



July 25, 2025

PLANNING & ZONING MONTHLY REPORT | JUNE 2025



Meetings

Meeting Type

Town Council:

- 06/09/2025
 - 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.
 - Council deferred until NCDOT approves their TIA
 - 06/23/2025
 - 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.
 - Approved
-

Planning Board 06/17/2025:

- General Rezoning RZ25.03.01 – 0 Lawrence Daniel Dr
 - Davis Marsh requests a general rezoning for 0 Lawrence Daniel Drive from MU-2 to MFT.
 - Recommended Approval
 - Conditional Rezoning CZ25.02.01 – Mill Creek Residential
 - The applicant requests an annexation and zoning change from HC (Union County Zoning) to CZ-MU-2 to allow for the development of a 324-unit multi-family residential.
 - Recommended Approval
 - Conditional Rezoning CZ25.02.03 – 3919 & 3927 Pleasant Plains Town Center (1)
 - MONA-T LLC requests a zoning change from TC to CZ-TC to allow for the development of 12 shop-front units and 23 townhome units.
 - 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

| <u>Project Name, Info</u> | <u>Location</u> | <u>Additional Info</u> | <u>Status</u> |
|---|--|---|---|
| Idlewild Mixed-Residential Plan (Aria): <ul style="list-style-type: none">• Total Site Area: 48.83ac in Stallings• 270 Multifamily Units (Aria)• 148 Townhomes in Stallings (Inactive)• 115 Townhomes in Matthews (Inactive)• 3.41 acres of retail/commercial (Inactive) | Idlewild Rd behind Idlewild Shopping Center | <ul style="list-style-type: none">• By-Right Development Agreement: Yes, recorded.• Construction Documents approved.• Final Plats approved. They have received their Water and Sewer Accessibility letter, NCDEQ Permit, and NCDOT Driveway Permit. | <ul style="list-style-type: none">• Construction Ongoing• First 2 buildings received zoning compliance, residents already living in them |
| Bailey Mills (Formerly Stallings Townhomes): <ul style="list-style-type: none">• 92 Single-Family Attached Residential. | Marie Garris Rd and Matthews Indian Trail Rd | <ul style="list-style-type: none">• By-Right Development Agreement: Yes recorded | <ul style="list-style-type: none">• Construction Ongoing |
| Bailey Mills Expansion (Phase 2): <ul style="list-style-type: none">• The Town Council approved CZ22.09.01 on March 28, 2022.• 23 Attached Residential Units | Marie Garris Rd and Matthews Indian Trail Rd | <ul style="list-style-type: none">• They have been approved for an extension of Conditional Zoning Vested rights for an additional two years due to sewer capacity (till March 28, 2026). | <ul style="list-style-type: none">• Construction Documents and Final Plat not approved. |

| <u>Project Name, Info</u> | <u>Location</u> | <u>Additional Info</u> | <u>Status</u> |
|---|-----------------------------------|--|---|
| The Willows at Stallings: <ul style="list-style-type: none"> • 315 Multifamily Residential. | Stevens Mill Rd | <ul style="list-style-type: none"> • Development Agreement: Yes recorded • By-Right Development. | <ul style="list-style-type: none"> • Construction documents were approved, and the final plat is not approved. • Inactive |
| Stallings Farm: <ul style="list-style-type: none"> • 216 Single-Family Residential | Stallings Rd and Stevens Mill Rd. | <ul style="list-style-type: none"> • Development Agreement: Yes - Recorded • By-Right Development. | <ul style="list-style-type: none"> • Awaiting UCPW Sewer Capacity Approval |
| Stone Creek (Formerly Union Park Townes): <ul style="list-style-type: none"> • 220 Single-Family Attached Units | Stallings Rd | <ul style="list-style-type: none"> • Development Agreement: Yes recorded • By-Right Development. | <ul style="list-style-type: none"> • Home building complete • Under Construction |
| Stinson Farm: <ul style="list-style-type: none"> • Total Site Area: 83.71ac • 360 Multifamily Units • 136 Attached-Homes • 32 Single-Family Detached Homes • 8 Future Outparcels of retail/commercial (Inactive) | Idlewild Rd | <ul style="list-style-type: none"> • Development Agreement: Yes – recorded. | <ul style="list-style-type: none"> • Construction Documents Approved |
| Courtyards on Greenway: <ul style="list-style-type: none"> • 105 Single-Family Detached Residential | Lawyers Rd | <ul style="list-style-type: none"> • By-right Development | <ul style="list-style-type: none"> • Comments were completed for the review of the construction documents. |

Housing Unit Projections:

- The following chart shows an estimate of the future homes with approved development agreements, Council approval, or plans to be built in Stallings. Some development housing unit counts are subject to change during the plan review.

| <u>Development Name</u> | <u># of Housing Units</u> |
|--|--|
| Idlewild Mixed Use Development (Aria at Idlewild location) | <ul style="list-style-type: none"> • 270 Multifamily Units (Aria) • 148 Attached-Homes |
| Bailey Mills | <ul style="list-style-type: none"> • 92 Attached-Homes |
| Bailey Mills Expansion (Phase 2) | <ul style="list-style-type: none"> • 23 Attached-Homes |
| Courtyards on Greenway | <ul style="list-style-type: none"> • 105 Single-Family Homes |
| Stallings Farm | <ul style="list-style-type: none"> • 216 Single-Family Homes |
| Stinson Farm | <ul style="list-style-type: none"> • 360 Multifamily Units • 136 Attached-Homes |

| | |
|---------------------------------|---|
| | <ul style="list-style-type: none"> • 32 Single-Family Homes |
| Stone Creek Townhomes | <ul style="list-style-type: none"> • 220 Attached-Homes |
| The Willows | <ul style="list-style-type: none"> • 315 Multifamily Units |
| Total Future Projections | <ul style="list-style-type: none"> • 353 Single-Family Detached Homes • 471 Attached-Homes • 945 Multifamily Units |
| 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:

- PR25.05.01 – 3275 Stallings Rd Medical Office Building 2nd Review [In Review]
- PR25.06.01 – Sherin Ln Auto Repair [Comments Provided]
- PR25.06.02 Potter Square Addition [In Review]

Construction Document (Major) Reviews:

- N/A

Subdivision/Final Plat Reviews (subdivide parcels):

- SP25.04.02 – 4923 Potter Rd 2nd Review [Approved]
- SP25.05.01 – Stinson Farms Recombination [Comments Provided]
- SP25.05.02 – Revival Slavic Baptist Church 2nd Review [In Review]
- SP25.07.01 – 0 Lawrence Daniel Dr Subdivision Plat [In Review]

Reports

Permit Report:

| Permit Date | Stallings Permit Number | Permit Type | Main Status | Zoning District | Subdivision | Parcel Address | Total Payments |
|-------------|-------------------------|------------------------------|-------------------|-----------------|----------------------------|----------------------|----------------|
| 6/30/2025 | 2811 | New Accessory Structure | Online Submission | SFR-2 | Shannamara | 5408 MACROOM CT | |
| 6/26/2025 | 2807 | | | TC | | 4400 POTTER RD | \$500.00 |
| 6/26/2025 | 2806 | Principal Structure Upfit | Online Submission | SFR-2 | Emerald Lake | 2109 FLAGSTICK DR | |
| 6/26/2025 | 2804 | New Accessory Structure | Approved | SFR-1 | Blackberry Ridge | 5119 BLACKBERRY LN | |
| 6/25/2025 | 2803 | New Accessory Structure | Incomplete | SFR-3 | Kerry Greens | 4014 SUTTLE PL | |
| 6/19/2025 | 2802 | Temporary Sign Permit | Payment Pending | MU-2 | | 7800 Stevens Mill Rd | |
| 6/18/2025 | 2801 | New Accessory Structure | Incomplete | SFR-3 | | 5108 Potter Rd | |
| 6/16/2025 | 2800 | Principal Structure Addition | Approved | SFR-2 | Shannamara | 9401 BETHESDA CT | \$75.00 |
| 6/12/2025 | 2798 | Principal Structure Addition | Approved | Conditional | Courtyards At Emerald Lake | 1136 AVALON PLACE | \$75.00 |
| 6/12/2025 | 2797 | Principal Structure Upfit | Approved | Conditional | Southstone | 1016 KALLI DR | \$75.00 |

| | | | | | | | |
|-----------|------|------------------------------|-----------|-------------|--------------------------|-----------------------------|----------|
| 6/12/2025 | 2796 | Principal Structure Addition | Approved | SFR-3 | Morningside at Stallings | 809 MORNINGWOOD DR | \$75.00 |
| 6/11/2025 | 2795 | Demolition Permit | Approved | SFR-3 | Lakewood Knolls | 413 HOMEWOOD WAY | \$150.00 |
| 6/11/2025 | 2794 | Principal Structure Addition | Approved | IND | | 924 STALLINGS ROAD | \$75.00 |
| 6/11/2025 | 2793 | New Principal Structure | Approved | SFR-2 | Forest Park | 300 Cedarwood Ln | \$150.00 |
| 6/11/2025 | 2792 | New Accessory Structure | Approved | SFR-3 | | 3835 PRIVETTE RD | \$150.00 |
| 6/11/2025 | 2791 | New Accessory Structure | Approved | SFR-2 | Forest Park | 106 PINE TREE DR | \$75.00 |
| 6/11/2025 | 2790 | Use Permit | Approved | Conditional | Willowcroft | 1216 YARROW ST | \$75.00 |
| 6/11/2025 | 2789 | Use Permit | Approved | Conditional | | 2935 Matthews Weddington Rd | \$50.00 |
| 6/10/2025 | | | Withdrawn | | Bailey Mills | 604 Bailey Mills Dr | |
| 6/3/2025 | 2787 | Tree Disturbance Permit | Approved | SFR-2 | Shannamara | 5349 SHANNAMARA DR | |
| 6/2/2025 | 2786 | | | MU-1 | | | \$575.00 |
| 6/2/2025 | 2785 | Principal Structure Addition | Approved | MFT | Fairhaven | 1217 AFTERNOON SUN RD | \$75.00 |
| 5/30/2025 | 2784 | Driveway Permit | Approved | SFR-3 | Vickery | 3015 CHALET LN | \$50.00 |
| 5/28/2025 | 2783 | Permanent Sign Permit | Approved | Conditional | | 2935 Matthews Weddington Rd | \$225.00 |
| 5/27/2025 | 2781 | New Accessory Structure | Approved | SFR-2 | Forest Park | 606 WHITE OAK LN | \$75.00 |
| 5/23/2025 | 2780 | Use Permit | Approved | MU-2 | | 15080 Idlewild Rd. STE H | \$50.00 |

| | | | | | | | |
|------------|------|-------------------------|-----------|-------|-----------------|---------------------------|--------------------|
| 5/16/2025 | 2773 | Permanent Sign Permit | Approved | MU-2 | | 15080 Idlewild Rd. ste. H | \$75.00 |
| 5/14/2025 | 2771 | Temporary Sign Permit | Approved | TC | | 4522 Potter Rd | \$25.00 |
| 4/16/2025 | 2730 | New Accessory Structure | Approved | SFR-3 | Brookfield | 100 SPRUCE ST | \$75.00 |
| 4/7/2025 | 2724 | New Accessory Structure | Approved | MU-1 | | 2442 OAK SPRINGS RD | \$75.00 |
| 4/7/2025 | 2723 | New Accessory Structure | Approved | MU-1 | | 2442 OAK SPRINGS RD | \$75.00 |
| 4/7/2025 | 2722 | New Accessory Structure | Approved | MU-1 | | 2442 OAK SPRINGS RD | \$75.00 |
| 4/7/2025 | 2721 | New Accessory Structure | Approved | MU-1 | | 2442 OAK SPRINGS RD | \$75.00 |
| 4/7/2025 | 2720 | New Accessory Structure | Approved | MU-1 | | 2442 OAK SPRINGS RD | \$75.00 |
| 10/12/2023 | 2042 | New Principal Structure | Inspected | SFR-3 | Camelia Park | 130 AURORA BLVD | \$250.00 |
| 10/12/2023 | 2041 | New Principal Structure | Inspected | SFR-3 | Camelia Park | 126 Aurora Blvd | \$250.00 |
| 9/12/2023 | 2005 | New Principal Structure | Inspected | MU-2 | Aria Apartments | 2207 Aria Village Dr | \$6,700.00 |
| | | | | | | | \$10,325.00 |

Total Records: 37

7/2/2025

Code Enforcement Report:

| June Monthly Report - Code Enforcement | | | | | |
|--|--|-------------|--------|--|--|
| Case Date | Description | Found By | Status | Address | |
| 6/2/2025 | SDO - Sight Triangle | Complaint | Closed | 1103 Hawthorne Dr. | |
| 6/2/2025 | PN - TGW | Ride Around | Closed | 513 White Oak Ln. | |
| 6/2/2025 | PN - TGW | Ride Around | Closed | 608 Pepper Ann Ln. | |
| 6/9/2025 | PN - TGW | Ride Around | Closed | 308 Greenbriar Dr. | |
| 6/9/2025 | PN - TGW and Outdoor Storage of Yard Waste | Complaint | Closed | 3117 Smith Farm Rd. | |
| 6/9/2025 | SDO - Fence Permit | Ride Around | Closed | 5108 Potter Rd. | |
| 6/11/2025 | SDO - Prohibited Signs | Ride Around | Closed | Town of Stallings - Multiple Locations | |
| 6/12/2025 | PN - TGW | Ride Around | Closed | 1035 Hawthorne Dr. | |
| 6/12/2025 | PN - TGW | Ride Around | Closed | 611 Pepper Ann Ln. | |
| 6/12/2025 | PN - TGW | Ride Around | Open | 1323 Flowe Dr. | |
| 6/12/2025 | PN - TGW | Ride Around | Closed | 1329 Stallings Rd. | |
| 6/13/2025 | PN - TGW | Complaint | Closed | 3473 Gribble Rd. | |

| | | | | |
|-----------|--|-------------|--------|-----------------------|
| 6/13/2025 | MHS - Mold/Moss Growing on Home and TGW | Ride Around | Closed | 627 White Oak Ln. |
| 6/18/2025 | PN - TGW | Ride Around | Open | 5142 Blackberry Ln. |
| 6/18/2025 | PN - TGW | Complaint | Closed | 8040 Stevens Mill Rd. |
| 6/18/2025 | PN - Keeping of Certain Animals Prohibited | Complaint | Open | 1134 Slate Ridge Rd. |
| 6/18/2025 | PN - Fallen Tree and Outdoor Storage of Yard Waste | Ride Around | Open | 3716 Privette Rd. |
| 6/18/2025 | PN - Outdoor Storage of Trash and Debris | Ride Around | Open | 2930 Old Monroe Rd. |
| 6/18/2025 | SDO - Fence - Permit Required | Ride Around | Closed | 3730 Birchdale Ct. |
| 6/30/2025 | MHS - Mold/Moss Growing on Home | Ride Around | Open | 621 White Oak Ln. |
| 6/30/2025 | PN - TGW | Ride Around | Open | 115 Aurora Blvd. |
| 6/30/2025 | PN - TGW | Ride Around | Open | 15927 Lawyers Rd. |

| New Violations | |
|---------------------|-----------|
| | |
| Public Nuisance | 16 |
| J/A/N Vehicles | 0 |
| SDO | 4 |
| Traffic | 0 |
| Open Burn | 0 |
| Hazard | 0 |
| Noise | 0 |
| MHS | 2 |
| Total Opened | 22 |

| June Cases | |
|------------|----|
| Open | 8 |
| Closed | 14 |

TOTAL 22

Police Department

See attached chart for data.

Other Highlights

- SPD Detectives had five crime scene callouts and had 10 cases assigned for investigation. CID obtained 12 search warrants and 8 arrest warrants in ongoing case investigations. The Unit cleared four cases.
- Both patrol and CID responded to a death investigation where a person was dropped and left at Stallings Hospital. Our newly installed CRIME program cameras were able to assist detectives in locating the suspect vehicle. Investigation is ongoing. Nightshift patrol responded to a break in at a local business. Patrol officers were able to take one suspect into custody and the other, who fled the scene, was later captured. These arrests led to solving a regional string of business break-ins.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected just under one pound of unwanted medication.
- K9 Chase seized 35 pounds of marijuana; 3 kilos of counterfeit narcotics; and 500 THC vape cartridges.
- One supervisor completed the FBI's Command Leadership Course. SPD hosted a Coffee with a Cop, and an SPD officer taught emergency medical care to a local emergency volunteer team.

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.
 - Project began on May 21, 2025, and is expected to be completed in Summer of 2025. Delays due to heat has pushed the timeline for completion back.
- Roadway and Sidewalk Maintenance
 - Resurfacing Contract
 - Staff advertised the FY 2026 Resurfacing Contract with bids due on July 10, 2025.
 - Staff received 8 bids and Red Clay Industries was the lowest bidder at approximately \$911,000.
 - Staff intends to advertise and perform a preventative roadway maintenance contract to in the second half of FY2026.
 - 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 has larger scale patching projects in Callonwood and Millstone Estates Subdivisions.
- 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 completed a larger-scale ditch regrade and pipe replacement in the County Woods East Subdivision.
 - Staff assisted with large rock removal to assist the Twin Pines project.
 - NCDEQ has approved the Town's Storm Water Management Plan (SWMP), and Stallings' MS4 Permit became effective August 1, 2023.
 - Staff is advertising for a 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 2 requirements.
 - 50% Completed.
 - A second contract will be needed as there was much more undocumented storm water infrastructure than originally estimated.
 - Council approved this Phase 2 Survey on July 14, 2025
 - 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 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 west side, including asphalt removal near the Citgo and shopping

center. Additionally, they intend to replace the double pipe crossing on Pleasant Plains.

- 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 (Canceled. No Quorum).
- Monday, September 22, 2025.
- Monday, December 8, 2025. (Due to Christmas Holiday)

Parks & Recreation

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 1st**. 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

- No report.

Finance

- Auditors will be here the week of August 11th to begin the FY 2025 audit
- Nothing else to report since one full month in the new fiscal year hasn't been completed

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 early September.

Stallings Charter Amendment

Council chose to update the Stallings Charter to better equalize the number of Council seats up for any election. This process is complete and has been reported to the Union County Board of Elections.

Stallings 50th Anniversary

- Celebrations are well underway!
- Next up: 50 Fest, Friday-Saturday, Sept. 12-14

Summer Bulk Pick-Up

Week of August 18

North Carolina Association of Municipal Clerks 50th Anniversary

As a part of the 50th Anniversary celebration for the NC Clerks, the state association asked for a lapel pin design commemorating 50 years of NC Clerks. I submitted a design. That design was chosen as the lapel pin design for the NC Clerks 50th Anniversary.

Powell Bill

The annual Powell Bill report was submitted on 07-16-2025. This allows the Town to receive its financial road repair allotment from the state.

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 in August.

Surplus Sales

A total of \$22,792.27 was sold in 2024. There have been \$395 worth of sales thus far in 2025.