



**April 25, 2025**

PLANNING & ZONING MONTHLY REPORT | MARCH 2025



## Meetings

### Meeting Type

#### Town Council:

- 03/10/2025
  - RZ24.10.01 - General Rezoning for 5749 Stevens Mill Road
    - Deferred to from 2/10/2025
    - Approved
  - CZ24.10.02 – 3025 Gribble Rd
    - Deferred to 03/24/2025
  - CZ24.12.01 – 3469 Gribble Rd
    - Deferred to 03/24/2025
- 03/24/2025
  - 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.
    - Approved with conditions
  - 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
    - Approved with conditions
  - TX25.02.01 Attached Garages - Staff requests a text amendment in the Stallings Development Ordinance within Article 2 to clarify regulations for attached garages.
    - Approved
  - 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.
    - Approved

#### Planning Board 3/18/2025:

- PB Yearly Training

#### Board of Adjustments:

- 3/18/2025
  - V25.02.01 – A variance at 3120 Gribble Rd PID#07129332 to request relief from Article 2.19-1 of the Stallings Development Ordinance.

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## Meeting Type

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- 2.19-1 Sidewalks Required. Sidewalks shall be required along new and existing streets, in accordance with the provisions of Section 13.2-3, fronting the following new development and expansions of and improvements to existing development. Additionally, sidewalks shall be required in the following circumstances: (A.) All new commercial development.
    - Approved
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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](#)

### 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

<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 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>First 2 buildings received zoning compliance, residents already living in them</li> </ul>
<b>Bailey Mills (Formerly Stallings Townhomes):</b> <ul style="list-style-type: none"> <li>92 Single-Family Attached Residential.</li> </ul>	Marie Garris Rd and Matthews Indian Trail Rd	<ul style="list-style-type: none"> <li>By-Right Development Agreement: Yes recorded</li> </ul>	<ul style="list-style-type: none"> <li>Construction Ongoing</li> </ul>
<b>Bailey Mills Expansion (Phase 2):</b> <ul style="list-style-type: none"> <li>The Town Council approved CZ22.09.01 on March 28, 2022.</li> <li>23 Attached Residential Units</li> </ul>	Marie Garris Rd and Matthews Indian Trail Rd	<ul style="list-style-type: none"> <li>They have been approved for an extension of Conditional Zoning Vested rights for an additional two years due to sewer capacity (till March 28, 2026).</li> </ul>	<ul style="list-style-type: none"> <li>Construction Documents and Final Plat not approved.</li> </ul>
<b>The Willows at Stallings:</b> <ul style="list-style-type: none"> <li>315 Multifamily Residential.</li> </ul>	Stevens Mill Rd	<ul style="list-style-type: none"> <li>Development Agreement: Yes recorded</li> </ul>	<ul style="list-style-type: none"> <li>Construction documents were approved, and the final plat is not approved.</li> </ul>

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

<b>Development Name</b>	<b># of Housing Units</b>
Idlewild Mixed Use Development (Aria at Idlewild location)	<ul style="list-style-type: none"> <li>270 Multifamily Units (Aria)</li> <li>148 Attached-Homes</li> </ul>
Bailey Mills	<ul style="list-style-type: none"> <li>92 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>
Stone Creek Townhomes	<ul style="list-style-type: none"> <li>220 Attached-Homes</li> </ul>

<b>The Willows</b>	<ul style="list-style-type: none"> <li>• 315 Multifamily Units</li> </ul>
<b>Total Future Projections</b>	<ul style="list-style-type: none"> <li>• 353 Single-Family Detached Homes</li> <li>• 471 Attached-Homes</li> <li>• 945 Multifamily Units</li> </ul>
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 on the TOD Overlay– awaiting state legislature decision on down zoning.
    - Will bring the Small Area Plan and Comprehensive Plan Update to Council for adoption in April 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 2<sup>nd</sup> Review [In Review]
- FP25.02.02 – Stallings Automotive 1 Review [In Review]

## Reports

#### Permit Report:

03/01/2025 - 03/31/2025

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
3/31/2025	2712	New Accessory Structure	Approved	SFR-2	Forest Park	300 FOREST PARK DR	\$75.00
3/28/2025	2711	Chicken	Approved	SFR-3	Stonewood	1134 SLATE RIDGE RD	\$25.00
3/28/2025	2710	New Accessory Structure	Approved	SFR-3	Stonewood	1134 SLATE RIDGE RD	\$75.00
3/27/2025	2709	Principal Structure Addition	Incomplete	SFR-3		200 ANN ST	
3/27/2025	2708	Use Permit	Payment Pending	SFR-3		200 ANN ST	
3/27/2025	2707	New Accessory Structure	Incomplete	SFR-3		200 ANN ST	
3/27/2025	2706	New Accessory Structure	Payment Pending	SFR-3		200 ANN ST	
3/27/2025	2705	Driveway Permit	Approved	SFR-3		200 ANN ST	\$100.00

3/27/2025	2704	New Accessory Structure	Approved	SFR-3	Stevens Mill	8222 STEVENS MILL RD	\$75.00
3/26/2025	2702	New Principal Structure	Approved	MU-2		2108 STALLINGS RD	\$250.00
3/26/2025	2701		Payment Pending			13054 BLEINHEIM LN	\$75.00
3/24/2025	2700	New Accessory Structure	Incomplete	Conditional	Willowcroft	1249 YARROW ST	
3/19/2025	2699	Use Permit	Approved	MFT	Callonwood	1042 FLEMING LN	\$50.00
3/18/2025	2698	Principal Structure Upfit	Payment Pending	SFR-3		1015 VICKIE LN	
3/18/2025	2697	Pool Permit	Approved	SFR-2	Country Woods East	1216 HAWTHORNE DR	\$150.00
3/18/2025	2696	Permanent Sign Permit	Approved	IND		3603 GRIBBLE RD	\$150.00
3/17/2025	2695	Principal Structure Addition	Payment Pending	SFR-3	Morningside at Stallings	2156 BLUEBONNET LN	
3/17/2025	2694	New Accessory Structure	Approved	SFR-2	Country Woods East	7005 PECAN DR	\$75.00
3/14/2025	2693	Use Permit	Approved	MU-2		7900 STEVENS MILL RD SUITE C	\$50.00
3/13/2025	2692	Principal Structure Addition	Approved	MFT	Fairhaven	1420 SUNFLOWER FIELD PL	\$75.00
3/12/2025	2691	Driveway Permit	Approved	SFR-1	Golden Acres	16300 DEEPWOOD PLACE	\$100.00
3/12/2025	2690	Principal Structure Addition	Approved	SFR-2	Country Woods East	3030 BEECH CT	\$75.00
3/11/2025	2689	Principal Structure Addition	Approved	SFR-2	Emerald Lake	2104 FLAGSTICK DR	\$75.00
3/11/2025	2688	Pool Permit	Approved	SFR-2	Shannamara	7436 BALINTOY LN	\$150.00



3/11/2025	2687	Pool Permit	Approved	SFR-2	Shannamara	8141 GLAMORGAN LN	\$150.00
3/10/2025	2686	New Accessory Structure	Payment Pending	SFR-2		6517 STEVENS MILL RD	
3/7/2025	2685	Principal Structure Addition	Approved		Eaglecrest	184 EAGLECREST DR	\$75.00
3/6/2025	2684	Permanent Sign Permit	Approved	SFR-2	Forest Park	315 CEDARWOOD LN	\$75.00
3/5/2025	2683	Principal Structure Addition	Approved	SFR-2	Forest Park	315 CEDARWOOD LN	\$75.00
3/5/2025	2682	Principal Structure Upfit	Approved	SFR-2	Shannamara	2030 CAERNARFON LN	\$75.00
3/4/2025	2680	Chicken	Approved	SFR-1	Golden Acres	5009 GOLDCREST DR	\$25.00
3/3/2025	2679	Use Permit	Approved	MU-2		15340 IDLEWILD RD	\$50.00
3/3/2025	2678	Demolition Permit	Approved	SFR-2	Hunley Creek	4207 FLOURMILL CT	\$50.00
2/27/2025	2676			MU-2		0 MATTHEWS WEDDINGTON RD	\$3,840.50
2/27/2025	2675	Principal Structure Upfit	Approved	SFR-2	Shannamara	216 LIMERICK DR	\$75.00
2/25/2025	2670	Principal Structure Addition	Approved	SFR-2	Hunley Creek	4207 FLOURMILL CT	\$75.00
2/25/2025	2668	Principal Structure Addition	Approved	SFR-3	Independence Village	4000 STALLINGSWOOD RD	\$75.00
2/17/2025	2663	Driveway Permit	Approved	SFR-1	Olde Blairs Mill	602 CAROLINE AUBREY WAY	\$100.00
2/13/2025	2661	Principal Structure Addition	Approved	SFR-2	Country Woods East	2019 REDWOOD DR	\$75.00
2/10/2025	2656	Driveway Permit	Approved	SFR-2	Forest Park	315 CEDARWOOD LN	\$100.00

7/8/2020		Principal Structure Addition	Approved			2319 FLAGSTICK DR	
5/21/2024	2339	Chicken	Incomplete	SFR-2	Country Woods East	1243 HAWTHORNE DR	
9/12/2023	2008	New Principal Structure	Inspected	MU-2	Aria Apartments	2005 Aria Village Dr	\$250.00
							<b>\$6,790.50</b>

**Total Records: 43**

**4/1/2025**

**Code Enforcement Report:**

March Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
3/3/2025	SDO - Off Premise Signs Prohibited	Ride around	Closed	Multiple Locations - Town Of Stallings
3/4/2025	PN - Outdoor Storage of Furniture	Ride around	Closed	700 Springhill Dr.
3/10/2025	PN - TGW	Ride around	Open	5050 Scaleybark Ct.
3/10/2025	SDO - Use Permit Required	Ride around	Closed	7900 Stevens Mill Rd. Suite C
3/10/2025	SDO - Driveway Permit Required	Ride around	Closed	16300 Deepwood Pl.
3/10/2025	SDO - Off Premise Signs Prohibited	Ride around	Closed	2263 Redwood Dr.
3/10/2025	SDO - Off Premise Signs Prohibited	Ride around	Closed	6007 Hemlock Dr.
3/10/2025	SDO - Off Premise Signs Prohibited	Ride around	Closed	1042 Hawthorne Dr.
3/10/2025	SDO - Off Premise Signs Prohibited	Ride around	Closed	1108 Hawthorne Dr.
3/10/2025	SDO - Off Premise Signs Prohibited	Ride around	Closed	1568 Hawthorne Dr.
3/11/2025	SDO - Hazardous Trees Removal Required	Complaint	Open	103 Nouvelle Dr.
3/11/2025	SDO - Hazardous Trees Removal Required	Complaint	Open	2250 Stallings Rd.
3/12/2025	PN - Outdoor Storage of Yard Waste	Ride around	Closed	2049 Westminister Ln.

3/12/2025	PN - Outdoor Storage of Yard Waste	Ride around	Closed	705 White Oak Ln.
3/12/2025	J/A/N - Junked/Nuisance Vehicle	Ride around	Closed	511 Meadowbrook Dr.
3/12/2025	PN - Outdoor Storage of Trash/Debris/Junk	Ride around	Open	508 White Oak Ln.
3/13/2025	SDO - Temporary Signs Requiring a Permit	Ride around	Closed	7900 Stevens Mill Rd. Suite G
3/17/2025	SDO - Temporary Signs Requiring a Permit	Ride around	Closed	12033 Guion Ln.
3/17/2025	SDO - Off Premise Signs Prohibited	Ride around	Closed	12047 Guion Ln.
3/17/2025	PN - Outdoor Storage of Electrical Materials/Supplies	Ride around	Open	1541 Hawthorne Dr.
3/19/2025	SDO - Prohibited Signs	Ride around	Open	4000 Stallingswood Dr.
3/19/2025	SDO - Accessory Structure - Permit Required	Complaint	Open	1134 Slate Ridge Rd.
3/19/2025	SDO - Prohibited Signs	Ride around	Open	7900 Stevens Mill Rd. Suite G
3/24/2025	SDO - Off Premise Signs Prohibited	Ride around	Open	Multiple Locations - Town Of Stallings
3/25/2025	SDO - Accessory Structure Addition - Permit Required	Ride around	Open	5517 Goldcrest Dr.
3/25/2025	SDO - Fence - Permit Required	Ride around	Open	300 Forest Park Dr.
3/27/2025	SDO - Accessory Structure - Permit Required	Ride around	Open	618 White Oak Ln.
3/27/2025	SDO - Land Disturbance, Site Development Plan	Complaint	Open	618 White Oak Ln.

### Prior Cases Currently Open - Code Enforcement

12/11/2024	SDO - Outdoor Storage Prohibited	Ride Around	Open	0 Pleasant Plains Rd.
1/15/2025	PN - Debris/Trash, Outdoor Storage of Furniture	Ride Around	Open	308 Drexel Dr.
1/15/2025	MHS - Dilapidated Rear Deck/Porch	Ride Around	Open	308 Drexel Dr.
2/3/2025	SDO - Minor Site Plan Review - Required	Complaint	Open	216 Warehouse Dr.

### New Violations

Public Nuisance	6
J/A/N Vehicles	1
SDO	21

Traffic	0
Open Burn	0
Hazard	0
Noise	0
MHS	0
<b>Total Opened</b>	<b>28</b>

<b>March Cases</b>	
Open	13
Closed	15
<b>TOTAL</b>	<b>28</b>

## Police Department

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See attached chart for data.

### Other Highlights

- SPD Detectives had two crime scene callouts and had 18 cases assigned for investigation. CID obtained five search warrants and two arrest warrants in ongoing case investigations. The Unit cleared four cases.
- Dayshift patrol officers responded to a possible drug overdose at a local motel. Upon officers' arrival, they located a victim and dispersed two doses of Narcan. EMS took over patient care. Nightshift patrol located and stopped a suspicious vehicle. A follow-up investigation led to the arrest for felony possession of methamphetamine.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected 5 pounds of unwanted medication.
- SPD detectives collaborated with NCSECU to host a fraud prevention class at Ambrient in Austin Village, attended by 18 participants. SPD also participated in a career fair for recruiting at Wingate University.
- Administrative officers represented SPD in the Countywide Threat & Hazard Identification and Risk Assessment and continued participation in the planning of a multi-county, multi-state active threat incident scenario.
- K9 Chase seized over 29 pounds of marijuana.
- Two detectives completed first-line supervision and a course on criminal behavior analysis. The SPD volunteers have begun assisting with clerical matters within the police department. Another officer was certified as an impact weapon instructor. Both volunteers have come in multiple times to assist.



## Engineering

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- 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 Spring of 2025.
- Roadway and Sidewalk Maintenance
  - Resurfacing Contract
    - Staff expects to advertise and award the FY 2026 Resurfacing Contract by the end of FY 2025.
  - 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 began on 04/14/2025 and is expected to be completed by May of 2025.
  - 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 6 pothole/patching repairs within Fairhaven in advance of the microsurfacing.
  - Public Works completed three curb and gutter repairs in Fairhaven in advance of the microsurfacing.
  - Public Works has begun working on sidewalk repairs on the worst sidewalks in the Callonwood and Fairhaven subdivisions.
- Storm Water
    - Storm Water Repair Projects
      - Public Works completed a sinkhole repair and pipe replacement project in the Forest Park Subdivision.
      - 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.
        - 50% Completed.
        - A second contract will be needed as there was much more undocumented storm water infrastructure than originally estimated.
    - 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
  - **Project Background and Initial Findings:**
    - The Sanitary Sewer Capacity Study began in October 2023 to address concerns related to limited sewer availability in Stallings. An initial update was provided to Council in February 2024, which included a summary of projected sewer flows based on small area plans and expressed developer interest. Around this time, Staff also received a verbal indication from Charlotte Water that a potential tie-in to their system would be acceptable, prompting further exploration of alternative sewer solutions outside Union County's system.
  - **Council Direction and Continued Analysis:**
    - After presenting an update on November 12, 2024, Council directed Staff to continue working with Kimley-Horn to investigate several critical areas: clarity on the 1.5 MGD capacity improvement to the 12-Mile Creek Basin, timing of capacity consumption, and exact municipal allocation amounts (currently estimated at 97,000 GPD for Stallings). Council also requested analysis on establishing a framework for developers to proceed under current capacity constraints.
  - **Study Conclusion and Final Decision:**
    - Following a meeting between Town officials and Union County representatives, Staff presented a final update at the April 14, 2025, Council meeting. At that time, Council chose not to pursue further action and instead supported a policy of promoting privately maintained treatment systems for new developments that cannot be served by Union County's sanitary sewer system. Staff will continue to coordinate with

stakeholders as necessary to analyze capacity alternatives and possible partnerships.

- Bypass and Stallings Road Roundabout Landscaping
  - NCDOT and Staff are coordinating final meter installation, close-out items, and long-term maintenance transition.
- 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
  - Blythe Construction plans to continue work on the east side of Potter Rd. with asphalt, curb, and sidewalk installation, followed by a traffic switch anticipated in early May 2025.
  - After the switch, they will begin work on the west side, including asphalt removal near the Citgo and shopping center. Additionally, they intend to replace the double pipe crossing on Pleasant Plains with a weekend lane closure expected in mid-April.
  - Overall project completion is projected for November 2025.

- 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**

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### **Event/Program Recap**

- Friday March 28<sup>th</sup> – 8:45 a.m. to 12:30 p.m. – Stallings Municipal Park
  - S.T.E.A.M. in the Park - 5<sup>th</sup> grade students and staff from Stallings Elementary School participated in S.T.E.A.M. related activities led by staff from Stallings Parks and Recreation and Public Works departments, Union County Soil and Water, and The Monroe Science Center.
- Wednesday April 9<sup>th</sup> – 5:30 p.m. – 7:30 p.m. – Government Center Lobby
  - Easter Bunny Photos: We had an estimated 250 attendees for free pictures with the Easter Bunny.

### **Upcoming Events/Programs**

- Thursday April 24<sup>th</sup> – 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 26<sup>th</sup> – 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 Alien encounters (thanks to Sigmon Theatrical performers), activities provided by the Monroe Science Center and the Schiele Museum of Natural History, crafts and face-painting. Food trucks - Boss Lady Lemonade, Hungry Howie’s Pizza and Kabuto on Wheels will be selling food and drinks.

### **Project Updates:**

- Eagle Scout Project
  - Quillian Gunn of Scout Troop 98 has built and installed benches on the wooden “boardwalk” in Stallings Municipal Park (in natural area, near Gazebo).
- Toddler Playground Update
  - Barrs Recreation began work on March 31<sup>st</sup> installing the new toddler playground, as of 4/16 the turf is being installed. We anticipate opening it to users at the end of April/beginning of May.
- Blair Mill Disc Golf Upgrades
  - This disc golf course is nearing completion, it has reopened for use with temporary hole signage while we await the permanent signage to be delivered and installed.
- Blair Mill Greenway Gate/Signage
  - Gate has been repaired and new signage was installed on March 24, 2025

## **Human Resources**

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- We have a Part-time Parks & Recreation Maintenance position open, please go to the Town's website for more information.



## Finance

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- Through April, 99.64% of 2024 ad valorem taxes have been collected totaling \$5.58 million
- FY25 Audit Process
  - Town Council approved a contract with Potter & Company, P.A. on 4/14/2025
- FY26 Budget Process
  - Budget meeting held 4/14/2025
    - Forecasts were provided to the Town Council for the three scenarios requested
      1. Revenue neutral (Tax rate - \$0.156)
        - FY26 budget deficit of \$550K, with use of \$598K fund balance appropriation
      2. Revenue neutral + \$.03 (Tax rate - \$0.186)
        - FY26 balanced budget, with use of \$598K fund balance appropriation
      3. Current tax rate (Tax rate - \$0.216)
        - FY26 balanced budget, with use of \$73K fund balance appropriation
  - Town Council directed staff to look at \$0.196 tax rate and municipal vehicle tax
- Annual State and Local Fiscal Recovery Funds report due 4/30/2025 was submitted 4/15/2025

## **General Government**

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### **2725 Old Monroe Road (John Deere) Property**

The Economic Development Committee reviewed the draft lease at its April meeting. After a few minor changes, the lease will come to Council.

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

Council approved having this item placed on the November ballot. Educational pieces will begin over the summer.

### **Stallings Charter Amendment**

Council chose to update the Stallings Charter to better equalize the number of Council seats up for any election. The process for this amendment will begin in May.

### **Stallings 50th Anniversary**

- Celebrations are well underway!
- Elementary School 50<sup>th</sup> Anniversary Art Contest Grade Winners were announced April 17. Art will be displayed in Government Center Lobby over Spring Break through the 50<sup>th</sup> Anniversary Reception in June. Winners' artwork will be featured on the Stallings Park Christmas Tree base panels during the holidays.

## **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 soon this Spring.

- **Surplus Sales**

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

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