



July 17, 2026

PLANNING/ZONING MONTHLY REPORT | JUNE 2026



Meetings

Meeting Type

Town Council:

06/22/26

1. Conditional Zoning CZ26.02.02 – Lawyers Rd
 - a. Applicant is requesting a conditional rezoning from SFR-1 to CZ-MU-2 to allow approximately 6,000 sq ft of commercial/office space.
 - b. Applicant requested deferral to subsequent date.
2. TX26.05.01 – Minor Telecommunications Formatting Fix
 - a. Staff proposes an amendment to Article 10 and Article 8: Table of Uses to correct missing wireless telecommunication facility standards.
 - b. Approved
3. TX26.05.02 – RV Occupancy
 - a. Staff is proposing an amendment to Article 12.10 to update the RV occupancy regulations and clarify enforcement actions
 - b. Requested deferral to subsequent date to add hardship provisions
4. Opening Burning
 - a. Code of Ordinances amendment to not allow any open burning within municipal limits
 - b. Approved
5. Evaluation of Notification Options
 - a. Deferred to subsequent date to allow the entire Council to hear the item
6. Conditional Zoning Process Policy
 - a. Deferred to subsequent date to allow the entire Council to hear the item

Planning Board:

The June Planning Board was cancelled due to not having any items.

Board of Adjustments:

- N/A

Upcoming Petitions

View these cases on our website here: [Development Cases](#)

View the Development Cases Map here: [Town of Stallings Interactive Maps](#)

Current Approved Residential Project Status

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<u>Project Name, Info</u>	<u>Location</u>	<u>Additional Info</u>	<u>Status</u>
Idlewild Mixed-Residential Plan (Aria): • Total Site Area: 48.83ac in Stallings • 270 Multifamily Units (Aria) • 148 Townhomes in Stallings (Inactive) • 115 Townhomes in Matthews (Inactive) • 3.41 acres of retail/commercial (Inactive)	Idlewild Rd behind Idlewild Shopping Center	• By-Right Development • Development Agreement: Yes, recorded. • Construction Documents approved. • Final Plats approved. They have received their Water and Sewer Accessibility letter, NCDEQ Permit, and NCDOT Driveway Permit.	• Construction Ongoing • All multifamily buildings received zoning compliance
Bailey Mills Expansion (Phase 2): • The Town Council approved CZ22.09.01 on March 28, 2022. • 23 Attached Residential Units	Marie Garriss Rd and Matthews Indian Trail Rd	• They have been approved for an extension of Conditional Zoning Vested Rights application for an additional two years due to sewer capacity (till March 28, 2028)	• Construction Documents and Final Plat not approved.
The Willows at Stallings: • 315 Multifamily Residential.	Stevens Mill Rd	• Development Agreement: Yes recorded • By-Right Development.	• Received UCPW Sewer extension agreement • Permitting completed

Project Name, Info	Location	Additional Info	Status
			Under construction
Stallings Farm: 216 Single-Family Residential	Stallings Rd and Stevens Mill Rd.	- Development Agreement: Yes - Recorded - By-Right Development.	Awaiting UCPW Sewer Capacity Approval
Stinson Farm: - Total Site Area: 83.71ac 360 Multifamily Units 136 Attached-Homes 32 Single-Family Detached Homes 8 Future Outparcels of retail/commercial (to be submitted separately)	Idlewild Rd	Development Agreement: Yes – recorded.	- Construction Documents Approved - Gas Station (QT), Drive-thru, and Apartments are likely to come first.
Courtyards on Greenway: 105 Single-Family 55+ Detached Residential	Lawyers Rd	By-right Development	- Construction Documents Approved - Under Construction

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.

Development Name	# of Housing Units
Idlewild Mixed Use Development (Aria at Idlewild location, apartments completed)	148 Attached-Homes
Bailey Mills Expansion (Phase 2)	23 Attached-Homes
Courtyards on Greenway	105 Single-Family Homes
Stallings Farm	216 Single-Family Homes
Stinson Farm	360 Multifamily Units 136 Attached-Homes 32 Single-Family Homes
The Willows	315 Multifamily Units
Cottage Green	84 Mixed-Multifamily Units 138 Mixed-Single-Family Units
Total Future Projections	491 Single-Family Detached Homes 307 Attached-Homes 759 Multifamily Units
Legend - Plans Approved, awaiting construction	
Legend - Awaiting Plan Approval	

Total	1,557 Units
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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: Under Construction

4. Stevens Village

- Scope: 79,573 sq. ft. of commercial/retail space
- Status: Awaiting construction document submittal/approval
- Currently undergoing CZ for possible amendment.

5. Stinson Farms Commercial Projects

- Scope: Eight commercial outparcels along Idlewild Road
- Status: QT Gas Station submitted as first commercial outparcel.

6. Cottage Green

- Concept Plan approved.

Silverline TOD

We have been awarded the CRTPO Grant, and there are three main initiatives for the Silver Line Plan Integration:

1. Integrate the future Lynx Silver Line Project into the Stallings Comprehensive Land Use Plan to include timelines, benefits, studies, and education.
2. Reimagine the Monroe Expressway Small Area Plan and create a Silver Line Station/Atrium Hospital Small Area Plan that includes renderings and specs.
3. Incorporate an updated Transportation-oriented Development overlay in the development ordinance with preservation and promotion techniques along the proposed Silver Line alignment.

• Status:

- Survey results completed
- Public input session at Stallings Fest completed
- Next Steps: TBD on the TOD Overlay– awaiting state legislature decision on down zoning.
- Adopted the Small Area Plan and Comprehensive Plan Update to Council on April 28, 2025.

Current Planning & Engineering Plan Reviews

Our Plan Reviews consist of a multi-part submittal process. For more information, see Article 7 of the Development Ordinance.

Stage 1: Preliminary Plan Review (Concept Plan) – Article 7.7-2

- This initial review assesses broad aspects like lot size, building placement, parking, and landscaping.
- Additionally, existing commercial businesses seeking a change of use must also undergo this preliminary planning stage.

Stage 2: Construction Documents Review – Article 7.7-1

- This second stage focuses on new developments and thoroughly examines additional details.
- Expect a deeper examination of lot dimensions, building placement, parking, landscaping, and stormwater management.
- We require approval from NCDOT for Driveway Permits, NCDEQ for Erosion Control Permits, and UCPW for Sewer Capacity.

Stage 3: Final Plat Review (For Land Division) – Article 7.11

- This stage applies when land is subdivided into major divisions (5 or more lots) or minor divisions that skip stages 1 & 2 (4 or fewer lots).
- Depending on the project scope, bonds and/or promises (ex., financial agreements adopted in a development agreement or conditional zoning) may be required at this final stage.

Current Planning & Engineering Project Reviews

June 01-30, 2026

	Case # / Project Name	Address / Parcel #	Submittal # / Date	Description	Status
Preliminary Plan (Concept Plan/Minor) Reviews	PR25.06.02 Potter Square Addition	07-129-308B 4400 Potter Rd	Review 1 06/25/2025	12,900 sq ft Multi- Tenant Food Retail Center	Comments Provided 08/05/2025
	PR25.10.01 Whetstone Motel	07-132-002 & 07-132-003B-I	Review 3 02/25/2026	Two 3-story Motel Buildings totaling 167,850 sq ft; 318 parking spaces	Awaiting Road ROW Abandon- ment
	PR25.12.01 3017 Mill Stream Ct	07-054-265 3017 Mill Stream Ct	Review 1 12/16/2025	Renovation/ extension of residential home	Withdrawn 06/16/2026
	PR25.12.02 QuikTrip	07-075-021 15001 Idlewild Rd	Review 1 12/16/2025	6,445 sq ft convenience store and 16 pump gas station	Comments Provided 01/29/2026
	PR26.02.01 Pleasant Plains TC 1	07-129-296B & 07-129-296C 3919/3927 Pleasant Plains Rd	Review 3 06/24/2026	9,720 sq ft shop front units with loft apartments above; 20 townhomes; 58 parking spaces	In Review

	PR26.03.01 Candon Dental Office	07054715H 0 Lawyers Rd	Review 2 04/24/2026	3,159 sq ft dental office; 16 parking spaces	Approved 05/29/2026
	PR26.03.03 Atrium Tower Expansion	07102019 1000 Healing Way	Review 2 06/16/2026	120,640 sf ft tower addition to existing hospital; 5-story, 88 beds; Existing parking	In Review
	PR26.04.01 15340 Idlewild Rd Salon	07075016H 15340 Idlewild Rd	Review 1 04/23/2026	Converting existing 858 sq ft garage space into a hair salon; 7 parking spaces	Comments Provided 06/02/2026
	PR26.04.02 Southeast Auto Repair_CZ	07129335 3025 Gribble Rd	Review 1 04/30/2026	4,200 sq ft and 900 sq ft auto repair buildings; Existing house to be demolished; 21 parking spaces	In Review
	PR26.06.01 Chestnut Lane Mixed-Use	07141003 0 Chestnut Ln	Review 1 06/16/2026	35,000 sq ft of commercial split in three buildings; 123 parking spaces	In Review
	PR26.06.02 Atrium Ambulance Relocation	07102019 1000 Healing Way	Review 1 06/19/2026	Phased plan to relocate ambulance bay during new tower construction	In Review
Construction Document (Major) Reviews	CD25.07.01 Stallings VFD RTAP Submittal	07-126-043A 2916 Matthews Indian Trail Rd	Review 3 05/20/2026	2-story, 10,774 sq ft GFA Fire Services Building; 24 parking spaces	Approved 06/05/2026
	CD25.12.01 3275 Stallings Rd MOB	07-102-026C & 07-102-183 3275 Matthews Indian Trail Rd	Review 2 03/25/2026	2-story Medical Office Building; 17,220 sq ft GFA; 84 parking spaces	Comments Provided 04/16/2026
	CD26.03.01 Cottage Green	07-150-009G, 06-087-003, 06-087-002 & 07-087-002C 0 Matthews Weddington Rd	Review 1 04/14/2026	Mixed-Use with 222 residential units and 6+ acres for commercial development; 222 residential parking spaces	Comments Provided 05/28/2026
	CD26.03.02 824 Stallings Rd	07129329 824 Stallings Rd	Review 1 04/02/2026	9,680 sq ft retail/office space; 19,070 sq ft self- storage space; 36 parking spaces	Comments Provided 05/11/2026

	CD26.05.01 Sherin Ln (ASD Team) Auto Repair	07102160B 0 Sherin Ln	Review 1 06/16/2026	8,800 sq ft Automobile Repair Services (major); 15 parking spaces	In Review
	CD26.60.01 Candon Dental Office	07054715H 0 Lawyers Rd	Review 06/16/2026	3,159 sq ft dental office; 16 parking spaces	In Review
Subdivision/ Final Plat Reviews	SP25.05.02 Revival Slavic Baptist Church	07-099-049, 07-099-050, 07-099-051, 07-099-052, 07-099-053 & 07-099-054 3505 Stallings Rd	Review 2 06/30/2025	Recombination of parcels into one lot to construct church building	Awaiting NCDOT Approval
	SP25.09.01 Rhoderia-Lakewood Dr Recombination Plat	07-129-233, 07-129-234, 07-129-235 & 07-129-236 0 Lakewood Dr	Review 3 05/27/2025	4 lots combined into 1 for residential use	In Review
	SP26.04.01 Courtyards on the Greenway P1	07033003, 07033004, 07033005 & 07033008B01 14823 Lawyers Rd	Review 2 06/02/2026	Subdivide into a total of 105 lots	In Review
	FP26.05.01 Harris Auto Easement Plat	07129332 3120 Gribble Rd	Review 2 06/11/2026	Platting the right-of-way dedication and easements	In Review
	SP26.05.02 Stevens Shultz Ln Subdivision Plat	07075294 3017 Stevens Shultz Ln	Review 1 05/15/2026	Subdivide into a total of 4 lots	Comments Provided 06/19/2026
	SP26.06.01 Cottage Green Recombination/ Subdivision Plat	06087002, 06087002C, 06087003 & 07150009G 0 Matthews Weddington Rd	Review 1 06/04/2026	Subdivision of 4 lots and recombined into 5 new lots	In Review
	SP26.06.02 3025 Smith Farm Subdivision	07126122 3025 Smith Farm Rd	Review 1 06/08/2026	Subdivide into 2 lots	In Review

Permit Report:

06/01/2026 - 06/30/2026

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
6/30/2026	3277	Principal Structure Addition	Under Review	SFR-2	Shannamara	2316 CAERNARFON LN	
6/30/2026	3276	New Accessory Structure	Under Review	SFR-2	Country Woods East	1012 HAWTHORNE DR	
6/30/2026	3275	Permanent Sign Permit	Under Review	MU-2		15030 IDLEWILD RD	
6/29/2026	3274	New Accessory Structure	Under Review	SFR-3	Spring Hill	5000 HILLWOOD CT	
6/29/2026	3273	Zoning Verification Letter	Under Review	Conditional	Cottage Green	3612 WEDDINGTON RD	\$75.00
6/26/2026	3272	Principal Structure Addition	Under Review	TC		409 STALLINGS RD	
6/24/2026	3269	New Accessory Structure	Denied	SFR-3	Stallings Park	1202 FLOWE DRIVE	
6/24/2026	3268	Permanent Sign Permit	Payment Pending	MU-2		7854 STEVENS MILL RD	
6/24/2026	3267	Permanent Sign Permit	Incomplete	IND		3120 GRIBBLE RD	
6/24/2026			Online Submission			7900 STEVENS MILL RD SUITE A	
6/23/2026	3265	New Accessory Structure	Incomplete	SFR-1	Olde Blairs Mill	203 HOUSTON BLAIR RD	
6/22/2026	3263	New Accessory Structure	Under Review	Conditional	Southstone	407 CLEAR SKY LN	
6/22/2026	3262	New Accessory Structure	Approved	SFR-3		1317 STALLINGS RD	\$125.00
6/22/2026	3261	New Accessory Structure	Approved	SFR-2	Forest Park	407 White Oak Ln	
6/22/2026	3260	New Accessory Structure	Approved	SFR-2	Forest Park	407 White Oak Ln	

6/21/2026	3259	New Accessory Structure	Under Review	SFR-3	Fairfield Plantation	6685 STONEY RIDGE RD	
6/21/2026	3258	Principal Structure Upfit	Under Review	SFR-2	Country Woods East	9004 BIRCH CT	
6/19/2026	3256	Concept Plan Review	Complete	MU-2		1408 STALLINGS RD	\$600.00
6/18/2026	3255	New Accessory Structure	Under Review	Conditional	Southstone	407 CLEAR SKY LN	
6/17/2026	3254	New Accessory Structure	Incomplete	SFR-3	Independence Village	4006 SCARLET ST	
6/17/2026	3253	Construction Document Review	Payment Pending	C-74		2004 UNION BELTWAY RD	
6/17/2026	3252	New Accessory Structure	Approved	SFR-1	Golden Acres	5516 GOLD CREST DR	\$75.00
6/17/2026	3251	Principal Structure Addition	Approved	SFR-1	Golden Acres	5516 GOLD CREST DR	\$75.00
6/16/2026	3250	Principal Structure Upfit	Approved	SFR-2	Forest Park	607 PEPPER ANN LN	\$75.00
6/16/2026	3249	Permanent Sign Permit	Incomplete	MU-1		2501 OAK SPRING RD	
6/16/2026	3248	Use Permit	Approved	TC		615 STALLINGS RD STE B	\$100.00
6/16/2026	3247	Construction Document Review	Complete	MU-2	Stevens Mill	0 LAWYERS RD	\$5,815.00
6/15/2026	3245	New Accessory Structure	Incomplete	SFR-3	Spring Hill	5000 HILLWOOD CT	
6/15/2026	3244	Concept Plan Review	Complete	Conditional		0 MATTHEWS WEDDINGTON RD	\$600.00
6/12/2026	3243	Home Occupation	Approved	SFR-1	Vickery	1215 VICKERY DR	\$125.00
6/12/2026	3242	Principal Structure Addition	Approved	SFR-2		6517 STEVENS MILL RD	\$125.00
6/12/2026	3241	Demolition Permit	Approved	SFR-3	Stevens Mill	1314 MILL RACE LN	\$50.00

6/12/2026	3240	New Accessory Structure	Approved	SFR-2	Shannamara	5408 MACROOM CT	\$75.00
6/12/2026	3239	New Principal Structure	Approved	SFR-2	Forest Park	407 White Oak Ln	\$150.00
6/12/2026	3238	Temporary Sign Permit	Under Review	TC		4512 POTTER RD	
6/10/2026	3237	Use Permit	Approved	IND		3120 GRIBBLE RD	\$50.00
6/10/2026	3236	Use Permit	Approved	IND		3120 GRIBBLE RD	\$50.00
6/10/2026	3235	Principal Structure Addition	Approved	Conditiona l	Callonwood	1044 FEATHER OAK DR	\$75.00
6/9/2026	3234	New Accessory Structure	Approved	SFR-1	Olde Blairs Mill	207 SAMUEL ST	\$75.00
6/8/2026	3233	Principal Structure Upfit	Approved	SFR-2	Forest Park	407 MEADOWBROOK DR	\$75.00
6/4/2026	3232	Plat Review	Complete	Conditiona l		0 MATTHEWS-WEDDINGTON RD	\$975.00
6/3/2026	3231	New Accessory Structure	Denied	Conditiona l	Southstone	407 CLEAR SKY LN	
6/3/2026	3230	Constructio n Document Review	Complete	IND		0 SHERIN LN	\$6,530.50
6/2/2026	3229	Zoning Compliance Commercial	Inspected	MU-2		1408 STALLINGS RD	\$200.00
6/2/2026	3228	New Accessory Structure	Payment Pending	SFR-2	Hunley Creek	2339 MILL HOUSE LN	\$125.00
6/1/2026	3227	New Accessory Structure	Approved	SFR-2	Country Woods East	1243 HAWTHORNE DR	\$125.00
5/29/2026	3226	Principal Structure Upfit	Approved	SFR-2	Emerald Lake	5518 TWO IRON DR	\$75.00
5/28/2026	3225	Tree Disturbance Permit	Approved	SFR-1	Golden Acres	5516 GOLD CREST DR	\$338.00

5/28/2026	3224	New Principal Structure	Approved	C-74		2916 MATTHEWS INDIAN TRAIL RD	
5/26/2026	3221	New Accessory Structure	Approved	SFR-2	Country Woods East	1255 HAWTHORNE DR	\$125.00
5/23/2026	3219	New Accessory Structure	Approved	SFR-3	Brookfield	200 GREENBRIAR DRIVE	\$125.00
5/21/2026	3218	New Principal Structure	Approved	SFR-3	Kerry Greens	3101 WYNTREE CT	\$150.00
5/21/2026	3217	Principal Structure Addition	Approved	SFR-3	Fairfield Plantation	7124 LAKE DR	\$75.00
5/18/2026	3215	Principal Structure Addition	Approved	SFR-3	Stevens Mill	1314 MILL RACE LN	\$75.00
5/16/2026	3214	New Accessory Structure	Approved	SFR-3	Camelia Park	130 AURORA BLVD	\$75.00
5/15/2026	3212	Permanent Sign Permit	Payment Pending	MU-2		7854 STEVENS MILL RD	
5/14/2026	3210	Use Permit	Approved	MU-2		7854 STEVENS MILL RD	\$50.00
5/11/2026	3207	New Accessory Structure	Approved	SFR-2	Country Woods East	1533 HAWTHORNE DR	\$75.00
5/5/2026	3193	Permanent Sign Permit	Approved	SFR-3		4923 POTTER RD	\$125.00
5/5/2026	3192	New Accessory Structure	Approved	SFR-3	Camelia Park	317 AURORA BLVD	\$75.00
5/5/2026	3191	New Accessory Structure	Approved	SFR-2	Forest Park	303 MEADOWBROOK DR	\$125.00
5/4/2026	3190	New Accessory Structure	Approved	SFR-1	Stallings Park	206 SMITH CIR	\$75.00
5/1/2026	3187	New Accessory Structure	Approved	SFR-2	Hunley Creek	8056 HUNLEY RIDGE RD	\$125.00
4/28/2026	3180	New Accessory Structure	Denied	SFR-3	Stallings Park	1227 FLOWE DRIVE	

4/28/2026	3179	New Accessory Structure	Denied	SFR-3	Stallings Park	1227 FLOWE DRIVE	
4/27/2026	3178	New Accessory Structure	Denied	SFR-3	Kingsberry	2500 COMMUNITY PARK DR	
4/22/2026	3172	Temporary Sign Permit	Denied	TC		4512 POTTER RD	
4/14/2026	3159	New Accessory Structure	Approved	Conditional	Sterling Manor	403 NOUVELLE DR	\$75.00
4/14/2026	3155	Permanent Sign Permit	Approved	IND		3607 GRIBBLE RD	\$125.00
4/8/2026	3153	Permanent Sign Permit	Denied	TC		3752 PLEASANT PLAINS RD	
3/24/2026	3129	Permanent Sign Permit	Approved	IND		3400 SMITH FARM RD	\$175.00
3/4/2026	3102	Accessory Structure Upfit	Revoked	SFR-3	Lakewood Knolls	633 LAKEWOOD DR	\$75.00
							\$18,483.50

Total Records: 72

7/2/2026

Code Enforcement Report:

June Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
6/4/2026	PN -TGW	Ride Around	Closed	115 Aurora Blvd.
6/4/2026	PN -TGW	Ride Around	Closed	2505 Old Monroe Rd.
6/4/2026	SDO - Land Disturbance and New Accessory Structure Permits	Ride Around	Open	2111 Westminister Ln.
6/4/2026	SDO - Pool Permit	Ride Around	Closed	401 Homewood Way
6/5/2026	PN -TGW	Ride Around	Closed	4607 Potter Rd.
6/5/2026	PN -TGW	Ride Around	Closed	4701 Potter Rd.

6/5/2026	PN -TGW	Ride Around	Open	5142 Blackberry Ln.
6/5/2026	SDO - Permanent Sign Permit	Permit Denial	Open	3748 Pleasant Plains Rd.
6/8/2026	SDO - Fence Permit	Ride Around	Open	400 White Oak Ln.
6/8/2026	SDO - Outdoor Storage of Construction Containers	Complaint	Open	213 White Oak Ln.
6/15/2026	SDO - Permanent Sign Permit	Ride Around	Open	2501 Oak Spring Rd.
6/15/2026	PN -TGW	Ride Around	Closed	12064 Stallings Commerce Dr.
6/15/2026	PN -TGW	Ride Around	Open	613 Stallings Rd.
6/17/2026	PN -TGW	Complaint	Open	3903 Privette Rd.
6/17/2026	PN -TGW	Complaint	Open	300 Smith Cir.
6/17/2026	PN - Outdoor Storage of Yard Waste, Trash and Debris	Complaint	Open	300 Smith Cir.
6/17/2026	PN - TGW	Ride Around	Closed	3025 Smith Farm Rd.
6/18/2026	PN - TGW	Ride Around	Open	3380 Smith Farm Rd.
6/18/2026	SDO - Unlicensed Vehicle	Ride Around	Closed	1252 Afternoon Sun Rd.
6/18/2026	PN - Chicken Permit	Ride Around	Open	4006 Scarlet St.
6/18/2026	PN - Outdoor Storage of Furniture	Ride Around	Open	118 Forest Park Dr.
6/24/2026	PN - Outdoor Storage of Paint Cans	Ride Around	Closed	3001 Smith Farm Rd.
6/24/2026	SDO - Prohibited Signs	Ride Around	Open	2800 Old Monroe Rd.

Prior Cases Currently Open - Code Enforcement

12/8/2025	SDO - Principal Structure Addition Permit	Permit Denial	Open	3652 Smith Farm Rd.
1/23/2025	PN - Outdoor Storage of Construction Materials	Ride Around	Open	1227 Flowe Dr.

2/5/2026	J/A/N - Junked/Nuisance Vehicle(s)	Ride Around	Open	633 Lakewood Dr.
2/24/2026	SDO - Fence Permit	Ride Around	Open	633 Lakewood Dr.
2/25/2026	PN - Vehicle Used as a Storage Place for Junk/Trash	Ride Around	Open	409 Springhill Rd.
3/2/2026	MHS - Deteriorated Accessory Structure	Ride Around	Open	4100 Pleasant Plains Rd.
3/6/2026	PN - Outdoor Storage of Appliances, Junk and Debris	Complaint	Open	100 Spruce St.
3/18/2026	SDO - Accessory Structure Addition Permit	Ride Around	Open	2505 Oakspring Rd.
3/18/2026	SDO - Driveway Permit	Ride Around	Open	3102 Leicester Dr.
3/30/2026	PN - Outdoor Storage of Yard Waste	Ride Around	Open	5034 Blackberry Ln.
4/2/2026	SDO - Use and Permanent Sign Permits	Ride Around	Open	3532 Smith Farm Rd.
4/8/2026	SDO - Permanent Sign Permit	Ride Around	Open	910 Chestnut Ln.
4/13/2026	SDO - Fence Permit	Ride Around	Open	2339 Mill House Ln.
4/27/2026	SDO - Driveway Permit	Ride Around	Open	227 Houston Blair Rd.
5/7/2026	SDO - Pool Permit	Complaint	Open	4121 Cyprus Ct.
5/14/2026	PN - Outdoor Storage of Yard Waste and TGW	Ride Around	Open	3716 Privette Rd.
5/20/2026	J/A/N - Junked/Nuisance Vehicle	Complaint	Open	2004 Union Beltway Rd.
5/20/2026	SDO - Fence Permit	Ride Around	Open	5000 Hillwood Ct.

New Violations	
Public Nuisance	15
J/A/N Vehicles	0
SDO	8
Traffic	0
Open Burn	0
Hazard	0

Noise	0
MHS	0
Total Opened	23

June Cases	
Open	14
Closed	9
Total	23

Police Department

See attached chart for data.

Other Highlights

- SPD Detectives had two crime scene callouts and had 14 cases assigned for investigation. CID obtained five search warrants and two arrest warrants in ongoing case investigations. The Unit made five arrests.
- Nightshift weekend leads to nine arrests. On the weekend of June 19-21, 2026, SPD officers from B-squad made nine arrests in total in three shifts. This includes three arrests for DWI, five drug arrests with over 40 grams of marijuana and 16 grams of cocaine seized, and one arrest for Assault with a deadly weapon with intent to kill, child abuse, assault by pointing a gun, assault on a female, and discharging a firearm into an occupied dwelling. Officers across all shifts responded to a variety of mental health issues. SPD was able to assist those people by getting them the proper resources to get qualified help.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected almost 4 pounds of unwanted medication.
- K9 Luna successfully tracked a suspect wanted for domestic violence.
- Two detectives completed training in Leadership Development, while other detectives represented the department at a regional burglary meeting. One of the SPD K9 teams completed K9 Decoy training. CMPD commended an SPD officer for their handling of a mental health crisis, stating our officer,” demonstrated exemplary compassion, empathy, professionalism, and genuine concern for the individual in distress.”

- Officer Aleisha Lamb graduated BLET and was sworn in as a police officer. Officer Spencer Hyland was sworn in as a lateral transfer officer. Both are currently in the field training program.

July 2026 Monthly Report

Roadway and Sidewalk Maintenance

- FY 2026 Resurfacing Contract
 - Staff advertised the FY 2026 Resurfacing Contract, with bids due on July 10, 2025.
 - Eight (8) bids were received; Red Clay Industries was the lowest bidder at approximately \$911,000.
 - The project experienced delays due to the following:
 - Additional roadways were added to the scope of work in Stallings Park, Millstone Estates, and Parkview.
 - Larger-scale stormwater repairs under Aringill Lane were required prior to resurfacing.
 - Project is complete.
- Preventative Roadway Maintenance
 - Staff formally advertised a preventative roadway maintenance contract for the second half of FY 2026.
 - Slurry Pavers was the sole bidder, with a bid of approximately \$650,000.
 - Council approved the contract on February 9, 2026.
 - Affected Communities:
 - Courtyards at Weddington
 - Eaglecrest
 - Lakewood
 - Morningside Meadows
 - Springhill
 - Project is largely complete with final striping remaining.
- Staff is working to complete a Pavement Condition Index (PCI) evaluation of all the Town's roadways. This PCI evaluation will grade the roads on a scale of 0-100 (100 representing perfect conditions), and will allow Staff to formulate resurfacing and preventative maintenance plans accordingly.

- For more information please visit the Town's website: [Street Maintenance](#)
- Sidewalk and Pavement Improvements
 - Staff continues to utilize the comprehensive right-of-way assessment to identify and prioritize roadway and pedestrian infrastructure deficiencies.
- Staff has contracted with Acost Concrete to complete a larger-scale sidewalk repair project totaling approximately 500 linear feet. The work will address some of the most significant sidewalk deficiencies throughout Town, with a majority of the repairs located in the Callonwood Subdivision.
- Public Works completed asphalt repairs in the Emerald Lake Subdivision

Stormwater

- Stormwater Repair Projects
 - Three total sinkhole repairs and three total erosion control/grading projects in the Chestnut Oaks, Chestnut, Emerald Lake subdivisions are scheduled as upcoming projects.
 - Public Works has a larger-scale regrading, sink hole, and erosion control project in Emerald Lake. Project has been coordinated with Emerald Lake Golf Course as well.
 - Public Works has completed numerous sink hole repairs and an erosion repairs throughout Town resulting from the major rainfall event occurring on May 30, 2026.

- Approximately 3.4 inches of rain fell in about 2.5 hours in an isolated area of Stallings, Matthews, Hemby Bridge, and Indian Trail.
- MS4 Program and Compliance
 - NCDEQ approved the Town's Stormwater Management Plan (SWMP), and Stallings' MS4 Permit became effective on August 1, 2023.
 - The Storm Water Compliance Manager (SWCM) has successfully managed implementation of the Town's MS4 Program.
 - The Town met the majority of Permit Year 3 goals in accordance with the approved SWMP and is actively working to complete Permit Year 4 requirements.
 - The SWCM participated in the Bash at the Splash event in Stallings Municipal Park to promote education and awareness of illicit discharge.
 - The SWCM continues coordinating with property owners to inspect stormwater control measures (SCMs) and outfalls throughout Town.
 - Total SCMs: 69
 - In good condition / passing inspection: 61
 - Currently working to bring into compliance: 9
 - Pending O&M Agreement and/or Inspection Report: 2
 - Pending acceptance into the Town / under construction: 4
 - The SWCM has also coordinated the investigation and resolution of illicit discharge (ID) reports throughout the Town.
 - ID Investigations Completed: 6
 - ID Investigations Submitted via Online Portal/Call-in: 4
 - ID investigations identified during routine field observations: 2
 - ID Cases Resolved: 4
- FEMA Floodplain Mapping
 - FEMA is updating Flood Insurance Rate Maps (FIRMs) for several counties, including Union County.

- These updates include revisions to Special Flood Hazard Areas (SFHAs) and FEMA-regulated floodways.
- Approximately 160 parcels within the Town of Stallings are affected by the updated mapping.

Sanitary Sewer

- Sanitary Sewer Study
 - Project Background and Initial Findings
 - The Sanitary Sewer Capacity Study began in October 2023 to address limited sewer availability within Stallings.
 - An initial update was provided to Council in February 2024, summarizing projected sewer flows based on small area plans and developer interest.
 - Around this time, Staff received a verbal indication from Charlotte Water that a potential system tie-in could be feasible, prompting further evaluation of alternatives outside Union County's system.
 - Council Direction and Continued Analysis
 - Following a Council update on November 12, 2024, Staff was directed to continue working with Kimley-Horn to evaluate:
 - The 1.5 MGD capacity improvement to the 12-Mile Creek Basin,
 - The timing of capacity consumption,
 - The Town's exact municipal allocation (estimated at approximately 97,000 GPD),
 - A potential framework allowing development to proceed under existing capacity constraints.
 - Study Conclusion and Final Direction

- After coordination between Town officials and Union County representatives, a final update was presented to Council on April 14, 2025.
- Council elected not to pursue further capacity expansion efforts and supported pursuing a policy towards privately maintained treatment systems for developments unable to be served by Union County's sanitary sewer system.
- Staff will continue coordinating with stakeholders as needed to monitor future capacity alternatives and potential partnerships.
- Union County Sanitary Sewer Capacity
 - [Union County Water Wastewater Capacity Webpage](#)

Union County Water Wastewater Capacity Data

FACILITY	PERMITTED CAPACITY (MGD)	ACTUAL AVERAGE DAILY FLOW* (MGD)	ACTUAL + PERMITTED OBLIGATED FLOWS (MGD)	PERCENT OF PERMITTED FLOW USED
Twelve Mile Creek	7.5	5.246	6.658	88.8%
Crooked Creek	1.9	1.184	1.691	89.0%
Olde Sycamore	0.15	0.039	0.039	26.0%
Tallwood	0.05	0.022	0.022	44.0%
Grassy Branch	0.05	0.041	0.042	86.0%

*12 month rolling average through December 2025.

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

*12 month rolling average through March 2026.

FACILITY	PERMITTED CAPACITY (MGD)	ACTUAL AVERAGE DAILY FLOW* (MGD)	ACTUAL + PERMITTED OBLIGATED FLOWS (MGD)	PERCENT OF PERMITTED FLOW USED
Twelve Mile Creek	7.5	5.212	6.612	88.2%
Crooked Creek	1.9	1.212	1.736	91.4%
Olde Sycamore	0.15	0.039	0.039	26.0%
Tallwood	0.05	0.019	0.019	38.0%
Grassy Branch	0.05	0.038	0.039	78.0%

*12 month rolling average through April 2026.

*No further update as of July 15, 2026

NCDOT Projects

- General Updates
 - NCDOT presented updates at the August 11, 2025, Council meeting on the following projects:
 - Old Monroe Road Widening
 - Project Let Date in January 2027
 - Potter Road & Pleasant Plains Road Intersection Improvements
 - McKee Road Extension
 - Anticipated Completion – January 2028
 - Idlewild Road Interchange
 - Lawyers Road Widening
 - Chestnut Lane Extension
 - Anticipated Completion - January 2027
 - I-485 Express Lanes Project
- Old Monroe Road Widening (STIP No. U-4714)
 - NCDOT is actively coordinating and pursuing right-of-way acquisition along the corridor.
 - Utility relocation has begun and includes tree clearing at various locations.
 - Construction let date was expected to be July, 2026 but has been delayed as a result of delays in utility relocation and construction.
 - New let date is expected to be in January of 2027.
 - Estimated construction start date: September 1, 2026.
 - Total project duration is anticipated to be approximately five (5) years.
 - Utility Relocation Phasing:
 - Phase I: April 1, 2024 – January 31, 2026 (McKee Road to Potter/Pleasant Plains intersection)
 - Phase II: June 9, 2024 – June 30, 2026 (Potter/Pleasant Plains intersection to Morningside Meadow Lane)
 - Phase III: November 10, 2024 – October 31, 2026 (I-485 to McKee Road)

- Clearing and Grading:
 - Clearing, grubbing, and erosion control activities are phased to align with utility relocation and have largely been completed.

Fiber Installation Projects

- For resident questions regarding fiber installation, the Town's website provides FAQs and project-specific information:
 - <https://www.stallingsnc.org/Your-Government/Departments/Engineering-Public-Works/Engineering-Announcements>
- Ripple Fiber is installing fiber internet throughout much of Town and surrounding municipalities. Residents will be notified individually, and coordination will occur with HOAs prior to construction. Issues can be reported directly through Ripple Fiber's website.
- Staff is working with Google Fiber to initiate plan reviews and encroachment agreements as Google Fiber begins infrastructure installation within Town.
- Staff has also been contacted by GigaPower (AT&T affiliate) regarding encroachment agreements.
 - GigaPower's contractor, MasTec Communications, has begun work on the south side of Town.
 - Construction concerns can be reported by calling 1-855-608-7525. Property owners will be asked to leave their name, address, and phone number for follow-up by MasTec's Charlotte office.
- Kinetic by Windstream is also installing Fiber throughout Town
 - Construction concerns may be reported directly to Justin Wilson-Utility Project Coordinator- at 704-793-7776 or Justin.wilson@uniti.com

Stormwater & Infrastructure Committee

- 2026 Meeting Schedule

Location: Town Hall, Second Floor Conference Room, 315 Stallings Road

Time: 6:00 p.m.

- Monday, March 23, 2026
- Monday, June 22, 2026
- Monday, September 28, 2026
- Monday, December 14, 2026 (adjusted due to the Christmas holiday)

Parks & Recreation

Upcoming Events/Programs

OLiVE Mobile Library Visit

Date: Every 3rd Tuesday of June, July & August

Time: 10:00 AM – 12:00 PM

Location: Stallings Municipal Park, 340 Stallings Road, Stallings, NC 28104

The Union County Public Library's OLiVE Mobile Library will visit Stallings Municipal Park. Community members can stop by to check out books, return library materials, sign up for a library card, and discover new reading opportunities.

Activity Time Tuesdays

Date: Every Tuesday over Summer (*Except for July 4th Week)

Time: 1:00 PM – 2:00 PM

Location: Stallings Municipal Park

Activity Time Tuesdays are back at Stallings Municipal Park. During the Splash Pad's midday break, the Parks and Recreation team will host games, activities, and family-friendly fun for children and visitors.

Splash Pad – 2026 Season Operations

The Stallings Municipal Park Splash Pad is currently open and being enjoyed by families and community members throughout the summer season. It remains a cornerstone summer amenity and a welcoming destination for residents of all ages.

Hours of Operation:

- **Monday:** Closed for maintenance
- **Tuesday – Friday:**
9:00 AM – 1:00 PM
2:00 PM – 6:00 PM
- **Saturday:**
9:00 AM – 1:00 PM
2:00 PM – 5:00 PM
- **Sunday:**
12:00 PM – 4:00 PM

Holiday Hours (July 4th):

12:00 PM – 4:00 PM

As the department continues through the spring and summer season, staff remain focused on enhancing park safety, improving amenities, and delivering high-quality community programming. Ongoing projects and upcoming events reflect the Town's commitment to creating vibrant, welcoming spaces for all residents.

Department Updates (General)

The department remains actively engaged in maintaining and improving Town parks, recreational amenities, and public spaces. Staff continue to prioritize safety, accessibility, and high-quality experiences for community members of all ages.

Key areas of focus this month included:

- Seasonal park and facility maintenance
- Splash Pad operations at Stallings Municipal Park
- Preparation and support for community events

- Ongoing amenity improvements
- Coordination of summer programming and recreational opportunities
- Samuel Smith, a member of Troop 174, recently completed a new 25-foot footbridge at the Blair Mill Disc Golf Course as part of his Eagle Scout project. The bridge was constructed to safely span a small gully located between holes on the course, improving accessibility and the overall playing experience for visitors. This project reflects Samuel's leadership, planning, and commitment to service, while also providing a lasting improvement to one of the Town's recreational amenities.

Parks and Facilities Maintenance

Parks and Recreation staff continued routine maintenance across Town parks and facilities. This work helps preserve the quality, appearance, and safety of public spaces while supporting daily use by residents, visitors, athletic groups, and program participants.

Monthly maintenance efforts included:

- General park inspections
- Grounds maintenance and landscaping
- Trash and litter removal
- Facility checks and minor repairs
- Amenity upkeep at playgrounds, shelters, restrooms, and common areas
- Seasonal preparation for increased summer usage

These efforts are part of the department's ongoing commitment to maintaining clean, safe, and inviting parks throughout Stallings.

Looking Ahead

As the department continues through the summer season, staff will remain focused on enhancing park safety, improving amenities, supporting community events, and delivering quality recreational opportunities for residents.

Upcoming priorities include continued Splash Pad operations, seasonal maintenance, event preparation, and ongoing improvements that support vibrant, welcoming public spaces throughout the Town.

The Stallings Parks and Recreation Department appreciates the community's continued support and looks forward to another active and enjoyable month in the parks.

Human Resources

- No Report.

Finance

- See attached document.

General Government

2725 Old Monroe Road (John Deere) Property

Staff is working with the broker to investigate possible tenants under the Council's desired use. It is also working with Joshua Davis, Retail Strategies (Union County), for additional support.

Occupancy (Hotel) Tax

Coordination with the County has been solidified and a hotel community member for Board has been identified. Staff is working on the necessary financial processes to finalize the tax collection in coordination with the UNC School of Government and Union County.

Bulk Pick-Up

Summer Bulk Pick-Up is scheduled the Week of August 17. Detailed information: <https://www.stallingsnc.org/Your-Government/Departments/Public-Works/Garbage-Recycling>

- **Stallings Source**

This quarter's blog post, *Serving You Every Day: What Stallings Provides*, can be found [here](#).

Budget Projects

Staff is working on obtaining quotes for the Government Center AV Equipment and the Facilities Space Needs Study

Powel Bill

The Powell Bill report has been submitted to the State.

- **Surplus Sales**

So far in 2026, there have been \$14,485.00 in sales.