Saturday evening, February 13<sup>th</sup> and 14<sup>th</sup>. On 2/6/2026 SPD officers were dispatched to a residence in Stallings in reference to a domestic violence assault that had just occurred. Officers quickly arrived and met the victim, who had been feloniously assaulted and had sustained serious injuries. The victim was transported to our local hospital, and then to Atrium Main in Charolotte due to her severe injuries. The suspect, the victim's husband, had fled the scene. Once the arrest warrants were secure, officers partnered with CID to attempt to locate the suspect before he was able to flee the country and return to his home in South America. Working with Homeland Security and the NCSBI to locate the suspect in New Hannover County NC just days after the initial offense.
- Officers from the Stallings TEST team participated in a county wide GHSP saturation patrol on Thursday February 26, 2026. Agencies from

across Union County worked together to bring focused traffic enforcement to various parts of the county, from Waxhaw and Stallings, to Monroe and Weddington. Their collective enforcement efforts netted four DWI arrests, three drug arrests, and over 100 traffic citations.

- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected over three pounds of unwanted medication.
- One detective completed a child death investigations class. The SPD hosted a Coffee with a Cop at Ambriant Village. SPD partnered with Pineville PD to do a two-day presentation on the state DRE (Drug Recognition Expert) program and how local agencies can use this program to enhance DWI enforcement and traffic safety.

## **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.
    - Affected Communities:
      - Courtyards at Weddington
      - Eaglecrest
      - Lakewood
      - Morningside Meadows
      - Springhill
  - Slurry Pavers will be presented an informational presentation at the February 23, 2026 Council Meeting.
  - Crack sealing has begun, and the main portion of the project is expected to begin in mid-April

- 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 has begun installing 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 750 square foot parking lot expansion in the Town Hall Parking Lot.

## **Stormwater**

- Stormwater Repair Projects
  - 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.

- Total SCMs: 68
- In good condition / passed inspection: 47
- Working to bring SCMs into compliance: 12
- Pending O&M agreements or inspection reports: 7
- 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.

FACILITY	PERMITTED CAPACITY (MGD)	ACTUAL AVERAGE DAILY FLOW* (MGD)	ACTUAL + PERMITTED OBLIGATED FLOWS (MGD)	PERCENT OF PERMITTED FLOW USED
Twelve Mile Creek	7.5	5.246	6.658	88.8%
Crooked Creek	1.9	1.184	1.691	89.0%
Olde Sycamore	0.15	0.039	0.039	26.0%
Tallwood	0.05	0.022	0.022	44.0%
Grassy Branch	0.05	0.041	0.042	86.0%

\*12 month rolling average through December 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 installation is anticipated to begin in the second week of April in coordination with the Police Department's system rollout. Once underway, the project will enhance park safety, support incident documentation, and help protect park assets.

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### **Splash Pad Project**

The awarded contractor has submitted all required documentation for the splash pad project, and the package was forwarded to the County for review. However, the Union County Health Department did not approve the proposed chemical cabinet, requiring staff to explore alternative solutions, including the potential construction of an attached structure. The County has also requested that staff submit a separate application for the removal of the existing spheres and their replacement with flush jets, which is anticipated to receive approval. In response, staff are coordinating with other local municipalities that have successfully obtained County approval for similar projects and are working with McAdams to develop cost estimates for building construction, design, and code requirements. Additional updates will be provided as the project progresses.

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## Department Updates

- The Parks Department has received \$5,500 in sponsorship funding for calendar year 2026 to date, along with an additional \$800 in in-kind contributions supporting events and programs this year. These partnerships continue to enhance the department's ability to deliver quality programming and community events while offsetting operational costs.
- The Parks Department has extended two part-time seasonal job offers for Park Attendant positions to support operations from May through September. These positions will assist with covering splash pad hours, managing shelter rentals, and performing general park maintenance duties throughout the busy summer season.
- An Eagle Scout candidate has proposed a service project at Blair Mill Park to design and construct a much-needed footbridge, which will be integrated into the existing disc golf course to improve accessibility and safety for park visitors. Parks Department staff are collaborating with the scout to review design plans, coordinate materials, and ensure the project meets all safety and code requirements. Once completed, the footbridge will provide a lasting community improvement and enhance the overall park experience for all visitors.
- Shelter rentals for the summer season at Stallings parks will open on April 1, 2026. Residents and community groups will be able to reserve picnic shelters for recreational, social, and family events throughout the summer months. Parks Department staff are preparing the facilities to ensure they are clean, safe, and ready for use, and reservations can be made online or through the Parks Department office.

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## **Upcoming Events/Programs**

### **Easter Bunny Photos**

- Event: Easter Bunny Photos – a family-friendly spring tradition offering a photo opportunity with the Easter Bunny in an indoor setting.
- Date: Wednesday, March 25, 2026
- Time: 5:30 PM – 7:30 PM
- Location: Stallings Government Center Lobby
- Admission: Free
- Details: Each family will receive one complimentary printed photo. Additional photos may be taken on personal devices.

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### **Pop & Play – Trivia & Movie Night**

- Event: Pop & Play – an evening of trivia, live animal encounters, and an outdoor movie at Blair Mill Park.
- Date: Thursday, April 9, 2026
- Time: Arrive at 6:00 PM for Animal Adventures and food; trivia begins at 6:30 PM; movie follows trivia.
- Location: Blair Mill Park, 1025 Fair Oaks Dr., Stallings, NC 28104
- Admission: Free

- Event Highlights:
    - Movie Feature: *Zootopia 2* screened outdoors under the stars.
    - Trivia: Three rounds covering zoo animals, Disney movies, and general kids' knowledge; prizes awarded for each round and an overall grand prize.
    - Live Animal Encounters: Hosted by the Schiele Museum.
    - Food Trucks Onsite: Thrashers Dogs (hot dogs), Taste of Sunshine (popcorn & lemonade).
  - Attendees are encouraged to bring blankets, chairs, and assemble trivia teams for a relaxed and engaging family evening.
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### **Spring Spectacle – A Wickedly Oz-Some Night**

- Event: Spring Spectacle – an Oz-inspired evening with interactive activities, live performances, and an outdoor movie screening.
- Date: Friday, April 24, 2026
- Time: 6:00 PM – approximately 10:30 PM
- Location: Stallings Municipal Park
- Admission: Free
- Activities from 6:00 PM – 8:00 PM include:
  - Face painting and balloon twisting
  - Themed activity stations, including Elphaba's Potion Making Station and Glinda's Bubble Garden
  - Character meet-and-greets from the world of Oz
  - Three live mini shows throughout the evening

- At approximately 8:00 PM, a screening of *Wicked: For Good* will take place outdoors; attendees are encouraged to bring blankets and lawn chairs.
- Food Trucks Onsite: Another Food Truck, Boss Lady Lemonade, Tacos Las Catrinas
- Attendees are encouraged to wear Oz-inspired attire for an immersive experience.

*The Stallings Parks & Recreation Department has a variety of programs and activities scheduled in the coming weeks as part of the 2026 community offerings. Residents are encouraged to visit the Town's recreation registration page for more information and to register for available programs as they open. [CLICK HERE.](#)*

## **Human Resources**

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- No Report.

## **Finance**

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- See attached document.

## **General Government**

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### **February Report:**

#### **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 with the County to bring Council all the processes for implementing this tax.

#### **Bulk Pick-Up**

The Winter Bulk Pick-Up collected 41.60 tons. Spring Bulk Pick-Up will be the week of April 13.

#### **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.