



**November 21, 2025**

PLANNING & ZON. MONTHLY REPORT | OCTOBER



## Meetings

### Meeting Type

#### Town Council:

**10/27/2025**

- Conditional Zoning CZ25.02.03 3919 & 3927 Pleasant Plains Town Center (1)
  - This item was discussed at Council meetings on July 14, 2025, and September 8, 2025. Council emphasized that, as this is the first development proposed within the Town Center (TC) zoning district, it is important to establish the right precedent. Key areas of concern included the streetscape buildout, the sequencing of shopfront and townhome construction (with commercial space to be built before or concurrently with the townhomes), and the architectural elevations.
  - Approved
- Text Amendment TX25.09.01 – Conditional Zoning and Mixed Use Update
  - Staff requests an update to Articles 5 and 8 of the Stallings Development Ordinance to clarify where Conditional Zonings (CZ) are allowed and require Mixed-Use (MU) districts to incorporate a true mix of uses.
  - Withdrawn

#### Planning Board 10/21/2025:

- Text Amendment TX25.10.01 – Fence and Pool Ordinance Update
- Proposed Streetscape Addendum

#### Board of Adjustments 8/19/2025:

- 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

<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 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>All multifamily buildings received zoning compliance</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>Received UCPW Sewer extension agreement</li> <li>Permitting completed</li> <li>Starting construction</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>Project Name, Info</b>	<b>Location</b>	<b>Additional Info</b>	<b>Status</b>
		<ul style="list-style-type: none"> <li>By-Right Development.</li> </ul>	
<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 (to be submitted separately)</li> </ul>	Idlewild Rd	<ul style="list-style-type: none"> <li>Development Agreement: Yes – recorded.</li> </ul>	<ul style="list-style-type: none"> <li>Construction Documents Approved</li> <li>Gas Station and Apartments likely to come first.</li> </ul>
<b>Courtyards on Greenway:</b> <ul style="list-style-type: none"> <li>105 Single-Family Detached Residential</li> </ul>	Lawyers Rd	<ul style="list-style-type: none"> <li>By-right Development</li> </ul>	<ul style="list-style-type: none"> <li>Comments were completed for the review of the construction documents.</li> <li>Awaiting UCPW approval</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), Under Construction</li> <li>148 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>
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>159 Attached-Homes</li> <li>945 Multifamily Units</li> </ul>
Legend - Plans Approved, awaiting construction	
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 submittal

### 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: Under Construction

### 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, awaiting construction start

### 4. **Stevens Village**

- 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, a gas station may possibly be the first project.

### 6. **Cottage Green**

- N/A

### 7. **Pleasant Plains Mixed Use**

- N/A

### **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:

- PR25.05.01 – 3275 Stallings Rd Medical Office Building 3rd Review [Comments Provided]
- PR25.06.02 - Potter Square Addition [Comments Provided]
- PR25.09.02 – Atrium Parking [Approved]
- PR25.09.01 – Odyssey Flex Auto Repair 2<sup>nd</sup> [In Review]
- PR5.09.02 – Revival Slavic Baptist Church [Comments Provided]
- PR25.09.03 – Stevens Village Amendment [Approved]
- PR25.10.01 – Whetstone Motel [Comments Provided]
- PR25.10.02K – 12878 Stallings Rd MOB [in review]

### Construction Document (Major) Reviews:

- CD25.07.01 - Stallings Volunteer Fire Department 2<sup>nd</sup> Review [In Review]
- CD25.09.01 - Atrium Parking [In Review]

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

- SP25.05.01 – Stinson Farms Recombination [Comments Provided]
- SP25.05.02 – Revival Slavic Baptist Church 2<sup>nd</sup> Review [Comments Provided]
- SP25.07.01 – 0 Lawrence Daniel Dr Subdivision Plat [Comments Provided]
- SP25.09.01 – Rhoderia Lakewood Plat 2<sup>nd</sup> Review [Comments Provided]

## Reports

#### Permit Report:

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
10/31/2025	2962	Accessory Structure Addition	Approved	SFR-2	Forest Park	307 MEADOWBROOK DR	\$75.00
10/29/2025	2961	Use Permit	Approved	TC		4428 Potter Rd	\$50.00
10/28/2025	2960	Temporary Sign Permit	Approved	TC		4428 Potter Rd	\$50.00
10/28/2025	2958	Principal Structure Addition	Denied	IND		924 STALLINGS ROAD	
10/28/2025	2957			MU-2		0 STALLINGS RD	\$600.00
10/27/2025	2956	Use Permit	Approved	Conditional	Union West Business Park	520 UNION WEST BLVD #3	
10/27/2025	2955	New Accessory Structure	Approved	SFR-2	Country Woods East	1035 HAWTHORNE DR	\$75.00
10/24/2025	2954	Use Permit	Approved	Conditional		435 SEABOARD DR	

10/24/2025	2953	New Accessory Structure	Approved	SFR-3	Lakewood Knolls	316 HOMEWOOD WAY	\$75.00
10/23/2025	2952	Use Permit	Approved	Conditional	Union West Business Park	520 UNION WEST BLVD #3	
10/23/2025	2951	Permanent Sign Permit	Incomplete	IND		3350 Smith Farm Rd	
10/21/2025	2950	Use Permit	Approved	C-74		1911 RICHARD BAKER DR	
10/20/2025	2949	Use Permit	Approved	Conditional		3747 MATTHEWS INDIAN TRAIL	
10/20/2025	2948	Permanent Sign Permit	Payment Pending	MU-2		15340 IDLEWILD RD	
10/18/2025	2947	Temporary Sign Permit	Approved	Conditional	Chestnut	2945 WEDDINGTON MATTHEWS RD	\$25.00
10/17/2025	2946	Principal Structure Addition	Denied	SFR-2	Hunley Creek	3017 MILL STREAM CT	
10/16/2025	2945	New Accessory Structure	Approved	SFR-1	Chestnut	6004 GLADSTONE CT	\$75.00
10/16/2025	2944	Use Permit	Approved	C-74		1923 Richard Baker Dr	
10/15/2025	2943	Principal Structure Addition	Approved	Conditional	Pleasant Plains	1000 IRVINE CT	\$75.00
10/15/2025	2942	Use Permit	Approved	C-74		1903 Richard Baker Dr	
10/14/2025	2941	Use Permit	Approved	C-74		13613 HWY 74	
10/13/2025	2940	New Accessory	Incomplete	SFR-3	Stallings Park	1227 FLOWE DRIVE	

		y Structure					
10/13/2025	2939	Pool Permit	Approved	SFR-2	Emerald Lake	6126 FOUR WOOD DR	\$150.00
10/10/2025	2938	Principal Structure Upfit	Incomplete	C-74		5023 F Smith Farm Rd	
10/9/2025	2937	Principal Structure Addition	Approved	SFR-2	Hunley Creek	2009 MILL HOUSE LN	\$75.00
10/9/2025	2936	Use Permit	Approved	C-74		13613 HWY 74	
10/9/2025	2935			MU-2		3017 STEVEN SCHULTZ LN	\$800.00
10/8/2025	2934			MU-2		0 POTTER RD	\$600.00
10/8/2025	2933	New Accessory Structure	Approved	SFR-1	Golden Acres	16010 DEEPWOOD PL	\$75.00
10/7/2025	2932	Principal Structure Addition	Approved	SFR-2	Shannamar a	2352 CAERNARFON LN	\$75.00
10/7/2025	2931	Use Permit	Approved	C-74		13613 HWY 74	
10/7/2025	2930	New Accessory Structure	Approved	SFR-2	Country Woods East	1569 HAWTHORNE DR	\$75.00
10/6/2025	2929	Pool Permit	Denied	SFR-2	Emerald Lake	6126 FOUR WOOD DR	
10/6/2025	2928	Principal Structure Addition	Incomplete	MFT	Fairhaven	1300 AFTERNOON SUN RD	
10/6/2025	2927	Principal Structure Addition	Approved	SFR-2	Forest Park	308 FOREST PARK DR	\$75.00
10/6/2025	2926	New Principal Structure	Approved	IND		3120 GRIBBLE RD	\$250.00
10/4/2025	2925	Use Permit	Approved	C-74		13613 HWY 74	



10/4/2025	2924	Use Permit	Approved	C-74		13613 HWY 74	
10/3/2025	2923	Driveway Permit	Approved	SFR-3	Brookfield	100 SPRUCE ST	\$100.00
10/3/2025	2922	New Principal Structure	Approved	MU-1		2540 OAKSPRING RD	\$150.00
10/3/2025	2921	Use Permit	Approved	C-74		13613 HWY 74	
10/3/2025	2920	Temporary Sign Permit	Approved	CIV	Stallings Industrial Park	1115 STALLINGS RD	\$25.00
10/1/2025	2919	New Accessory Structure	Payment Pending	MFT	Fairhaven	1205 MOUNTAIN LAUREL CT	\$75.00
10/1/2025	2918	Principal Structure Addition	Approved	SFR-2	Country Woods East	9034 BIRCH CT	\$75.00
9/29/2025	2917	Principal Structure Addition	Approved	MFT	Chestnut Place II	5024 STONEHILL LN	\$75.00
9/29/2025	2916	Permanent Sign Permit	Approved	TC		4512 Potter Rd	\$75.00
9/25/2025	2913	New Accessory Structure	Approved	SFR-2	Country Woods East	1042 HAWTHORNE DR	\$125.00
9/19/2025	2904		Approved	TC	Wendover At Curry Place	4620 POTTER RD	\$75.00
9/12/2025	2893	Principal Structure Upfit	Approved	SFR-2	Shannamar a	839 KILARNEY CT	\$75.00
8/8/2025	2848	Pool Permit	Withdrawn	SFR-2	Country Woods East	1255 HAWTHORNE DR	
8/4/2025	2842	Pool Permit	Denied	SFR-3	Independence Village	4017 SCARLET ST	

3/26/2025	2702	New Accessory Structure	Approved	MU-2		2108 STALLINGS RD	\$250.00
10/24/2024	2569	Pool Permit	Denied	MFT	Fairhaven	1236 TRANQUIL FALLS LN	
5/21/2024	2339	Chicken	Denied	SFR-2	Country Woods East	1243 HAWTHORNE DR	
4/19/2024	2261	Chicken	Denied	SFR-3	Lakewood Knolls	701 LAKEWOOD DR	
9/30/2020	20-09-17	Demolition Permit	Approved			13015 E Independence Blvd	
9/25/2020		New Accessory Structure	Approved		Chestnut Place II	1004 PINE BARK PLACE	
							<b>\$4,375.00</b>

**Total Records: 57**

**11/5/2025**

**Code Enforcement Report:**

October Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
10/2/2025	SDO - Sight Triangle	Ride Around	Closed	1959 Millbrook Ln.
10/2/2025	SDO - Outdoor Storage	Ride Around	Closed	633 White Oak Ln.
10/2/2025	PN - Outdoor Storage of Lumber, Trash/Debris	Ride Around	Closed	1000 Irvine Ct.
10/7/2025	PN - Outdoor Storage of TV's & Mattress	Ride Around	Closed	396 Meadowbrook Ln.
10/7/2025	SDO - Accessory Structure Addition	Ride Around	Closed	307 Meadowbrook Ln.
10/9/2025	SDO - New Accessory Structure	Ride Around	Closed	316 Homewood Way

10/9/2025	PN - Outdoor Storage of Construction Materials & Household Items	Ride Around	Open	1227 Flowe Dr.
10/9/2025	PN - Outdoor Storage of Tires	Ride Around	Closed	4117 Stallingswood Dr.
10/17/2025	PN - Outdoor Storage of Yard Waste	Ride Around	Open	609 Springhill Dr.
10/17/2025	PN - Junked/Nuisance Vehicles	Complaint	Closed	7800 Stevens Mill Rd.
10/17/2025	SDO - Fence Permit	Ride Around	Open	332 Springhill Dr.
10/20/2025	SDO - Use Permit	Complaint	Open	112 Smith Cir.
10/20/2025	SDO - Use Permit	Complaint	Open	201 Smith Cir.
10/20/2025	PN - Outdoor Storage of a Mattress and Toilet	Ride Around	Closed	225 Lakewood Dr.
10/22/2025	PN - Outdoor Storage of Yard Waste, Trash and Debris	Ride Around	Open	1123 Lakewood Dr.
10/22/2025	PN - TGW	Ride Around	Open	413 Homewood Way
10/23/2025	PN - At Large Dog(s)	Complaint	Open	4016 Hillwood Ct.
10/28/2025	SDO - Prohibited Signs	Complaint	Open	4512 Potter Rd.
10/28/2025	SDO - Sign Permit	Ride Around	Open	4512 Potter Rd.
10/28/2025	PN - Outdoor Storage of Gym Equipment	Ride Around	Open	409 White Oak Ln.
10/28/2025	PN - Outdoor Storage of Tires	Ride Around	Open	507 Meadowbrook Ln.
10/28/2025	PN - Outdoor Storage of Appliances and Yard Waste	Ride Around	Open	824 Lakewood Dr.
10/29/2025	PN - TGW	Ride Around	Open	303 Seaboard Dr.
10/29/2025	PN - Outdoor Storage of Mattresses, Junk and Trash/Debris	Complaint	Open	1150 Hawthorne Dr.
10/29/2025	PN - TGW	Ride Around	Open	416 Seaboard Dr.
10/29/2025	SDO - Prohibited Signs	Ride Around	Open	416 Seaboard Dr.

10/30/20		Ride		
25	SDO - Use Permit and Sign Permit	Around	Open	416 Seaboard Dr.

New Violations	
Public Nuisance	16
J/A/N Vehicles	0
SDO	11
Traffic	0
Open Burn	0
Hazard	0
Noise	0
MHS	0
<b>Total Opened</b>	<b>27</b>

October Cases	
Open	18
Closed	9
<b>Total</b>	<b>27</b>

## Police Department

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See attached chart for data.

### Other Highlights

- SPD Detectives had one crime scene callout and five cases assigned for investigation. The Unit cleared one case. Detectives partnered with NC ALE to work on a nuisance abatement issue within the town. The SPD School Resource Officer was involved in joint investigations with DSS.
- Dayshift patrol responded to a check the wellbeing involving a mental health issue where the subject has been violent with police in past encounters. The subject left prior to officers' arrival and crashed his vehicle. The subject was transported to the hospital. Officers also responded to a call of suicidal subject who was holding a gun to his head. Officers were able to get the subject to surrender his firearm and was transported to the hospital by emergency personnel.
- Nightshift officers were involved in a vehicle pursuit that was deferred to safety concerns. Officers were able to utilize our camera system to identify the suspect. Officers located the vehicle and seized it based on the "Run and Done" law. The offender was later charged. Officers participated in a Booze & Loose It campaign.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected over 31 pounds of unwanted medication.
- K9 Chase and Sgt. Smith participated in a police dog demonstration at Stallings Elementary.
- The South Towns Special Response Team, which consists of Stallings, Mint Hill, Pineville and Matthews PD were called out to a domestic incident at Intown Suites. The incident was peacefully resolved.

- Officers Kole Pennington and Josh Bolick continue to progress through field training.
- Lt. Ben Davis graduated from Northwestern University's School of Police Staff and Command, which is an extensive executive management program for police administrators.
- Five officers participated in a large, multi-jurisdictional active threat response at Carowinds, over a three-day period.

## Engineering

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- Storm Water
  - Storm Water Repair Projects
    - Public Works has one storm water repair on Birchdale Court to be completed.
    - Staff is coordinating with USACE to obtain appropriate permits for a culvert replacement under Greenbriar Drive in the Brookfield Subdivision.
    - Public works has completed three sink hole repairs in the Fair Haven Community.
    - Public works completed a larger-scale storm water repair at Town Hall involving pipe separations in the Town Hall parking lot.
  - NCDEQ has approved the Town's Storm Water Management Plan (SWMP), and Stallings' MS4 Permit became effective August 1, 2023.
    - Staff has hired Storm Water Compliance Manager to assist with the MS4 Program.
    - The Town met a majority of permit year 2 goals, in accordance with the SWMP, and is working to complete permit year 3 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 3 requirements.
      - 90% completed.
  - 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
  - **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.

- NCDOT Projects:
  - NCDOT presented 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 – McKee Road to Potter/Pleasant Plains intersection
    - Phase II – Potter/Pleasant Plains intersection to Morningside Meadow Lane
    - Phase III – I-485 to McKee Road
- Potter-Pleasant Plains Intersection Improvement
  - Project is largely completed
    - Final punch-list walkthrough scheduled for November 20, 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, and Google Fiber is beginning to install their infrastructure throughout Town.
- 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 (Canceled. No Quorum).
    - Monday, September 22, 2025. (Canceled. No Quorum)
    - Monday, December 8, 2025. (Due to Christmas Holiday)

## Parks & Recreation

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### Previous Events/Programs

#### ***Super Sweet Splash | Tuesday, July 23rd | 10:00 AM – 12:00 PM***

It's about to get super sweet at the Stallings Splash Pad! 🌈 This candy-coated celebration will feature summer treats, music, and a few fun surprises for kids of all ages. The first 50 guests will receive a free popsicle or cotton candy treat, and we'll have games and giveaways throughout the morning. Come cool off with us and enjoy a sugar rush of summer fun!

Location: Stallings Municipal Park Splash Pad

Admission: Free

*Sea Ya Summer Splash, Stallings 50 Fest, Boo at Blair, Stalloween, Shred Day, Christmas in the Park, and Holly Jolly Movie Night are all on the horizon—keep an eye on our social media and website for official dates and exciting details coming soon!*

#### **Activity Time Tuesday**

Activity Time Tuesday takes place *every* Tuesday during the summer, bringing families together for fun and connection during the splash pad's mid-day closure from 1:00–2:00 p.m. 🌻 ✨ Designed as a creative solution to keep the good times rolling while the splash pad resets, this weekly program features engaging activities, special guests, and hands-on fun for all ages. From story time with the Union County Library Bus to arts and crafts, games, and science experiments, each Tuesday offers a new way for community members to gather, play, and make memories at Stallings Municipal Park!

- ***Library on Wheels!***

One of the Activity Time Tuesday was extra special thanks to a visit from Union County's Library Outreach Bus! 🚌 📖

Families gathered at Stallings Municipal Park to explore the mobile library, sign up for library cards, and dive into a world of stories right on wheels. Kids enjoyed story time under the trees, hands-on activities, and browsing books inside the cozy library bus. Big thanks to Union County Library for rolling out literacy and fun for our park visitors!

### **The Stallings Farmers Market – Temporarily Paused**

The Stallings Farmers Market kicked off its 2025 season on Saturday, May 3rd, at Stallings Municipal Park. While Opening Day featured exciting giveaways, breakfast from Album Matthews, and over 20 local vendors, ongoing low vendor participation has led to a temporary pause in the market's weekly schedule.

We plan to resume the market in August and are working closely with Sunny Day Markets to support vendor recruitment. However, if vendor turnout continues to decline, we may need to cancel the market altogether and explore new ways to create that lively “town center” feel our community loves. Thank you for your continued support as we evaluate how best to serve Stallings and its local businesses.

### **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 **Monday, September 1<sup>st</sup>**. 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**

- Coordination with the Stallings Police Department is ongoing to ensure increased visibility in the park, especially during evening hours.
- Drafting continues for the Town's Food Vendor Permit Process, following the adoption of a \$50 vendor fee in the FY26 fee schedule. Once the draft is complete, it will be submitted for review and feedback before implementation. Vendors while maintaining public safety and park integrity. A proposed permitting process will be brought forward for review once a draft has been finalized.
- The Stallings Parks and Recreation Department continues its search for qualified part-time team members to support our growing departmental needs. While we've received interest, finding the right fit for our dynamic and community-focused team has been a challenge. We remain committed to hiring individuals who are passionate about parks,

recreation, and public service—and we'll keep working hard to build a team that serves Stallings with pride!

***Soak up the smiles! Check out all the summer fun we've been having in Stallings Parks!***































## Human Resources

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- No report.

## Finance

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- Tax collections through October
  - Ad valorem tax = \$1,199,039.05 or 16.33%
- Tax collections through September (*October payments have not been received as of 11/19/2025*)
  - Motor vehicle tax = \$37,283.64
  - Municipal motor vehicle fee = \$24,775.00



## **General Government**

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

Staff is working with the broker to investigate all possible tenants. It is also working with Joshua Davis, Retail Strategies (Union County), for additional support. Three potential tenants are working on a collaboration for the space.

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

The Occupancy Tax was passed on the November 2025 ballot.

### **Bulk Pick-Up**

Fall Bulk Pick-Up took place the week of November 17.

- **Stallings Source**

Next blog post will be published in the coming week.

- **Surplus Sales**

There have been \$2,668.50 worth of sales thus far in 2025.

*Items that were disposed due to being deemed “expendable, meaning they were subject to use or consumption and/or are not worth salvaging or reusing.”*

- 10-14-2025 - Police Department: computer equipment, old wired keyboards, wired mice, numerous extra cables, numerous inoperable monitors, printers, numerous computer components, and many outdated office supply items.
- 10-23-2025 – Police Department: Items that remained unsold on GovDeals - Assorted storage bins, Assorted electronics (old monitors, keyboards, etc.), Money box
- 10-31-2025 – Police Department: four old cell phones and one tablet that would not be able to be sold due to condition and age. The domestic violence shelter for Union County took the phones for victims of domestic abuse. and the tablet was recycled.
- 11-12-2025 – Administration: Deskjet printer that no longer works.