



May 22, 2026

PLANNING/ZONING MONTHLY REPORT | APRIL



Meetings

Meeting Type

Town Council:

04/13/26

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. Approved

04/27/26

2. Text Amendment TX26.01.03 – Fence Update
 - a. Staff proposed an update to Article 2.13-2 for clarity and refine requirements for screening and materials
 - b. Approved
3. Text Amendment TX26.01.02 – Streetscape Addendum
 - a. Staff proposed an addendum to the adopted Stallings Streetscape Plan to simplify and clarify existing standards and provide a fee-in-lieu option.
 - b. Deferred to May 26, 2026
4. Text Amendment TX26.02.01 – Resubmittal Waiting Period
 - a. Staff proposed an amendment to Article 5.3-4 to update waiting periods for rezoning applications to align with new state statutes.
 - b. Approved
5. Text Amendment TX26.02.02 – Rezoning and Annexation Concurrency
 - a. Staff proposed 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. Approved

Planning Board:

- Cancelled due to no items.

Meeting Type

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
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.

<u>Project Name, Info</u>	<u>Location</u>	<u>Additional Info</u>	<u>Status</u>
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

	<ul style="list-style-type: none"> • 136 Attached-Homes • 32 Single-Family Homes
The Willows	<ul style="list-style-type: none"> • 315 Multifamily Units
Cottage Green	<ul style="list-style-type: none"> • 84 Mixed-Multifamily Units • 138 Mixed-Single-Family Units
Total Future Projections	<ul style="list-style-type: none"> • 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.
- 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.

- **Current Planning & Engineering Project Reviews**

April 01-30, 2026

	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	Awaiting Road ROW Abandonment
	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	Approved 04/17/2026

	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 2 04/24/2026	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	Comments Provided 04/16/2026
	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
	PR26.04.01 15340 Idlewild Rd Salon	07075016H 15340 Idlewild Rd	Review 1 04/23/2026	Converting existing 858 sq ft garage space into a hair salon; 7 parking spaces	In Review
	PR26.04.02 Southeast Auto Repair_CZ	07129335 3025 Gribble Rd	Review 1 04/30/2026	4,200 sq ft and 900 sq ft auto repair buildings; Existing house to be demolished; 21 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 2 03/25/2026	2-story Medical Office Building; 17,220 sq ft GFA; 84 parking spaces	Comments Provided 04/16/2026

	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
	CD26.03.02 824 Stallings Rd	07129329 824 Stallings Rd	Review 1 04/02/2026	9,680 sq ft retail/office space; 19,070 sq ft self storage space; 36 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	Approved 04/07/2026
	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	Approved 04/02/2026
	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

	SP26.04.01 Courtyards on the Greenway	07033003, 07033004, 07033005, 07033008B01 14823 Lawyers Rd	Review 1 04/13/2026	Subdivide into a total of 105 lots	In Review
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Permit Report:

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
3/21/2026	3127	Permanent Sign Permit	Approved	MU-2		12040 STALLINGS COMMERCE DR	\$150.00
3/17/2026	3119	Vested Rights	Complete	Conditional	Bailey Mills	3038 MATTHEWS-INDIAN TRAIL RD	\$300.00
3/12/2026	3115	Concept Plan Review	Complete	MU-2		1408 STALLINGS RD	\$600.00
3/11/2026	3113	Concept Plan Review	Complete	MU-2	Stevens Mill	0 LAWYERS RD	\$600.00
3/3/2026	3098	Zoning Verification Letter	Complete	C-74		2023 RICHARD BAKER DR	\$75.00
3/3/2026	3097	Zoning Verification Letter	Complete	C-74		109 SHERIN LN	\$75.00
1/22/2026	3054	Zoning Verification Letter	Complete	Conditional		0 MATTHEWS WEDDINGTON RD	\$75.00
1/16/2026	3050	Plat Review	Complete	SFR-3	Independence Village	4216 SCARLET ST	\$400.00
1/8/2026		Text Amendment	Complete	MU-2			\$600.00
12/19/2025		Construction Document	Complete	Conditional		3275 MATTHEWS INDIAN TRAIL RD	\$5,296.50

		nt Review					
12/16/ 2025	3007	Concept Plan Review	Complete	Conditio nal		15001 IDLEWILD RD	\$600.00
12/16/ 2025	3006	Concept Plan Review	Complete	SFR-2	Hunley Creek	3017 MILL STREAM CT	\$600.00
12/10/ 2025	2997	Zoning Verificat ion Letter	Complete	C-74		13613 HWY 74 UNIT 12	\$0.00
11/26/ 2025	2990	Zoning Verificat ion Letter	Complete		Austin Village	910 CHESTNUT LN	\$75.00
2/25/2 026	3090	Conditio nal Zoning	Complete	SFR-1		14721 LAWYERS RD	\$1,000.0 0
3/27/2 026	3135	Zoning Verificat ion Letter	Complete	MU-2			\$75.00
3/4/20 26	3101	New Accessor y Structur e	Approved	SFR-3	Kerry Greens	2311 COATSDALE LN	\$75.00
3/27/2 026	3139	Tempor ary Sign Permit	Approved	Conditio nal		2945 WEDDINGTON MATTHEWS RD	\$25.00
3/2/20 26	3096	New Accessor y Structur e	Denied	MFT	Chestnut Oaks	1001 ST JOHNS AVE	\$0.00
4/6/20 26	3149	Zoning Verificat ion Letter	Complete	IND		3400 SMITH FARM RD	\$75.00
4/1/20 26	3143	New Accessor	Denied	TC		4390 POTTER RD	\$0.00

		y Structur e					
4/3/20 26	3146	Pool Permit	Denied	SFR-2	Emerald Lake	2241 FLAGSTICK DR	\$0.00
4/1/20 26	3144	New Accessor y Structur e	Approved	MFT	Fairhaven	1803 YELLOW DAISY DR	\$75.00
4/6/20 26	3148	Chicken	Approved	SFR-1		104 HOUSTON BLAIR RD	\$25.00
3/16/2 026	3117	Principal Structur e Upfit	Approved	SFR-3		1321 STALLINGS RD	\$75.00
4/6/20 26	3151	New Accessor y Structur e	Approved	MFT	Chestnut Oaks	1104 BUNGALOW DR	\$75.00
12/22/ 2025	3018	Principal Structur e Upfit	Withdraw n	MU-2		15340 IDLEWILD RD	\$0.00
3/11/2 026	3112	Tempor ary Sign Permit	Withdraw n	MU-2	Aria Apartments	2101 ARIA VILLAGE DR	\$0.00
4/8/20 26	3153	Perman ent Sign Permit	Incomplet e	TC		3752 PLEASANT PLAINS RD	\$0.00
2/12/2 025	2657	New Principal Structur e	Inspected	SFR-3		1309 STALLINGS RD	\$300.00
10/3/2 025	2922	New Principal Structur e	Inspected	MU-1		2540 OAKSPRING RD	\$300.00
4/16/2 026	3162	Use Permit	Approved	Conditio nal	Idlewild Market	15030 IDLEWILD RD	\$50.00
3/11/2 026	3114	New Accessor y	Approved	SFR-1	Hunley Creek	2009 MILL HOUSE LN	\$125.00

		Structure					
4/17/2026	3165	Driveway Permit	Withdrawn	SFR-1	Olde Blairs Mill	406 RACHEL ELIZABETH DR	\$0.00
4/14/2026	3159	New Accessory Structure	Payment Pending	Conditional	Sterling Manor	403 NOUVELLE DR	\$0.00
4/14/2026	3160	Pool Permit	Approved	SFR-2	Emerald Lake	2241 FLAGSTICK DR	\$150.00
3/19/2026	3124	Use Permit	Denied	C-74		13613 HWY 74	\$0.00
4/23/2026	3175	Driveway Permit	Under Review	SFR-3	Buckingham	3102 LEICESTER DR	\$0.00
4/14/2026	3155	Permanent Sign Permit	Under Review	IND		3607 GRIBBLE RD	\$0.00
4/23/2026	3176	Temporary Use Permit	Approved	C-74		2019 Union Beltway Rd	\$50.00
4/21/2026	3169	New Accessory Structure	Approved	SFR-2	Forest Park	300 Cedarwood Ln	\$125.00
4/21/2026	3167		Complete	MU-2		15340 IDLEWILD RD	\$600.00
4/17/2026	3164	Temporary Sign Permit	Approved	MU-2		7800 STEVENS MILL RD	\$50.00
4/22/2026	3172	Temporary Sign Permit	Incomplete	TC		4512 POTTER RD	\$0.00
3/30/2026	3140	New Accessory Structure	Approved	SFR-3		1224 STALLINGS RD	\$125.00
4/6/2026	3150	Principal Structure	Approved	SFR-2	Country Woods East	2257 REDWOOD DR	\$75.00

		e Addition					
4/7/20 26	3152	New Accessory Structure	Approved	SFR-2	Forest Park	612 WHITE OAK LN	\$125.00
4/22/2 026	3171	Principal Structure Addition	Approved	Conditio nal	Courtyards on Lawyers Road	1377 MILLVIEW LN	\$75.00
4/27/2 026	3178	New Accessory Structure	Incomplet e	SFR-3	Kingsberry	2500 COMMUNITY PARK DR	\$0.00
4/28/2 026	3179	New Accessory Structure	Incomplet e	SFR-3	Stallings Park	1227 FLOWE DRIVE	\$0.00
4/28/2 026	3180	New Accessory Structure	Incomplet e	SFR-3	Stallings Park	1227 FLOWE DRIVE	\$0.00
							\$13,096. 50

total

records: 51

05/20/20

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Code Enforcement Report:

April Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
4/1/2026	SDO - Fence Permit	Ride Around	Open	9008 Grindstone Ct.

4/1/2026	PN - Outdoor Storage of Yard Waste and Overgrowth	Ride Around	Open	5018 Blackberry Ln.
4/1/2026	PN - Outdoor Storage of Junk	Ride Around	Closed	313 Friendship Rd.
4/2/2026	PN - Outdoor Storage of Junk	Ride Around	Closed	508 Friendship Rd.
4/2/2026	PN - Chicken Permit	Ride Around	Closed	600 Friendship Rd.
4/2/2026	PN - Outdoor Storage of Junk	Complaint	Closed	311 Meadowbrook Dr.
4/2/2026	SDO - Use and Permanent Sign Permits	Ride Around	Open	3532 Smith Farm Rd.
4/2/2026	SDO - Fence Permit	Ride Around	Open	612 White Oak Ln.
4/7/2026	SDO - Prohibited Signs	Ride Around	Closed	2945 Weddington-Matthews Rd.
4/7/2026	PN - TGW	Ride Around	Closed	5050 Scaleybark Ct.
4/8/2026	SDO - Temporary Sign Permit	Ride Around	Open	5455 Chestnut Ln.
4/8/2026	SDO - Temporary Sign Permit	Ride Around	Open	910 Chestnut Ln.
4/8/2026	SDO - Prohibited Signs	Ride Around	Closed	910 Chestnut Ln.
4/8/2026	SDO - Permanent Sign Permit	Ride Around	Open	910 Chestnut Ln.
4/13/2026	SDO - Fence Permit	Ride Around	Open	2339 Mill House Ln.
4/13/2026	PN - Damaged Fence	Ride Around	Closed	2612 Old Monroe Rd.
4/13/2026	PN - Overgrowth and Outdoor Storage of Junk	Ride Around	Closed	316 Homewood Way
4/13/2026	SDO - Fence Permit	Ride Around	Closed	8200 Hunley Ridge Rd.
4/13/2026	PN - TGW	Ride Around	Closed	615 Friendship Rd.
4/13/2026	PN - TGW	Ride Around	Open	200 Springhill Dr.
4/16/2026	PN - Outdoor Storage of Mattresses, Trash and Debris	Complaint	Open	217 Cupped Oak Dr.
4/16/2026	PN - Outdoor Storage of Tires and TGW	Ride Around	Open	608 Pepper Ann Ln.

4/16/2026	PN - TGW	Ride Around	Open	301 Meadowbrook Dr.
4/16/2026	PN - TGW	Ride Around	Closed	1328 Stallings Rd.
4/16/2026	PN - TGW	Ride Around	Closed	1148 Stallings Rd.
4/17/2026	PN - TGW	Ride Around	Closed	1321 Stallings Rd.
4/21/2026	PN - TGW	Ride Around	Open	4934 Potter Rd.
4/21/2026	PN - TGW	Ride Around	Open	310 Cedarwood Ln.
4/21/2026	PN - TGW	Complaint	Open	3709 Birchdale Ct.
4/21/2026	PN - TGW	Ride Around	Open	15233 Idlewild Rd.
4/21/2026	PN - TGW and Yard Waste	Ride Around	Open	15301 Idlewild Rd.
4/21/2026	PN - TGW	Ride Around	Open	1253 Afternoon Sun Rd.
4/23/2026	PN - TGW	Ride Around	Open	401 West Cir.
4/23/2026	SDO - Fence Permit	Ride Around	Open	4006 Scarlet St.
4/23/2026	SDO - Fence Permit	Ride Around	Open	1234 Hawthorne Dr.
4/24/2026	SDO - Fence Permit	Ride Around	Closed	2387 Mill House Ln.
4/24/2026	SDO - Fence Permit	Ride Around	Open	8056 Hunley Ridge Rd.
4/24/2026	SDO - Pool Permit	Ride Around	Open	313 Friendship Rd.
4/24/2026	PN - Open Burning	Ride Around	Closed	319 Friendship Rd.
4/27/2026	PN - TGW	Ride Around	Open	5901 Stevens Mill Rd.
4/27/2026	PN - Partially Destroyed Shed	Ride Around	Open	607 Butternut Ln.
4/27/2026	SDO - Driveway Permit	Ride Around	Open	227 Houston Blair Rd.
4/27/2026	PN - Outdoor Storage of Appliances/Mattress	Ride Around	Open	809 Morningwood Dr.

Prior Cases Currently Open - Code Enforcement

6/18/2025	PN - Outdoor Storage of Trash and Debris	Ride Around	Open	2930 Old Monroe Rd.
11/3/2025	SDO - Fence Permit	Complaint	Open	6901 Stoney Ridge Dr.
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.
1/12/2026	SDO - New Accessory Structure Permit	Ride Around	Open	1224 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.
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.
2/25/2026	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.
3/2/2026	MHS - Deteriorated Accessory Structure	Ride Around	Open	4100 Pleasant Plains Rd.
3/6/2026	PN - Outdoor Storage of Appliances, Junk and Debris	Complaint	Open	100 Spruce St.
3/18/2026	SDO - Accessory Structure Addition Permit	Ride Around	Open	2505 Oakspring Rd.

3/18/202 6	SDO - Driveway Permit	Ride Around	Ope n	3102 Leicester Dr.
3/23/202 6	PN - Outdoor Storage of Concrete Debris	Complaint	Ope n	5517 Goldcrest Dr.
3/24/202 6	SDO - Fence Permit	Ride Around	Ope n	831 White Oak Ln.
3/24/202 6	SDO - Driveway Permit	Ride Around	Ope n	406 Rachel Elizabeth Dr.
3/30/202 6	SDO - Land Disturbance Permit	Ride Around	Ope n	618 White Oak Ln.
3/30/202 6	PN - Outdoor Storage of Yard Waste	Ride Around	Ope n	5034 Blackberry Ln.

New Violations	
Public Nuisance	26
J/A/N Vehicles	0
SDO	16
Traffic	0
Open Burn	1
Hazard	0
Noise	0
MHS	0
Total Opened	43

April Cases	
Open	27
Closed	16
Total	43

Police Department

See attached chart for data.

Other Highlights

- SPD Detectives had two crime scene callouts and 13 cases assigned for investigation. CID obtained two arrest warrants in ongoing case investigations. The Unit cleared four cases.
- Two officers participated in a multi-agency traffic checkpoint hosted by Mint Hill PD.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected 30 pounds of unwanted medication. Officers assisted EMS to the Gate Gas Station on Lawyers Road in reference to an unconscious person slumped over in a vehicle. SPD officers arrived and began an investigation after EMS determined that there was no medical emergency. Officers suspected the driver of the vehicle was impaired and conducted a DWI investigation and determined that the driver was impaired on alcohol. The driver was arrested for DWI. Traffic stop leads to seizure of two firearms, drugs, and drug paraphernalia. Officers stopped a vehicle for an expired tag. During the stop, the officer noticed the odor of marijuana and began investigating the possibility of illegal drugs in the vehicle. During this investigation the officer discovered two illegally concealed and loaded firearms, several grams of marijuana, and various drug paraphernalia. The driver was arrested for carrying a concealed weapon, possession of marijuana, and no driver's license. Officers assigned to D squad responded to a fatal wreck at the intersection of Stallings Rd and Guion Ln. Officers observed a motorcyclist underneath a pickup truck with noticeable injuries. While on scene, officers and concerned citizens attempted life saving measures; however, the motorcyclist succumbed to

his injuries shortly after the collision. Officers assigned to D-shift conducted a thorough investigation and obtained warrants for misdemeanor death by motor vehicle for the suspect who struck the motorcyclist.

- K9 Luna assisted Mint Hill PD during a traffic stop. Luna alerted on a vehicle which resulted in the seizure of almost 2.5 pounds of marijuana.
- All detectives completed training in crypto currency and one completed interview and interrogation. Four officers completed child passenger safety seat technician training. Once supervisor attended training on generational leadership. Off. Wright was released from field training and assigned to solo patrol.

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 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 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 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 asphalt repair in the Kerry Greens 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 was received and the project was completed.
 - Public Works has completed a sink hole repair and an erosion repair in the Kerry Greens Subdivision.
 - Public Works performed a large cleaning and clearing project to remove large debris and vegetation blocking a major culvert in the Fairfield Plantation Subdivision.
- MS4 Program and Compliance
 - NCDEQ approved the Town's Stormwater Management Plan (SWMP), and Stallings' MS4 Permit became effective on August 1, 2023.

- The Storm Water Compliance Manager (SWCM) has successfully managed implementation of the Town's MS4 Program.
- The Town met the majority of Permit Year 2 goals in accordance with the approved SWMP and is actively working to complete Permit Year 3 requirements.
- The SWCM continues coordinating with property owners to inspect stormwater control measures (SCMs) and outfalls throughout Town.
 - Total SCMs: 69
 - In good condition / passing inspection: 51
 - Currently working to bring into compliance: 12
 - Pending O&M Agreement and/or Inspection Report: 6
 - Pending acceptance into the Town / under construction: 4
- The SWCM has also coordinated the investigation and resolution of illicit discharge (ID) reports throughout the Town.
 - ID Investigations Completed: 10
 - ID Investigations Submitted via Online Portal/Call-in: 7
 - ID investigations identified during routine field observations: 3
 - ID Cases Resolved: 4
- 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.

FACILITY	PERMITTED CAPACITY (MGD)	ACTUAL AVERAGE DAILY FLOW* (MGD)	ACTUAL + PERMITTED OBLIGATED FLOWS (MGD)	PERCENT OF PERMITTED FLOW USED
Twelve Mile Creek	7.5	5.227	6.641	88.6%
Crooked Creek	1.9	1.211	1.680	88.4%
Olde Sycamore	0.15	0.039	0.039	26.0%
Tallwood	0.05	0.020	0.020	40.0%
Grassy Branch	0.05	0.038	0.039	78.0%

*12 month rolling average through March 2026.

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

The installation of security cameras at Blair Mill Park has been completed and has already proven to be a wonderful addition to the park. This project included a total of five cameras, with three mounted on the restroom facility and two positioned near Hole 1 of the Disc Golf Course, enhancing visibility across high-traffic areas and improving our ability to monitor activity throughout the park. At this time, one camera is experiencing connection issues that are currently being addressed; however, the overall system has been functioning well and continues to be a proactive investment in public safety. These improvements help deter unwanted behavior, support incident response, and provide a safer environment for all park users.

Splash Pad Improvement Project

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 still under construction and progressing slower than originally anticipated. While work remains ongoing, we are hopeful to officially open the splash pad on May 30th, pending final project completion and safety inspections. This improvement will modernize the splash pad experience, increase accessibility, and provide a more inclusive and engaging play environment for children of all ages. We appreciate the community's patience and excitement as we work to complete this project safely and efficiently.

Department Updates

Leadership Development – American Leadership Forum (ALF)

Parks & Recreation Director Eunice Donnelly has successfully completed 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, directly benefiting the Town of Stallings through enhanced partnerships, collaboration, and innovative thinking.

Upcoming Events

Bash at the Splash | June 9th, 2026

A free, family-friendly kickoff to summer at Stallings Municipal Park featuring an evening of water play, sunshine, and community fun centered around the splash pad. Guests are invited to join the Parks and Recreation team for games and activities in the front field throughout the event, including Limbo at 6:30 PM, Water Games at 7:00 PM, and a Hula Hoop Contest at 7:30 PM. Food trucks will be on site serving throughout the evening, including Vita Da Pizza with fresh, hot pizza and S&J Treats offering frozen desserts and ice cream favorites. Attendees are encouraged to bring lawn chairs, enjoy the summer atmosphere, and kick off the season with an evening of family-friendly entertainment, laughter, 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 30, 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.

**Please note that all operating schedules remain subject to change based on weather conditions, maintenance needs, and any water conservation measures or restrictions issued by Union County and regional utility providers due to ongoing drought conditions and water supply concerns. Staff continue to closely monitor all county and regional guidance to ensure operations remain safe, responsible, and compliant with any future conservation requirements.*

MISC.

- The Parks & Recreation Department has officially filled all part-time staff positions for both seasonal and year-round operations as the department prepares for a busy summer season.
- Local Eagle Scout candidate Sam will soon begin work on his Eagle Scout Project at Blair Mill Park, which will include the construction of a new disc golf foot bridge to improve course accessibility and safety.
- As a reminder, all Town parks remain open from dawn to dusk. With the start of the summer season, restroom hours at Stallings Municipal Park will operate daily from 6:30 AM – 8:00 PM.
- Shelter rentals at Stallings Municipal Park continue to increase in popularity heading into the summer months, with weekends experiencing especially high reservation demand for birthdays, gatherings, and community events.
- The Town of Stallings, in partnership with the Town of Indian Trail and the Charlotte Knights, is preparing for a special community night at the ballpark on Friday, June 26, 2026. The event will feature the official unveiling of the Charlotte Knights' new alternate team identity, the Carolina Sweet Teas, along with community recognition opportunities, a ceremonial first pitch by Indian Trail Mayor David Cohn, a pregame on-field photo opportunity, and a post-game fireworks show. Residents from Stallings and Indian Trail are encouraged to attend and join fellow community members along the third base line for an evening focused on community spirit, entertainment, and regional partnership. Tickets are currently available for \$23.77 and seating is grouped in Sections 119 and 120 while availability lasts. Purchase tickets here:

<https://www.gofevo.com/event/Townindianstallings26>

Human Resources

- No Report.

Finance

- See attached document.

General Government

- No report.