



April 17, 2026

PLANNING/ZONING MONTHLY REPORT | JANUARY



Meetings

Meeting Type

Town Council:

03/09/26

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.
 - i. Deferred to April 13
2. 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. Approved the use table amendment, not the definition

3/23/26

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. Approved
4. Vested Rights Application VR26.03.01 – Bailey Mills Phase 2
 - a. Approved the CZ for an additional 2 years of vested rights

Planning Board:

3/17/26

5. The Planning Board received their yearly training
 6. Text Amendment TX26.01.03 – Fence Update
 - a. Staff is proposing an update to Article 2.13-2 for clarity and refine requirements for screening and materials
 - b. Recommended approval
 7. Text Amendment TX26.01.02 – Streetscape Addendum
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Meeting Type

- a. Staff is proposing an addendum to the adopted Stallings Streetscape Plan to simplify and clarify existing standards and provide a fee-in-lieu option.
 - b. Recommended approval
 8. Text Amendment TX26.02.01 – Resubmittal Waiting Period
 - a. Staff is proposing an amendment to Article 5.3-4 to update waiting periods for rezoning applications to align with new state statutes.
 - b. Recommended approval
 9. Text Amendment TX26.02.02 – Rezoning and Annexation Concurrency
 - a. Staff is proposing an update to Article 5.3-3 to clarify procedural authority that allows annexations and associated rezonings to be heard and acted upon concurrently
 - b. Recommended approval
-

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

Cont. next page

<u>Project Name, Info</u>	<u>Location</u>	<u>Additional Info</u>	<u>Status</u>
Idlewild Mixed-Residential Plan (Aria): <ul style="list-style-type: none">• Total Site Area: 48.83ac in Stallings• 270 Multifamily Units (Aria)• 148 Townhomes in Stallings (Inactive)• 115 Townhomes in Matthews (Inactive)• 3.41 acres of retail/commercial (Inactive)	Idlewild Rd behind Idlewild Shopping Center	<ul style="list-style-type: none">• By-Right Development• Development Agreement: Yes, recorded.• Construction Documents approved.• Final Plats approved. They have received their Water and Sewer Accessibility letter, NCDEQ Permit, and NCDOT Driveway Permit.	<ul style="list-style-type: none">• Construction Ongoing• All multifamily buildings received zoning compliance

<u>Project Name, Info</u>	<u>Location</u>	<u>Additional Info</u>	<u>Status</u>
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 application for an additional two years due to sewer capacity (till March 28, 2028) 	<ul style="list-style-type: none"> Construction Documents and Final Plat not approved.
The Willows at Stallings: <ul style="list-style-type: none"> 315 Multifamily Residential. 	Stevens Mill Rd	<ul style="list-style-type: none"> Development Agreement: Yes recorded By-Right Development. 	<ul style="list-style-type: none"> Received UCPW Sewer extension agreement Permitting completed Under construction
Stallings Farm: <ul style="list-style-type: none"> 216 Single-Family Residential 	Stallings Rd and Stevens Mill Rd.	<ul style="list-style-type: none"> Development Agreement: Yes - Recorded By-Right Development. 	<ul style="list-style-type: none"> Awaiting UCPW Sewer Capacity Approval
Stinson Farm: <ul style="list-style-type: none"> Total Site Area: 83.71ac 360 Multifamily Units 136 Attached-Homes 32 Single-Family Detached Homes 8 Future Outparcels of retail/commercial (to be submitted separately) 	Idlewild Rd	<ul style="list-style-type: none"> Development Agreement: Yes – recorded. 	<ul style="list-style-type: none"> Construction Documents Approved Gas Station (QT), Drive-thru, and Apartments are likely to come first.
Courtyards on Greenway: <ul style="list-style-type: none"> 105 Single-Family Detached Residential 	Lawyers Rd	<ul style="list-style-type: none"> By-right Development 	<ul style="list-style-type: none"> Comments were completed for the review of the construction documents. Awaiting UCPW approval Allowed to do work on site per NCDEQ approval.

Housing Unit Projections:

- The following chart shows an estimate of the future homes with approved development agreements, Council approval, or plans to be built in Stallings. Some development housing unit counts are subject to change during the plan review.

<u>Development Name</u>	<u># of Housing Units</u>
Idlewild Mixed Use Development (Aria at Idlewild location, apartments completed)	• 148 Attached-Homes
Bailey Mills Expansion (Phase 2)	• 23 Attached-Homes
Courtyards on Greenway	• 105 Single-Family Homes
Stallings Farm	• 216 Single-Family Homes
Stinson Farm	• 360 Multifamily Units • 136 Attached-Homes • 32 Single-Family Homes
The Willows	• 315 Multifamily Units
Cottage Green	• 84 Mixed-Multifamily Units • 138 Mixed-Single-Family Units
Total Future Projections	• 491 Single-Family Detached Homes • 307 Attached-Homes • 759 Multifamily Units
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.

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 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.

- **Current Planning & Engineering Project Reviews**

March 01-31, 2026

Case # / Project Name	Address / Parcel #	Submittal # / Date	Description	Status
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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	Comments Provided 03/31/2026
	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	Approved 03/05/2026
	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	Comments Provided 03/30/2026
	PR26.03.01 Candon Dental Office	07054715H 0 Lawyers Rd	Review 1 03/12/2026	3,159 sq ft dental office; 16 parking spaces	In Review
	PR26.03.02 5516 Goldcrest Dr Addition	07033027 5516 Goldcrest Dr	Review 1 03/23/2026	1,000+ sq ft addition to existing house	In Review
PR26.03.03 Atrium Tower Expansion	07102019 1000 Healing Way	Review 1 03/31/2026	120,640 sf ft tower addition to existing hospital; 5-story, 88 beds; Existing parking	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 2 03/25/2026	2-story Medical Office Building; 17,220 sq ft GFA; 84 parking spaces	In Review

	CD26.03.01 Cottage Green	07-150-009G, 06-087-003, 06-087-002 & 07-087-002C 0 Matthews Weddington Rd	Review 1 03/20/2026	Mixed-Use with 222 residential units and 6+ acres for commercial development; 222 residential parking spaces	In Review
Subdivision/ Final Plat Reviews	SP25.05.01 Stinson Farms Recombination/ Subdivision Plat	07-075-017, 07-075-017A, 07-075-018, 07-075-019, 07-075-020, 07-075-021, 07-075-022, 07-075-022A, 07-075-023, 07-075-028, 19-511-201, 19-511-202, 19-511-213 & 19-511-224 0 Idlewild Rd	Review 3 10/02/2025	Recombination and subdivision of included parcels to create 8 new tracts adjacent to Idlewild Rd	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
	FP26.03.01 Stallings VFD ROW & Easement	07126043A 2916 Matthews- Indian Trail Rd	Review 1 03/09/2026	Platting the right-of- way dedication and easements	In Review

Payment Date	Payment Amount	Payment Type	Case Type / Case # / Project Name
03/12/2026	\$600	Credit Card - Online	Concept Plan Review PR26.03.01 Candon Dental Office

03/19/2026	\$24,488.50 <i>*Planning fees = \$16,307.50</i> <i>*Engineering fees = \$8,181</i>	Check	Construction Document Review CD26.03.01 Cottage Green
03/30/2026	\$600	Check	Concept Plan Review PR26.03.02 5516 Goldcrest Dr Addition
03/31/2026	\$600	Credit Card - Online	Concept Plan Review PR26.03.03 Atrium Tower Expansion
Total:	\$26,288.50		

Reports

Permit Report:

03/01/2026 - 03/31/2026

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
3/30/2026	3141		Incomplete	SFR-2	Forest Park	211 CUPPED OAK DR	
3/30/2026	3140	New Accessory Structure	Online Submission	SFR-3		1224 STALLINGS RD	
3/27/2026	3139	Temporary Sign Permit	Payment Pending	Conditional		2945 WEDDINGTON MATTHEWS RD	\$25.00
3/27/2026	3138	Principal Structure Upfit	Approved	MFT	Chestnut Oaks	5136 CRAFTSMAN RIDGE DR	\$75.00
3/27/2026	3137	Use Permit	Approved	MU-2	Stevens Mill	7800 Stevens Mill Rd Suite P	\$50.00
3/27/2026	3136	Permanent Sign Permit	Incomplete	MFT	Courtyards on the Greenway	14823 LAWYERS RD	
3/25/2026	3134	Accessory Structure Addition	Denied	MU-1		2505 OAK SPRING RD	
3/25/2026	3133	Permanent Sign Permit	Approved	TC		4390 POTTER RD	\$125.00
3/25/2026	3132	Permanent Sign Permit	Approved	TC		4390 POTTER RD	\$125.00

3/25/2026	3131	Permanent Sign Permit	Approved	TC		4390 POTTER RD	\$125.00
3/25/2026	3130	New Accessory Structure	Denied	SFR-2	Forest Park	300 Cedarwood Ln	
3/24/2026	3129	Permanent Sign Permit	Incomplete	IND		3400 SMITH FARM RD	
3/24/2026	3128	Use Permit	Approved	IND		3400 SMITH FARM RD	\$100.00
3/21/2026	3126	New Accessory Structure	Incomplete	SFR-3	Country Woods East	1108 HAWTHORNE DR	
3/19/2026	3125	New Accessory Structure	Denied	SFR-3	Stallings Park	1224 STALLINGS RD	
3/19/2026	3124	Use Permit	Incomplete	C-74		13613 HWY 74	
3/18/2026	3123	Principal Structure Upfit	Approved	MFT	Chestnut	5108 CRAFTSMAN RIDGE DR	\$75.00
3/17/2026	3122	Principal Structure Upfit	Payment Pending	SFR-2	Emerald Lake	6186 FOUR WOOD DR	
3/17/2026	3121	Permanent Sign Permit	Approved	TC		4390 POTTER RD	\$125.00
3/17/2026	3120	Use Permit	Approved	TC		4390 POTTER RD	\$100.00
3/17/2026	3118	Chicken	Approved	SFR-2	Forest Park	515 MEADOWBROOK DR	
3/16/2026	3117	Principal Structure Upfit	Incomplete	SFR-3		1321 STALLINGS RD	
3/14/2026	3116	Principal Structure Addition	Denied	SFR-1	Golden Acres	5516 GOLDCREST DR	
3/11/2026	3114	New Accessory Structure	Incomplete	SFR-1	Hunley Creek	2009 MILL HOUSE LN	
3/11/2026	3112	New Accessory Structure	Incomplete	MU-2	Aria Apartments	2101 ARIA VILLAGE DR	

3/11/2026	3111	Permanent Sign Permit	Approved	TC		4512 POTTER RD	\$200.00
3/11/2026	3110	Chicken	Approved	SFR-2	Forest Park	607 PEPPER ANN LN	\$25.00
3/10/2026	3109	Tree Disturbance Permit	Approved	Conditional	Sterling Manor	503 NOUVELLE DR	
3/8/2026	3108	Principal Structure Addition	Approved	SFR-2	Country Woods East	3062 BEECH CT	\$125.00
3/6/2026	3107	Use Permit	Approved	IND		3650 SMITH FARM RD	\$50.00
3/6/2026	3106	Permanent Sign Permit	Denied	MU-2		12040 STALLINGS COMMERCE DR	
3/5/2026	3105	Tree Disturbance Permit	Under Review	SFR-3	Lakewood Knolls	0 RHODERIA DR	
3/5/2026	3104	Permanent Sign Permit	Incomplete	Conditional		13137 BLEINHEIM LN	
3/5/2026	3103	Pool Permit	Approved	SFR-2	Shannamara	5718 BARDSEY CT	\$150.00
3/4/2026	3102	Accessory Structure Upfit	Denied	SFR-3	Lakewood Knolls	633 LAKEWOOD DR	\$75.00
3/4/2026	3100	Principal Structure Addition	Approved	SFR-2	Emerald Lake	8017 BIRDIE CT	\$75.00
3/3/2026	3099	Permanent Sign Permit	Withdrawn	TC		615 STALLINGS RD	
3/2/2026	3096	New Accessory Structure	Payment Pending	MFT	Chestnut Oaks	1001 ST JOHNS AVE	
3/2/2026	3095	New Accessory Structure	Approved	SFR-3		15932 LAWYERS RD	\$125.00
2/27/2026	3094	Temporary Sign Permit	Approved	TC		4522 POTTER RD	\$25.00
2/26/2026	3093	Principal Structure Addition	Approved	Conditional	Courtyards on Chestnut Lane	1005 HEADWATERS CT	\$75.00

2/26/2026	3092	Principal Structure Addition	Approved	SFR-3	Spring Hill	5017 HILLWOOD CT	\$75.00
2/25/2026	3089	Permanent Sign Permit	Withdrawn	C-74		5100 SMITH FARM RD	
2/24/2026	3087	New Accessory Structure	Denied	SFR-2	Forest Park	300 Cedarwood Ln	
2/19/2026	3085	Tree Disturbance Permit	Revoked	SFR-3	Buckingham	2111 WESTMINSTER LN	\$82.00
2/18/2026	3083	Principal Structure Upfit	Approved	IND		3100 SMITH FARM RD	\$100.00
2/16/2026	3082	Use Permit	Approved	IND		416 SEABOARD DR	\$100.00
2/16/2026	3080	New Accessory Structure	Denied	Conditional	Callonwood	1158 HAMMOND DR	
2/10/2026	3075	Home Occupation	Approved	MU-2	Stone Creek	1106 May Apple Dr	\$75.00
2/9/2026	3072	Pool Permit	Approved	MU-2	Willows Apartments	2816 STEVENS MILL RD	\$150.00
2/8/2026	3071	New Accessory Structure	Approved	SFR-1	Blackberry Ridge	5142 BLACKBERRY LN	\$125.00
2/6/2026	3070	New Accessory Structure	Denied	TC		4390 POTTER RD	
2/5/2026	3067	Use Permit	Denied	IND		615 STALLINGS RD STE B	
11/25/2025	2987	Permanent Sign Permit	Denied	TC		4512 Potter Rd	
9/29/2025	2915	Temporary Sign Permit	Denied	MU-2	Idlewild Market	15080 Idlewild Rd Suite C	\$25.00
9/5/2024	2485	New Accessory Structure	Inspected	IND		3025 GRIBBLE RD	\$425.00

6/7/2024	2373	New Principal Structure	Inspected	SFR-2	Country Woods East	539 Aspen Ln	\$250.00
							\$3,257.00

Total Records: 57

4/1/2026

Total Permit 2026 returns: \$10,464.00

Code Enforcement Report:

March Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
3/2/2026	J/A/N - Junked/Nuisance Vehicle(s)	Ride Around	Open	4100 Pleasant Plains Rd.
3/2/2026	PN - Outdoor Storage of Clothes and Junk	Ride Around	Closed	4100 Pleasant Plains Rd.
3/2/2026	MHS - Deteriorated Accessory Structure	Ride Around	Open	4100 Pleasant Plains Rd.
3/6/2026	SDO - Temporary Sign Permit	Ride Around	Closed	15120 Idlewild Rd.
3/6/2026	PN - Damaged Fence	Ride Around	Closed	825 White Oak Ln.
3/6/2026	PN - Outdoor Storage of Appliances, Junk and Debris	Complaint	Open	100 Spruce St.
3/9/2026	SDO - Prohibited Sign	Complaint	Closed	2828 Cameron Commons Way
3/9/2026	SDO - New Accessory Structure Permit	Ride Around	Open	2009 Mill House Ln.
3/9/2026	SDO - Storage of Vehicles on the Street	Ride Around	Closed	Quarterhorse Ln & Shadowy Retreat Dr.
3/18/2026	SDO - Accessory Structure Addition Permit	Ride Around	Open	2505 Oakspring Rd.
3/18/2026	SDO - Driveway Permit	Ride Around	Open	3102 Leicester Dr.
3/18/2026	PN - Outdoor Storage of Debris	Ride Around	Closed	12008 Stallings Commerce Dr.
3/20/2026	J/A/N - Junked/Nuisance Vehicle	Complaint	Open	6039 Burnt Mill Run
3/20/2026	PN - Damaged/Sagging Fence	Complaint	Closed	4033 Purple Vale Dr.

3/23/2 026	PN - Outdoor Storage of Concrete Debris	Complaint	Open	5517 Goldcrest Dr.
3/23/2 026	SDO - Temporary Sign Permit	Ride Around	Open	15000 Lawyers Rd.
3/24/2 026	SDO - Fence Permit	Ride Around	Open	831 White Oak Ln.
3/24/2 026	SDO - Driveway Permit	Ride Around	Open	406 Rachel Elizabeth Dr.
3/24/2 026	J/A/N - Junked/Nuisance Vehicle	Ride Around	Closed	1129 Flowe Dr.
3/24/2 026	PN- Outdoor Storage of Trash	Ride Around	Closed	1218 Flowe Dr.
3/24/2 026	PN - Outdoor Storage of Containers and Construction Equipment /Materials	Ride Around	Open	708 Greenbriar Dr.
3/24/2 026	PN - Outdoor Storage of a Mattress	Ride Around	Open	1037 Yellow Daisy Dr.
3/30/2 026	MHS - Deteriorated Principal Structure	Ride Around	Open	4209 Stallingswood Dr.
3/30/2 026	PN - Outdoor Storage of Trash and Debris	Ride Around	Open	4209 Stallingswood Dr.
3/30/2 026	SDO - Land Disturbance Permit	Ride Around	Open	618 White Oak Ln.
3/30/2 026	SDO - Fence Permit	Ride Around	Open	618 White Oak Ln.
3/30/2 026	PN - Outdoor Storage of Yard Waste	Ride Around	Open	5034 Blackberry Ln.

Prior Cases Currently Open - Code Enforcement

6/18/202 5	PN - Outdoor Storage of Trash and Debris	Ride Around	Open	2930 Old Monroe Rd.
11/3/202 5	SDO - Fence Permit	Complaint	Open	6901 Stoney Ridge Dr.
11/7/202 5	PN - Nuisance Vehicles and Yard Waste	Complaint	Open	5018 Blackberry Ln.
12/5/202 5	SDO - Fence Permit	Ride Around	Open	501 Hawthorne Dr.
12/8/202 5	SDO - Principal Structure Addition Permit	Permit Denial	Open	3652 Smith Farm Rd.
1/12/202 6	SDO - New Accessory Structure Permit	Ride Around	Open	1224 Stallings Rd.

1/14/2026	SDO - Prohibited Signs	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	SDO - Use Permit	Ride Around	Open	615 Stallings Rd.
1/30/2026	SDO - New Accessory Structure Permit	Ride Around	Open	300 Cedarwood Ln.
2/5/2026	SDO - Use Permit	Ride Around	Open	4390 Potter Rd.
2/5/2026	J/A/N - Junked/Nuisance Vehicle(s)	Ride Around	Open	633 Lakewood Dr.
2/20/2026	SDO - Accessory Structure Permit	Ride Around	Open	1108 Hawthorne 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.
2/25/2026	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	SDO - Temporary Sign Permit	Ride Around	Open	2442 Oak Spring Rd.

New Violations	
Public Nuisance	11
J/A/N Vehicles	3
SDO	11
Traffic	0
Open Burn	0

Hazard	0
Noise	0
MHS	2
Total Opened	27

March Cases	
Open	18
Closed	9
Total	27

Police Department

See attached chart for data.

Other Highlights

- SPD Detectives had two crime scene callouts and had 16 cases assigned for investigation. CID obtained five search warrants and two arrest warrants in ongoing case investigations. The Unit cleared one case with an arrest.
- Proactive traffic stop leads to felony seizure of drugs. On March 19th an officer stopped a vehicle on Old Monroe Road for a traffic violation. The officer's investigation led him to believe that there was a significant amount of illegal drugs in the vehicle. A K9 was deployed to conduct an open-air sniff of the vehicle, and the K9 alerted to the presence of drugs inside the vehicle. A probable cause search of the vehicle yielded a case full of 52 illegal THC vapes along with an additional 30 grams of loose marijuana located inside vehicle. The driver charged with felony possession with intent to sell/ deliver marijuana, and felony maintaining a dwelling/vehicle for the sell/ delivery of drugs.
- Shoplifting call leads to arrest for felony possession of methamphetamine. On March 28th SPD officers responded to a shoplifting call at Walgreens Pharmacy on Potter Road. Upon arrival, officers contacted the suspect who was in the parking lot standing outside his white van. During the initial investigation officers noticed that the suspect was being deceptive and trying to hide the contents of a bag he was in possession of. Our officers decided to be proactive and widen the scope of the lawful investigation by deploying our SPD K9 Kane to check the suspect's vehicle. K9 Kane alerted to the presence of illegal drugs inside the suspect's vehicle. Officers then conducted a probable cause search of the vehicle and located 4 grams of

methamphetamine inside the vehicle. The suspect was arrested and charged with felony possession of methamphetamine.

- Disabled vehicle call leads to DWI arrest. On March 8th just after 5:00 am, SPD officers were dispatched to a disabled vehicle stuck in a ditch in a local neighborhood. Upon arrival officers contacted the driver and began their investigation. Officers determined that the driver was impaired, which led to the driver being arrested and charged with DWI.
- On 3/28/2026, Officer assigned to A squad responded to a suicide threat/attempt. The caller reported that a male had made suicidal statements and sent a cryptic text saying he already did it. Officer made contact with the subject and observed him with a large vertical laceration on his forearm and a bathtub full of blood and water. Officers rendered first aid and were able to stop the bleeding. Due to the swift efforts from SPD officers, they saved the victims life and transported him to the hospital to receive proper medical care.
- Officers responded to a Stallings address in reference to a reported suicide. Communications advised that the victim had reportedly shot himself, prior to officers arrival. Once officers arrived on scene they located a deceased male subject with a gunshot wound to the head. Officers used their training and experience to provide emotional care and resources for the grieving family, the scene was turned over to detectives, so they could conduct a thorough investigation.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected 1.5 pounds of unwanted medication.
- SPD also participated in a career fair for recruiting at Wingate University.
- One detective completed interview and interrogation, another officer completed OC spray instructor course. Fred Teague was recently promoted to detective and will have an emphasis on community

outreach. Officers attended a career fair at Wingate University and hosted Coffee with a Cop at Good News Church.

Engineering

Roadway and Sidewalk Maintenance

- FY 2026 Resurfacing Contract
 - Staff advertised the FY 2026 Resurfacing Contract, with bids due on July 10, 2025.
 - Eight (8) bids were received; Red Clay Industries was the lowest bidder at approximately \$911,000.
 - The project began on September 4, 2025, and is anticipated to be completed by Halloween 2025.
 - The project experienced delays due to the following:
 - Additional roadways were added to the scope of work in Stallings Park, Millstone Estates, and Parkview.
 - Larger-scale stormwater repairs under Aringill Lane were required prior to resurfacing.
 - Project is largely complete with minor punch list items and final striping.
- 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.

- Project is largely complete with minor punch list items and final striping.
- 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 largely completed installing a sidewalk connection from the end of Shirley Drive (Community Park Subdivision) to the existing sidewalk on Town Hall's campus. This improvement now provides 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 among other patching in advance of the Microsurfacing.
 - Public Works has completed approximately 70-feet of sidewalk replacements and numerous locations of sidewalk edge grinding in the Curry Place subdivision.

Stormwater

- Stormwater Repair Projects
 - Two total sinkhole repairs and three total 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: 69
 - In good condition / passed inspection: 48
 - Working to bring SCMs into compliance: 13
 - Pending O&M agreements or inspection reports: 8
- 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.

- No updated January 2026 capacity information available at this time.

NCDOT Projects

- General Updates
 - NCDOT presented updates at the August 11, 2025, Council meeting on the following projects:
 - Old Monroe Road Widening
 - Potter Road & Pleasant Plains Road Intersection Improvements
 - McKee Road Extension
 - Idlewild Road Interchange
 - Lawyers Road Widening
 - Chestnut Lane Extension
 - I-485 Express Lanes Project
- Old Monroe Road Widening (STIP No. U-4714)
 - NCDOT is actively coordinating and pursuing right-of-way acquisition along the corridor.
 - Utility relocation has begun and includes tree clearing at various locations.
 - Construction let date was expected to be July, 2026 but has been delayed as a result of delays in utility relocation and construction. New let date is to be determined
 - 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.
- Kinetic by Windstream is also installing Fiber throughout Town
 - Construction concerns may be reported directly to Justin Wilson-Utility Project Coordinator- at 704-793-7776 or Justin.wilson@uniti.com

Stormwater & Infrastructure Committee

- 2026 Meeting Schedule
Location: Town Hall, Second Floor Conference Room, 315 Stallings Road
Time: 6:00 p.m.

- Monday, March 23, 2026
- Monday, June 22, 2026
- Monday, September 28, 2026
- Monday, December 14, 2026 (adjusted due to the Christmas holiday)

Parks & Recreation

Blair Mill Park Camera Project – Nearing Completion

The installation of security cameras at Blair Mill Park is nearing completion. This project includes a total of five cameras, with three mounted on the restroom facility and two positioned near Hole 1 of the Disc Golf Course. This strategic placement enhances visibility across high-traffic areas of the park and significantly improves our ability to monitor activity. The addition of these cameras is a proactive investment in public safety, helping deter unwanted behavior, support incident response, and provide a safer environment for all park users.

Splash Pad Improvement Project – Pending Start

The planned upgrade to the Stallings Municipal Park Splash Pad—specifically the removal of existing sphere features and replacement with modern flush jets—is currently scheduled to begin the week of April 20th, pending final confirmations. This improvement will modernize the splash pad experience, increase accessibility, and provide a more inclusive and engaging play environment for children of all ages. Please note that the start date is to be determined (TBD) and may shift based on project logistics.

Department Updates

Leadership Development – American Leadership Forum (ALF)

Parks & Recreation Director Eunice Donnelly is nearing completion of the American Leadership Forum (ALF) – Charlotte Region program. ALF is a

highly respected leadership initiative that brings together a diverse group of regional leaders across sectors—including government, nonprofit, and private industry. The program focuses on community awareness, relationship-building, and collaborative leadership, equipping participants with the tools to address complex regional challenges. Through this experience, the department continues to strengthen its regional connections and leadership capacity, which directly benefits the Town of Stallings through enhanced partnerships and innovative thinking.

Staffing Updates

The department has made progress in staffing for the upcoming busy season:

- Both seasonal park attendant positions (May–September) have been successfully filled.
- One year-round part-time park attendant position has also been filled.
- The Town is still actively recruiting to fill one remaining year-round park attendant position.

Maintaining adequate staffing levels remains a priority as we enter peak park usage months.

Upcoming Events

Spring Spectacle: A Wickedly OZ-Some Night

April 24, 2026

A free, family-friendly evening event featuring themed activities, live entertainment, character meet-and-greets, and an outdoor movie experience. Food trucks will be on site, and the event is made possible through generous community sponsorships.

Middle School Madness

May 8, 2026

A high-energy event designed just for middle schoolers, featuring a mobile

ninja course, gaming truck, music, games, and pizza. Pre-registration is required, and space is limited.

Stallings Sprint, Stride, or Stroll

May 16, 2026

A community-focused 1-mile race event for all ages and abilities, including a competitive run, family-friendly walk, and a kids' dash. This event promotes health, wellness, and community connection.

Splash Pad – 2026 Season Operations

The Stallings Municipal Park Splash Pad remains a cornerstone summer amenity for families.

Opening Day (Tentative):

Saturday, May 23, 2026 (*pending construction updates*)

Hours of Operation:

- **Monday:** Closed for maintenance
- **Tuesday – Saturday:**
9:00 AM – 1:00 PM
2:00 PM – 6:00 PM
- **Sunday:**
12:00 PM – 4:00 PM

Holiday Hours (July 4th):

12:00 PM – 4:00 PM

As the department transitions into the spring and summer season, staff remain focused on enhancing park safety, improving amenities, and delivering high-quality community programming. Ongoing projects and upcoming events reflect the Town's commitment to creating vibrant, welcoming spaces for all residents.

Human Resources

- No Report.

Finance

- See attached document.

General Government

March Report:

2725 Old Monroe Road (John Deere) Property

Staff is working with the broker to investigate possible tenants under the Council's desired use. It is also working with Joshua Davis, Retail Strategies (Union County), for additional support.

Occupancy (Hotel) Tax

Coordination with the County has been solidified and Council is moving forward with the next community step.

Bulk Pick-Up

Spring Bulk Pick-Up is under way this week.

- **Stallings Source**

The quarterly blog post, *Spring Showers and Storm Water Smarts*, 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.