



**May 23, 2025**

PLANNING & ZONING MONTHLY REPORT | APRIL 2025



## Meetings

### Meeting Type

#### Town Council:

- 04/14/2025
  - Community Park Industrial complaints and Entrance/Exit updates
- 04/28/2025
  - Destination Stallings Silverline
    - Comprehensive Land Use Plan (CLUP) - Adopted
    - Small Area Plan (SAP) - Adopted

#### Planning Board 4/15/2025:

- TX25.04.01 Outdoor Storage
  - Staff requests updates to multiple text amendments in the Stallings Development Ordinance to clarify regulations for outdoor storage.
  - Recommended Approval
- Destination Stallings Silverline
  - Comprehensive Land Use Plan (CLUP) - Recommended Approval
  - Small Area Plan (SAP) - Recommended Approval

#### Board of Adjustments:

- The meeting was not held due to no items.

## 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

<b>Project Name, Info</b>	<b>Location</b>	<b>Additional Info</b>	<b>Status</b>
<b>Idlewild Mixed-Residential Plan (Aria):</b> <ul style="list-style-type: none"> <li>• Total Site Area: 48.83ac in Stallings</li> <li>• 270 Multifamily Units (Aria)</li> <li>• 148 Townhomes in Stallings (Inactive)</li> <li>• 115 Townhomes in Matthews (Inactive)</li> <li>• 3.41 acres of retail/commercial (Inactive)</li> </ul>	Idlewild Rd behind Idlewild Shopping Center	<ul style="list-style-type: none"> <li>• By-Right Development</li> <li>• Development Agreement: Yes, recorded.</li> <li>• Construction Documents approved.</li> <li>• Final Plats approved. They have received their Water and Sewer Accessibility letter, NCDEQ Permit, and NCDOT Driveway Permit.</li> </ul>	<ul style="list-style-type: none"> <li>• Construction Ongoing</li> <li>• 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</li> <li>• 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> <li>• By-Right Development.</li> </ul>	<ul style="list-style-type: none"> <li>• Construction documents were approved, and the final plat is not approved.</li> <li>• Inactive</li> </ul>

<b>Project Name, Info</b>	<b>Location</b>	<b>Additional Info</b>	<b>Status</b>
<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>	Construction Documents Approved
<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>
The Willows	<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> </ul>

	<ul style="list-style-type: none"> <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.
    - 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 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:

- PR25.03.02 – Stallings Volunteer Fire Department [Approved]
- LD25.04.01 – 5950 Stevens Mill Rd Land Disturbance [Comments Provided]
- PR25.05.01 – 3275 Stallings Rd Medical Office Building [In Review]

### Construction Document (Major) Reviews:

- CD24.08.01 – Sell Ethics 4th Review [Approved]

- CD24.10.02 – Harris Cars Gribble Rd 2nd Review [Preliminary Approval]
- CD24.11.01 – 100 Sherin Ln 3<sup>rd</sup> Review [In Review]

#### Subdivision/Final Plat Reviews (subdivide parcels):

- FP25.02.02 – Stallings Automotive 2nd Review [Approved]
- SP25.04.02 – 4923 Potter Rd [In Review]
- SP25.05.01 – Stinson Farms Recombination [In Review]

## Reports

#### Permit Report:

04/01/2025 - 04/30/2025

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
4/28/2025	2747	Use Permit	Approved	TC		621 STALLINGS RD A-F	\$50.00
4/25/2025	2746	New Principal Structure	Approved	C-74		5029 Smith Farm Rd	\$250.00
4/25/2025	2745	New Accessory Structure	Approved	MU-2		3609 MATTHEWS-WEDDINGTON RD	
4/25/2025	2744	New Accessory Structure	Approved		Chestnut Oaks		
4/25/2025	2743	New Accessory Structure	Approved		Courtyards on Lawyers Road		
4/23/2025	2742	Chicken	Approved	SFR-3	Spring Hill	5000 HILLWOOD CT	\$25.00
4/23/2025	2739	Tree Disturbance Permit	Approved	SFR-1		5950 STEVENS MILL RD	\$332.20
4/23/2025	2738	New Accessory Structure	Approved	SFR-2	Madison Ridge	2720 CAMERON COMMONS WAY	
4/22/2025	2737	Pool Permit	Incomplete	SFR-1	Chestnut	6004 GLADSTONE CT	

4/22/2025	2736	Permanent Sign Permit	Approved	IND		3652 SMITH FARM RD	\$250.00
4/21/2025	2735	Demolition Permit	Approved	SFR-3	Lakewood Knolls	308 DREXEL DR	
4/17/2025	2733		Incomplete	SFR-3	Buckingham	2049 WESTMINSTER LN	
4/17/2025	2732	Principal Structure Upfit	Incomplete	SFR-3	Buckingham	2049 WESTMINSTER LN	
4/16/2025	2731	Principal Structure Addition	Approved	SFR-3	Lakewood Knolls	308 DREXEL DR	\$75.00
4/16/2025	2730	New Accessory Structure	Online Submission	SFR-3	Brookfield	100 SPRUCE ST	
4/14/2025	2728	New Accessory Structure	Approved	SFR-2	Forest Park	618 WHITE OAK LN	\$75.00
4/14/2025	2727	Principal Structure Addition	Approved	MFT	Fairhaven	4001 PURPLE VALE DR	\$75.00
4/11/2025	2726	Principal Structure Addition	Approved	Conditional	Sterling Manor	314 NOUVELLE DR	\$75.00
4/10/2025	2725	Principal Structure Addition	Approved	SFR-3		230 WOODFERN PL	\$75.00
4/7/2025			Online Submission	MU-1		2442 OAK SPRINGS RD	
4/7/2025			Online Submission	MU-1		2442 OAK SPRINGS RD	
4/7/2025			Online Submission	MU-1		2442 OAK SPRINGS RD	
4/7/2025			Online Submission	MU-1		2442 OAK SPRINGS RD	
4/7/2025			Online Submission	MU-1		2442 OAK SPRINGS RD	
4/3/2025	2719	Driveway Permit	Approved	SFR-3	Stevens Mill	1907 MILLBROOK LN	\$100.00
4/3/2025	2718	Chicken	Approved	SFR-2	Forest Park	607 PEPPER ANN LN	\$25.00
4/3/2025	2717	New Accessory Structure	Approved	SFR-1	Olde Blairs Mill	410 RACHEL ELIZABETH DR	\$75.00



4/2/2025	2716	Temporary Sign Permit	Approved	Conditional		3420 PLEASANT PLAINS RD	\$25.00
4/2/2025	2715			MU-2		1445 STALLINGS RD	\$75.00
4/1/2025	2714			MU-2		0 LAWRENCE DANIEL DR	\$300.00
3/31/2025	2713	Principal Structure Addition	Approved	SFR-2	Forest Park	315 CEDARWOOD LN	\$75.00
3/26/2025	2703	Use Permit	Approved	MU-2		7900 STEVENS MILL RD SUITE C	\$50.00
3/26/2025	2701			BC		13054 BLEINHEIM LN	\$75.00
3/24/2025	2700	New Accessory Structure	Approved	Conditional	Willowcroft	1249 YARROW ST	\$75.00
3/17/2025	2695	Principal Structure Addition	Approved	SFR-3	Morningside at Stallings	2156 BLUEBONNET LN	\$75.00
3/10/2025	2686	New Accessory Structure	Approved	SFR-2		6517 STEVENS MILL RD	\$75.00
9/12/2023	2004	New Principal Structure	Inspected	MU-2	Aria Apartments	2110 Aria Village Dr	\$6,700.00
4/14/2022	Z22.04.10	New Principal Structure	Inspected	Conditional	Courtyards on Lawyers Road	1100 Millview Lane	\$75.00
							<b>\$9,082.20</b>

Total Records: 38

5/2/2025

### Code Enforcement Report:

April Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
4/1/2025	PN - Outdoor Storage of Car Parts and Tires	Ride Around	Closed	5129 Blackberry Ln.

4/1/2025	PN - Chickens - Permit Required	Ride Around	Closed	5000 Hillwood Ct.
4/1/2025	PN - Outdoor Storage of a Refrigerator, Construction Materials, Trash/Debris	Ride Around	Open	525 Friendship Dr.
4/1/2025	SDO - Principal Structure Addition - Permit Required	Ride Around	Closed	230 Woodfern Pl.
4/2/2025	PN - Outdoor Storage of Tires and Junk	Ride Around	Closed	1000 Slate Ridge Rd.
4/2/2025	J/A/N - Junked/Nuisance Vehicles	Complaint	Open	1000 Slate Ridge Rd.
4/2/2025	SDO - Tree Disturbance Prior to Permit Approval	Ride Around	Closed	706 White Oak Ln.
4/3/2025	SDO - Home Occupation - Permit Required	Ride Around	Open	824 White Oak Ln.
4/3/2025	SDO - Home Occupation and Prohibited Signs	Ride Around	Closed	3015 Pine Pointe St.
4/4/2025	PN - Outdoor Storage of Cans, Containers and Debris	Complaint	Open	3482 Privette Rd.
4/4/2025	PN - Outdoor Storage of Trash Bags	Complaint	Open	500 Springhill Dr.
4/4/2025	PN - Outdoor Storage of Trash Bags	Ride Around	Closed	433 Springhill Dr.
4/4/2025	PN - Outdoor Storage of a Mattress and Debris	Complaint	Open	217 Springhill Dr.
4/4/2025	PN - TGW	Ride Around	Closed	5100 Potter Rd.
4/9/2025	PN - Outdoor Storage of Trash Bags	Ride Around	Closed	2041 Westminster Ln.
4/9/2025	PN - Overgrown Trees in Right of Way	Complaint	Closed	3011 Stevens Mill Rd.
4/9/2025	PN - Outdoor Storage of a Couch and Other Household Items	Ride Around	Closed	4517 Lawrence Daniel Dr.
4/9/2025	SDO - Failure to Properly Screen Dumpster and Outdoor Storage	Ride Around	Open	12040 Stallings Commerce Dr.
4/9/2025	SDO - Failure to Obtain Required Use and Fence Permits	Complaint	Open	12040 Stallings Commerce Dr.
4/10/2025	SDO - Temporary Signs Requiring a Permit	Ride Around	Closed	4540 Potter Rd.
4/10/2025	J/A/N - Junked/Nuisance Vehicles	Ride Around	Closed	12044 Stallings Commerce Dr.
4/10/2025	PN - Outdoor Storage of Pallets, Trash/Debris	Ride Around	Closed	12044 Stallings Commerce Dr.
4/10/2025	PN - Outdoor Storage of Pallets and Debris	Ride Around	Closed	12052 Stallings Commerce Dr.

4/14/20 25	PN - Outdoor Storage of Trash/Debris & Junked/Nuisance Vehicle	Ride Around	Ope n	209 Aurora Blvd.
4/14/20 25	PN - TGW & Damaged Fence	Complai nt	Ope n	1200 Stallings Rd.
4/14/20 25	PN - TGW	Ride Around	Clos ed	309 Friendship Dr.
4/14/20 25	PN - TGW	Ride Around	Clos ed	3924 Hillwood Ct.
4/14/20 25	PN - TGW	Ride Around	Clos ed	3915 Privette Rd.
4/14/20 25	PN - TGW	Ride Around	Ope n	3923 Privette Rd.
4/15/20 25	PN - TGW	Ride Around	Ope n	1839 Yellow Daisy Dr.
4/15/20 25	PN - Chickens - Permit Required	Ride Around	Ope n	711 White Oak Ln.
4/15/20 25	SDO - Hazardous Tree - Removal Required	Ride Around	Clos ed	303 Cedarwood Ln.
4/15/20 25	PN - TGW	Ride Around	Clos ed	636 White Oak Ln.
4/15/20 25	PN - TGW	Ride Around	Clos ed	305 Cedarwood Ln.
4/15/20 25	PN - TGW	Ride Around	Clos ed	400 White Oak Ln.
4/15/20 25	PN - TGW	Ride Around	Clos ed	705 White Oak Ln.
4/16/20 25	PN - Outdoor Storage of Mattresses, Refrigerator and Trash/Debris	Ride Around	Clos ed	517 Springhill Dr.
4/16/20 25	PN - TGW	Ride Around	Clos ed	3709 Birchdale Ct.
4/16/20 25	PN - TGW	Ride Around	Clos ed	204 Smith Cir.
4/16/20 25	PN - TGW	Ride Around	Clos ed	300 Smith Cir.
4/16/20 25	PN - TGW	Ride Around	Clos ed	1323 Flowe Dr.
4/25/20 25	PN - TGW	Complai nt	Ope n	6200 Stevens Mill Rd.
4/25/20 25	PN - TGW	Complai nt	Ope n	6216 Stevens Mill Rd.
4/25/20 25	PN - TGW	Ride Around	Ope n	331 Friendship Dr.
4/25/20 25	PN - TGW	Ride Around	Clos ed	4016 Hillwood Ct.

4/25/20 25	PN - TGW	Ride Around	Ope n	2601 Old Monroe Rd.
4/25/20 25	PN - TGW	Ride Around	Ope n	2701 Old Monroe Rd.
4/25/20 25	PN - TGW	Ride Around	Ope n	2525 Old Monroe Rd.
4/25/20 25	PN - TGW	Ride Around	Clos ed	825 White Oak Ln.
4/25/20 25	PN - TGW	Ride Around	Clos ed	1146 Stallings Rd.
4/25/20 25	PN - TGW	Ride Around	Clos ed	824 Stallings Rd.
4/25/20 25	PN - Outdoor Storage of Yard Waste	Complai nt	Ope n	523 Butternut Ln.
4/29/20 25	PN - TGW	Ride Around	Ope n	1000 Hawthorne Dr.
4/29/20 25	PN - Damaged Fence Requiring Repairs	Complai nt	Ope n	3101 Beech Ct.
4/29/20 25	PN - TGW	Ride Around	Ope n	4934 Potter Rd.

Prior Cases Currently Open - Code Enforcement				
12/11/2024	SDO - Outdoor Storage Prohibited	Ride Around	Open	0 Pleasant Plains Rd.
2/3/2025	SDO - Minor Site Plan Review - Required	Complaint	Open	216 Warehouse Dr.
3/11/2025	SDO - Hazardous Trees Removal Required	Complaint	Open	2250 Stallings Rd.
3/12/2025	PN - Outdoor Storage of Trash/Debris/Junk	Ride Around	Open	508 White Oak Ln.
3/25/2025	SDO - Accessory Structure Addition - Permit Required	Ride Around	Open	5517 Goldcrest Dr.
3/27/2025	SDO - Land Disturbance, Site Development Plan	Ride Around	Open	618 White Oak Ln.

New Violations	
Public Nuisance	45
J/A/N Vehicles	2
SDO	8
Traffic	0
Open Burn	0
Hazard	0
Noise	0
MHS	0
<b>Total Opened</b>	<b>55</b>

April Cases
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Open	23
Closed	32
<b>TOTAL</b>	55

## Police Department

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See attached chart for data.

### Other Highlights

- SPD Detectives had no crime scene callouts and had 15 cases assigned for investigation. CID obtained three search warrants and three arrest warrants in ongoing case investigations. The Unit cleared seven cases.
- Dayshift patrol officers responded to a reckless driver call and follow-up investigation resulted in the arrest of driver with a BAC 3x's the legal limit and an active arrest warrant. One officer on nightshift made three DWI arrests in three consecutive nights.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected over 32 pounds of unwanted medication.
- K9 Chase seized over 33 pounds of marijuana.
- All officers participated in firearms range day and attended Legal Update training.
- One detective completed first-line supervision. Officers from both divisions conducted "Operation Stop Arm" a traffic detail to prevent, deter, and enforce violations of passing a stopped school bus. The detail resulted in 0 citations. SPD School Resource Officer hosted a police obstacle course for students to run through. The winning class has a popcorn party. The SRO also assisted in an investigation of a threat to a student. Officers, department wide, participated in Coffee with a Cop at Ambrient Village.
- Officer Dylan Price has entered the Shadow Phase of the Field Training Program. This is the final exercise to move to the solo patrol phase.

## 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 Spring of 2025.
    - Project began on May 21, 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 completed in early May 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 has begun working on approximately 100-feet of sidewalk repairs on the worst sidewalks in the Callonwood and Fairhaven subdivisions.
  - Public Works will install a sidewalk from the end of Shirley Drive, in the Community Park Subdivision, to the existing sidewalk on Town Hall's campus. This sidewalk connection will provide a safe pedestrian path to the crosswalk in front of Town Hall.
  - Staff is advertising for bids for sidewalk repairs in Fairhaven and Callonwood. The goal is to correct the worst trip hazards in both communities.
    - Bids we readvertised on 05/21/2025 and are due on 05/28/2025.
- Storm Water
    - Storm Water Repair Projects
      - Public works completed a sinkhole repair in the Shannamara subdivision.
      - One storm water repair under investigation on Birchdale Court. Scope of work to be determined.
      - Staff is coordinating with USACE to obtain appropriate permits for a culvert replacement under Greenbriar Drive in the Brookfield Subdivision.
      - Staff has contracted KHC to complete a larger-scale ditch regrade and pipe replacement in the County Woods East Subdivision.
    - 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

- Ribbon Cutting | Tot-Lot Playground | Stallings Municipal Park
  - Est. Attendance: 35 | The department hosted a successful ribbon cutting to celebrate the opening of the new Tot-Lot Playground at Stallings Municipal Park. The event was attended by families, Town Council members, Community Committee Members, and staff. It was a great opportunity to highlight recent park improvements and showcase our commitment to inclusive, family-friendly recreation spaces.
- Pop & Play | Movie Night & Trivia | Stallings Municipal Park
  - Est. Attendance: 100 | This fun-filled evening featured a space-themed trivia game followed by an outdoor movie. The event drew a great crowd of families and friends who enjoyed the festive atmosphere, free popcorn, and interactive games. It was a strong example of how themed programming can drive community participation and engagement.
- Shred Day | Thursday, May 8<sup>th</sup>
  - Est. Attendance: 40 Cars | Shred Day provided residents with a safe and efficient way to dispose of personal documents. The event ran smoothly and was well received, helping promote sustainability and secure information handling within the community.
- Spring Spectacle ft. Area 50 | Stallings Municipal Park
  - Est. Attendance: 800+ | Our annual Spring Spectacle returned with a high-energy performance by Area 50, local vendors, food trucks, and family-friendly activities throughout the park. With more than 600 attendees, this event continues to grow in popularity and serves as a flagship celebration for the department's spring events!

## Upcoming Events/Programs

- Golden Gatherings | Thursday, May 22<sup>nd</sup> | 9:30am – 11:00am
  - Get ready to hit the court and enjoy a tasty lunch at our **Golden Gathering: Pickleball & Picnic!** 🏓🍔 If you're 50 or older, join us for a fun-filled morning of friendly play, beginner lessons, and great conversation—all set against the beautiful backdrop of Stallings Municipal Park.
- Bash at the Splash | Sat. June 7<sup>th</sup> | 10:00am – 1:00pm
  - On Saturday, June 7<sup>th</sup>, the Parks and Recreation Department will kick off the Splashin' Summer Series with *Bash at the Splash* at Stallings Municipal Park from 10:00 a.m. to 1:00 p.m. This free, island-themed event will feature live hula performances, interactive activities, games, treats from Ms. Nicci's Goodie Wagon, and the launch of our new **SplashPort** summer stamp program. The event is designed to celebrate the start of summer and encourage continued participation in our seasonal programming.

### **Sunny in Stallings Farmers Market:**

The Stallings Farmers Market kicked off its 2025 season on Saturday, May 3rd, at Stallings Municipal Park and will continue every Saturday from 8:00 a.m. to 12:00 p.m. through October. Opening Day featured special giveaways, breakfast provided by Album Matthews, and over 20 local vendors offering fresh produce, handmade goods, and unique experiences. The market continues to be a strong community hub supporting local businesses and enhancing weekend park activity.

### **Stallings Municipal Park | Splash Pad**

The opening of the Stallings Municipal Park splash pad has been delayed due to unexpected plumbing issues discovered during seasonal start-up. Public Works is working with contractors to complete the necessary repairs, and the new target opening date is Friday, June 7. The Parks and Recreation Department will communicate this change to the public via the Town's website and social media. Staff will continue to monitor progress and provide updates as needed.

### **Misc. News**

- The Parks and Recreation Department recently hired two new seasonal part-time staff members for the Parks Maintenance Division. These additions will allow us to extend coverage into evening and weekend hours that were previously unstaffed, helping to enforce park rules and ensure a safe, welcoming environment. Additionally, this expanded staffing will support longer splash pad operating hours for the community during the summer season.
- Tori Dorman, our Event Coordinator, is currently attending a professional event conference in Pinehurst focused on public event planning and community engagement. This opportunity will allow her to gain fresh ideas, industry insights, and best practices to help us continue growing and improving our special events here in Stallings. We look forward to bringing back new strategies to enhance our programming for residents.
- Union Academy continues to be a tremendous asset to the Parks and Recreation Department, consistently providing dedicated student volunteers over the past two years. Their ongoing support has played a key role in the success of numerous events and park projects, and we're grateful for the strong partnership that continues to grow. We look forward to working with more Union Academy students as they contribute their time and energy to serving the Stallings community.

*Here is a photo preview of the last month – we truly are having a BLAST this year! We can't thank Town Council, Town Staff, & the community for their continued support for the Parks Department.*

















## Human Resources

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- No report.

## Finance

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- Through May, 99.81% of 2024 ad valorem taxes have been collected totaling \$5.59 million
- FY26 Budget Process
  - Proposed budget totaling \$13.24M was submitted to Town Council on 5/9/2025
    - General Fund = \$12.29M
      - Tax Rate = 19.6 cents/\$100 valuation (2 cent reduction and 4.05 cents above revenue-neutral)
      - Implementation of municipal vehicle tax = \$25 annually
      - Unrestricted Fund Balance Appropriation = \$388K
      - Maintains all current services
      - Authorizes five (4) new full-time and one (1) new part-time position
    - Stormwater Fund = \$945.1K
      - No change in fees
        - Residential = \$67.00/year
        - Non-residential = \$67.00/ERU/year
      - Authorizes one (1) new full-time position
  - A budget meeting was held on 5/19/2025 where Town Council made changes to the proposed budget and requested that staff recalculate the tax rate after these changes to reduce it further due to the Union County revaluation
    - General Fund = \$12.08M
      - Updated tax rate = 18.9 cents/\$100 valuation (2.7 cent reduction and 3.35 cents above revenue-neutral)
      - Maintains implementation of municipal vehicle tax = \$25 annually

- Updated Unrestricted Fund Balance Appropriation = \$438K
- Stormwater Fund = \$945.1K
  - No changes
- Public hearing is scheduled for Monday, June 9, 2025
  - Town Council can adopt this same night or wait until the next regular meeting on Monday, June 23, 2025

## **General Government**

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

The tenant is reviewing the draft lease. Once changes are made and the EDC has reviewed, 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 has begun.

### **Stallings 50th Anniversary**

- Celebrations are well underway!
- Elementary School 50<sup>th</sup> Anniversary Art Contest Grade Winners are displayed in Government Center Lobby 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.
- 50<sup>th</sup> Anniversary Reception
  - Monday, June 23
  - 6:00 p.m.



- Stallings Government Center Lobby

- **Stallings Source**

May's blog post, *Spring into Planning: Celebrating 50 Years of Service and Smart Budgeting*, can be found [here](#). Next issue will be published this Fall.

- **Surplus Sales**

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