



**June 20, 2025**

PLANNING & ZONING MONTHLY REPORT | MAY 2025



## Meetings

### Meeting Type

#### **Town Council:**

- 05/12/2025
  - TX25.04.01 Outdoor Storage
    - Staff requests updates to multiple text amendments in the Stallings Development Ordinance to clarify regulations for outdoor storage.
    - Approved

#### **Planning Board 05/20/2025:**

- CZ25.02.02 – Cottage Green
  - HMF Americana LLC requests a conditional zoning change from MU-2 to CZ-MU2 to allow for development of a 222-unit residential community and commercial development.
    - Recommended Approval
- TX25.05.01 – Table of Uses Update
  - Staff requests an update to Article 8: Table of Uses and Article 3 definitions of the Stallings Development Ordinance to address missing terminology, clarify use categories, and better align with current community needs.
    - 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](#)

## Current Approved Residential Project Status

Cont. next page

<b><u>Project Name, Info</u></b>	<b><u>Location</u></b>	<b><u>Additional Info</u></b>	<b><u>Status</u></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>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> </ul>	<ul style="list-style-type: none"> <li>• Awaiting UCPW Sewer Capacity Approval</li> </ul>

<b><u>Project Name, Info</u></b>	<b><u>Location</u></b>	<b><u>Additional Info</u></b>	<b><u>Status</u></b>
		<ul style="list-style-type: none"> <li>By-Right Development.</li> </ul>	
<b>Stone Creek (Formerly Union Park Townes):</b> Stallings Rd <ul style="list-style-type: none"> <li>220 Single-Family Attached Units</li> </ul>		<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><u>Development Name</u></b>	<b><u># of Housing Units</u></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> <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:

- 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 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:

- LD25.04.01 – 5950 Stevens Mill Rd Land Disturbance [Comments Provided]
- PR25.05.01 – 3275 Stallings Rd Medical Office Building [Comments Provided]
- PR25.06.01 – Sherin Ln Auto Repair [In Review]

### Construction Document (Major) Reviews:

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

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

- SP25.04.02 – 4923 Potter Rd 2<sup>nd</sup> Review [Comments Provided]
- SP25.05.01 – Stinson Farms Recombination [In Review]
- SP25.05.02 – Revival Slavic Baptist Church [In Review]

## Reports

**Permit Report:****2025 General Permitting Revenue so far: \$40,381.90**

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
5/30/2025	2784	Driveway Permit	Online Submission	SFR-3	Vickery	3015 CHALET LN	
5/28/2025	2783	Permanent Sign Permit	Incomplete	Conditional		2935 Matthews Weddington Rd	
5/28/2025	2782	Principal Structure Addition	Incomplete	SFR-1	Golden Acres	5001 SHAFTWOOD DR	
5/27/2025	2781	New Accessory Structure	Payment Pending	SFR-2	Forest Park	606 WHITE OAK LN	\$75.00
5/23/2025	2780	Use Permit	Payment Pending	MU-2		15080 Idlewild Rd. STE H	
5/23/2025			Denied	MU-2		15080 IDLEWILD RD SUITE H	
5/22/2025	2778	Demolition Permit	Approved	SFR-2	Country Woods East	9034 BIRCH CT	\$50.00
5/20/2025	2777	Principal Structure Addition	Approved	SFR-2	Country Woods East	1533 HAWTHORNE DR	\$75.00
5/20/2025	2776	Principal Structure Upfit	Approved	SFR-1	Golden Acres	5001 SHAFTWOOD DR	\$75.00
5/19/2025	2775	Principal Structure Upfit	Approved	SFR-1	Golden Acres	5001 SHAFTWOOD DR	\$75.00
5/19/2025	2774			MU-2			\$1,175.00
5/16/2025	2773	Permanent Sign Permit	Incomplete	MU-2		15080 Idlewild Rd. ste. H	
5/15/2025	2772	New Accessory Structure	Approved	MFT	Callonwood	1148 STONEDOWN LANE 194	\$75.00

5/14/2025	2771	Temporary Sign Permit	Incomplete	TC		4520 POTTER RD	
5/13/2025	2770	Principal Structure Addition	Approved	MFT	Chestnut Oaks	1248 St. Johns Ave	\$75.00
5/13/2025	2769	Principal Structure Addition	Approved	SFR-2	Shannamara	136 DUNRAVEN CT	\$75.00
5/12/2025	2768	Principal Structure Addition	Approved	MFT	Callonwood	1005 FLEMING LN	\$75.00
5/12/2025	2767	Principal Structure Addition	Approved	SFR-2	Emerald Lake	5009 GOLF VIEW CT	\$75.00
5/12/2025	2766	New Accessory Structure	Approved	SFR-3	Brookfield	1107 VICKIE LN	\$75.00
5/12/2025	2765	New Accessory Structure	Approved	SFR-3	Independence Village	4006 Scarlet St	\$75.00
5/8/2025	2764	Principal Structure Addition	Approved	SFR-2	Shannamara	4836 SHANNAMARA DR	\$75.00
5/8/2025	2763	Permanent Sign Permit	Approved	MU-2		12076 STALLINGS COMMERCE DR	\$75.00
5/8/2025	2762	Permanent Sign Permit	Approved	MU-2		12076 STALLINGS COMMERCE DR	\$75.00
5/7/2025	2761	New Accessory Structure	Approved	Conditional		1006 VICKEY LN	\$75.00
5/6/2025	2760	Principal Structure Addition	Approved	SFR-2	Shannamara	9401 BETHESDA CT	\$75.00
5/6/2025	2759	New Accessory Structure	Approved	SFR-2	Shannamara	8141 GLAMORGAN LN	\$75.00
5/6/2025	2758	New Accessory Structure	Approved	SFR-3	Fairfield Plantation	7124 LAKE DR	\$75.00

5/6/2025	2757	Use Permit	Approved	SFR-2	Forest Park	824 WHITE OAK LN	\$75.00
5/4/2025	2756	New Accessory Structure	Approved	SFR-3	Fairfield Plantation	116 APPLE TREE CT	\$75.00
5/2/2025	2755	Temporary Sign Permit	Approved	MU-2	Stevens Mill	7800 Stevens Mill Rd	\$75.00
5/2/2025	2754	Use Permit	Approved	MU-2		12040 Stallings Commerce Dr	\$50.00
5/2/2025	2753	Principal Structure Upfit	Approved	SFR-3	Kerry Greens	9023 BRAD CT	\$75.00
4/30/2025	2752	New Accessory Structure	Approved	SFR-3	Stallings Park	1129 FLOWE DR	\$75.00
4/30/2025	2751	Principal Structure Addition	Approved	SFR-2	Shannamara	511 BALLYMOTE CT	\$75.00
4/28/2025	2750	Principal Structure Upfit	Approved	MU-2		15080 IDLEWILD RD SUITE H	\$100.00
4/28/2025	2748	Principal Structure Upfit	Approved	SFR-3	Morningside at Stallings	2100 BLUEBONNET LN	\$75.00
4/23/2025	2741	Principal Structure Addition	Approved	SFR-2	Country Woods East	9034 BIRCH CT	\$75.00
4/23/2025	2740	Principal Structure Addition	Approved	IND	Stallings Industrial Park	1020 COMMERCIAL DRIVE	\$150.00
4/22/2025	2737	Pool Permit	Approved	SFR-1	Chestnut	6004 GLADSTONE CT	\$150.00
4/18/2025	2734	Use Permit	Denied	MU-2		12040 Stallings Commerce Dr	
4/17/2025	2733	Principal Structure Addition	Approved	SFR-3	Buckingham	2049 WESTMINSTER LN	\$75.00



4/17/2025	2732	Principal Structure Upfit	Approved	SFR-3	Buckingham	2049 WESTMINSTER LN	\$75.00
4/16/2025	2730	New Accessory Structure	Incomplete	SFR-3	Brookfield	100 SPRUCE ST	
4/15/2025	2729	New Accessory Structure	Approved	SFR-2	Country Woods East	1541 HAWTHORNE DR	\$75.00
3/27/2025	2709	Principal Structure Addition	Approved	SFR-3		200 ANN ST	
3/27/2025	2708	Use Permit	Approved	SFR-3		200 ANN ST	\$50.00
3/27/2025	2707	New Accessory Structure	Approved	SFR-3		200 ANN ST	
3/27/2025	2706	New Accessory Structure	Approved	SFR-3		200 ANN ST	\$75.00
3/18/2025	2698	Principal Structure Upfit	Denied	SFR-3		1015 VICKIE LN	
3/17/2022	Z22.03.18	New Principal Structure	Inspected	SFR-3	Independence Village	4006 Scarlet St	\$225.00
1/26/2021	Z 21.01.07	New Accessory Structure	Inspected	Conditional		1006 VICKIE LN	\$150.00
							<b>\$4,350.00</b>

**Total Records: 51**

**6/2/2025**

**Code Enforcement Report:**

May Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
5/1/2025	PN - TGW	Ride Around	Closed	15030 Idlewild Rd.
5/1/2025	PN - TGW	Ride Around	Closed	0 Stevens Mill Rd.

5/1/20 25	PN - TGW	Ride Around	Clos ed	12064 Stallings Commerce Dr. (07102034-01)
5/1/20 25	PN - TGW	Ride Around	Clos ed	12064 Stallings Commerce Dr. (07102034-02)
5/1/20 25	PN - TGW	Ride Around	Clos ed	12064 Stallings Commerce Dr. (07102033G)
5/1/20 25	PN - TGW	Complai nt	Clos ed	3473 Gribble Rd.
5/1/20 25	PN - TGW	Ride Around	Ope n	613 Stallings Rd.
5/1/20 25	PN - TGW	Ride Around	Clos ed	3730 Birchdale Ct.
5/1/20 25	PN - Outdoor Storage of Trash, Debris and Yard Waste	Ride Around	Clos ed	3730 Birchdale Ct.
5/1/20 25	PN - Damaged/Sagging Fence	Complai nt	Ope n	2403 Willowbrook Dr.
5/2/20 25	PN - TGW	Ride Around	Clos ed	409 Springhill Rd.
5/2/20 25	PN - TGW	Ride Around	Clos ed	316 Springhill Rd.
5/2/20 25	PN - TGW	Ride Around	Clos ed	3843 Privette Rd.
5/2/20 25	PN - TGW	Ride Around	Clos ed	301 Meadowbrook Dr.
5/2/20 25	PN - TGW	Ride Around	Clos ed	800 White Oak Ln.
5/2/20 25	PN - TGW	Ride Around	Clos ed	836 White Oak Ln.
5/2/20 25	PN - TGW	Ride Around	Clos ed	842 White Oak Ln.
5/2/20 25	PN - TGW	Complai nt	Clos ed	1402 Vickery Dr.
5/2/20 25	PN - TGW	Complai nt	Clos ed	5000 Scaleybark Ct.
5/5/20 25	PN - TGW	Ride Around	Ope n	5741 Stevens Mill Rd.
5/5/20 25	PN - TGW	Ride Around	Clos ed	1243 Hawthorne Dr.
5/5/20 25	SDO - Land Disturbance - Permit Required	Ride Around	Ope n	14721 Lawyers Rd.
5/7/20 25	SDO -Fence - Permit Required	Ride Around	Clos ed	606 White Oak Ln.

5/7/20 25	PN - Outdoor Storage of Construction Materials	Ride Around	Open	5129 Blackberry Ln.
5/7/20 25	PN - TGW	Ride Around	Closed	621 White Oak Ln.
5/7/20 25	PN - TGW	Ride Around	Closed	627 White Oak Ln.
5/8/20 25	PN - TGW	Ride Around	Closed	509 Friendship Dr.
5/8/20 25	PN - TGW	Ride Around	Closed	1304 Woodglen Dr.
5/8/20 25	PN - TGW	Ride Around	Closed	217 Ann St.
5/15/20 25	PN - Outdoor Storage of Yard Waste	Complaint	Open	511 Butternut Ln.
5/16/20 25	PN -TGW	Ride Around	Closed	615 White Oak Ln.
5/16/20 25	SDO - Unlicensed Vehicles	Complaint	Open	1129 Flowe Dr.
5/20/20 25	SDO - Sight Triangle Violation	Ride Around	Closed	817 Morningwood Dr.
5/20/20 25	PN - TGW	Ride Around	Open	3903 Privette Rd.
5/20/20 25	PN - TGW	Ride Around	Closed	2324 Chestnut Ln.
5/20/20 25	PN -TGW	Ride Around	Open	5016 Potter Rd.
5/20/20 25	PN - TGW	Ride Around	Closed	3508 Old Monroe Rd.
5/20/20 25	PN - TGW	Ride Around	Closed	321 Meadowbrook Dr.
5/20/20 25	PN - TGW	Complaint	Open	1234 Morningside Meadow Ln.
5/20/20 25	PN - Dead/Fallen Tree	Complaint	Open	1234 Morningside Meadow Ln.
5/23/20 25	J/A/N - Junked/Nuisance Vehicle	Ride Around	Closed	1253 Afternoon Sun Rd.
5/23/20 25	SDO - Principal Structure Addition - Permit Required	Ride Around	Open	809 Morningwood Dr.
5/23/20 25	PN - TGW	Ride Around	Open	Potter's Square (1 parcel)
5/23/20 25	PN - TGW	Ride Around	Open	Potter's Square ( 2 parcels)

5/23/2025	PN - TGW	Ride Around	Closed	501 Friendship Dr.
5/23/2025	PN - TGW	Ride Around	Open	15011 Woodstar Rd.
5/28/2025	SDO - Use Permit	Complaint	Open	112 Smith Cir.
5/28/2025	SDO - Use Permit	Complaint	Open	201 Smith Cir.
5/28/2025	SDO - Use Permit	Complaint	Open	1210 Stallings Rd.
5/30/2025	PN - Damaged Fence	Complaint	Open	6021 Burnt Mill Run

Prior Cases Currently Open - Code Enforcement				
12/11/2024	SDO - Outdoor Storage Prohibited	Ride Around	Open	0 Pleasant Plains Rd.
3/25/2025	SDO - Accessory Structure Addition - Permit Required	Ride Around	Open	5517 Goldcrest Dr.
4/4/2025	PN - Outdoor Storage of Trash Bags	Complaint	Open	500 Springhill 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.
4/25/2025	PN - TGW	Complaint	Open	6200 Stevens Mill Rd.
4/25/2025	PN - Outdoor Storage of Yard Waste	Complaint	Open	523 Butternut Ln.
4/29/2025	PN - Damaged Fence Requiring Repairs	Complaint	Open	3101 Beech Ct.
4/29/2025	PN - TGW	Ride Around	Open	4934 Potter Rd.

New Violations	
Public Nuisance	41
J/A/N Vehicles	1
SDO	7
Traffic	0
Open Burn	0
Hazard	0

Noise	0
MHS	0
<b>Total Opened</b>	<b>49</b>

<b>May Cases</b>	
Open	18
Closed	31
<b>TOTAL</b>	<b>49</b>

## Police Department

---

See attached chart for data.

### Other Highlights

- SPD Detectives had no crime scene callouts and had 22 cases assigned for investigation. CID obtained 14 search warrants and eight arrest warrants in ongoing case investigations. The Unit cleared one case.
- Patrol officers responded to a home where a tree rigger had been pulled down to the ground. Officers assisted in giving first aid until emergency services arrived. Another officer initiated a traffic stop resulting in the seizure of three illegal firearms, cocaine, and THC.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected over six pounds of unwanted medication.
- 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 almost 60 pounds of marijuana, 25 pounds of mushrooms, 600 pounds of PDP, and 500 THC cartridges.
- SPD completed recertifications in OC Spray, Impact Munitions, and Taser.
- SPD officers participated in the 2<sup>nd</sup> annual Cast and Connect Youth Fishing Tournament. Over 20 children participated in the event. Officers completed home safety and fraud awareness videos that went on our social media platforms. Officers also participated in the Law Enforcement Torch Run to support the Special Olympics and in the

Union County Law Enforcement Memorial to honor Union County officers who were killed in the line of duty.

## Engineering

---

- 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 is advertising the FY 2026 Resurfacing Contract with bids due on July 10, 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 encompassed 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 completed approximately 100-feet of sidewalk repairs on 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.
  - Public Works completed a curb and gutter repair in the Kerry Greens Subdivision.
  - Staff is advertising for bids for sidewalk repairs in Fairhaven and Callonwood. The goal is to correct the worst trip hazards in both communities.
    - Staff is analyzing bids for accuracy and completeness.
- Storm Water
    - Storm Water Repair Projects
      - 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 August 11, 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, 2026;
  - Estimated date of Availability to begin Construction: September 1, 2026.
  - 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

---

## Upcoming Events/Programs

### **A Golden Day: Stallings Turns 50! | Tuesday, June 24th | 5:00 PM – 7:00 PM**

Get ready to celebrate five decades of fun, community, and growth at *A Golden Day: Stallings Turns 50!* 🎉 Join us at Stallings Municipal Park for an evening packed with FREE family-friendly festivities to honor this golden milestone. Enjoy a lively mix of entertainment and treats—including a 15-round cake walk with sweet prizes, whimsical balloon hats, custom Stallings 50th tattoos, and free popsicles for the first 75 guests.

Don't miss live hula performances with interactive island-style fun, Ms. Nicci's Goodie Wagon, and delicious Frios pops available for purchase all evening. Bring the whole crew for a community celebration that's sure to make golden memories! 💛

**Location:** Stallings Municipal Park

**Admission:** Free for all ages!

*Be on the lookout for more event details to be released SOON on the upcoming events:*

*Super Sweet Splash*

*Sea Ya Summer Splash*

*Stallings 50 Fest*

*Boo at Blair*

*Stalloween*

*ShredDay*

*Christmas in the Park*

*Holly Jolly Movie Night*

### **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**

Please find the current seasonal hours for the Stallings Splash Pad below:

- **Monday:** Closed for maintenance
- **Tuesday – Friday:** 9:00 a.m. – 1:00 p.m. and 2:00 p.m. – 6:00 p.m.
- **Saturday:** 9:00 a.m. – 1:00 p.m. and 2:00 p.m. – 5:00 p.m.
- **Sunday:** 12:00 p.m. – 4:00 p.m.

## **Season Closure Notice**

The splash pad season will conclude on **Sunday, August 30th**. We encourage residents and visitors to take advantage of the remaining season while it lasts.

## **Shelter Rentals – Summer Update**

*While we have traditionally not reported shelter rental numbers in staff updates, we believe it's important to highlight the impact these spaces have on our community—especially during the busy summer months.*

- As of mid-June, 56 groups have already reserved shelter space at Stallings Municipal Park for summer gatherings, highlighting the continued popularity of our park facilities. The shelters remain a summer staple for the community, providing the perfect setting for birthday parties, family reunions, baby showers, and more. With peak season in full swing, weekend availability is now extremely limited, and staff is encouraging residents to book early to secure their preferred dates. The high volume of rentals reflects strong community engagement and reinforces the importance of maintaining well-kept, user-friendly spaces that serve as the backdrop for cherished memories.

## **Misc. News**

- Over the weekend of June 14th, Blair Mill Park experienced an incident of vandalism. Multiple items, including signage and benches, were covered in graffiti. A police report has been filed, and the Stallings Police Department is aware and monitoring the area. Parks staff responded quickly, removing as much graffiti as possible. We are currently evaluating the extent of the damage and working on options to replace or restore the impacted amenities. Staff will continue to monitor the park and coordinate with law enforcement as needed.
- As part of the newly adopted FY25 fee schedule, a \$50 food vendor permit fee was approved for vendors interested in setting up in Town parks outside of Town-sponsored events. While this fee has been established, the permitting process itself has not yet been implemented. Staff is currently working through the logistics of what this process will look like, including application procedures, operational guidelines, and coordination with Union County Environmental Health to ensure compliance with all food safety regulations. The goal is to create a clear and consistent framework that supports local vendors while maintaining public safety and park integrity. A proposed permitting process will be brought forward for review once a draft has been finalized.



## Human Resources

---

- No report.

## Finance

---

- Through June, 99.89% of 2024 ad valorem taxes have been collected totaling \$5.59 million
- FY26 Budget Process
  - Public hearing took place on Monday, June 9, 2025, and was adopted that same night
    - General Fund = \$12.08M
      - Tax rate = 18.9 cents/\$100 valuation (2.7 cent reduction and 3.35 cents above revenue-neutral)
      - Implemented municipal vehicle tax = \$25 annually
        - To be used for street maintenance, helping the Town maintain the \$800K contribution above Powell Bill funds
      - Unrestricted Fund Balance Appropriation = \$438K
        - To fund one-time capital items per Fund Balance Policy
      - Restricted Drug Forfeiture Fund Balance Appropriation = \$40K
      - Highlights
        - Authorized four (4) new full-time and one (1) new part-time position
        - Replacement financial software
        - Three (3) replacement and one (1) additional police vehicle, including upfit
        - Continuation of police in-car camera and computer replacements, body camera replacements, taser replacements, and public safety camera system
        - Sewer package plant study
        - Updated fire alarm and suppression system for Town Hall

- New heavy-duty truck with dump bed (split 50/50 with Stormwater Fund)
    - Will enable staff to do more projects in-house
  - Splash Pad redesign
  - Replacement tennis/pickleball court fencing
- Stormwater Fund = \$945.1K
  - No change in fees
    - Residential = \$67.00/year
    - Non-residential = \$67.00/ERU/year
  - Authorized one (1) new full-time position

## **General Government**

---

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

Staff is working with the broker to investigate all possible tenants.

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

Council approved having this item placed on the November ballot.  
Educational pieces will begin in July.

### **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 and is on schedule to be finalized on June 23, 2025.

### **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 \$395 worth of sales thus far in 2025.