



August 21, 2026

PLANNING/ZONING MONTHLY REPORT | JULY 2026



Meetings

Meeting Type

Town Council:

07/13/26

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 from last meeting
 - c. Approved
 2. 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 from last meeting to add hardship provisions
 - c. Approved
 3. Evaluation of Notification Options
 - a. Deferred from last meeting to allow the entire Council to hear the item
 - b. Approved
 4. Conditional Zoning Process Policy
 - a. Deferred from last meeting to allow the entire Council to hear the item
 - b. Approved
-

Planning Board:

07/21/26

- Text Amendment TX26.07.01 – Recreational Facilities and Community Amenities
 - a. Staff proposes an amendment to establish supplemental standards for new or expansions of existing recreation facilities and community amenities.
 - b. Recommended approval with increasing the buffer and reducing the hours permitted for pickleball
-

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

Cont. next page

<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 Garris 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	• Received UCPW Sewer extension agreement

Project Name, Info	Location	Additional Info	Status
		By-Right Development.	- Permitting completed - 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

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

July 01-31, 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
	PR25.12.02 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	Approved 07/27/2026

	PR26.03.03 Atrium Tower Expansion	07-102-019 1000 Healing Way	Review 2 06/16/2026	120,640 sf ft tower addition to existing hospital; 5-story, 88 beds; Existing parking	Approved 07/08/2026
	PR26.04.01 15340 Idlewild Rd Salon	07-075-016H 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	07-129-335 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	Approved 07/27/2026
	PR26.06.01 Chestnut Lane Mixed-Use	07-141-003 0 Chestnut Ln	Review 2 07/28/2026	35,000 sq ft of commercial split in three buildings; 123 parking spaces	In Review
	PR26.06.02 Atrium Ambulance Relocation	07-102-019 1000 Healing Way	Review 1 06/19/2026	Phased plan to relocate ambulance bay during new tower construction	Comments Provided 07/21/2026
	LD26.07.01 2111 Westminster Land Disturbance	08-315-113 2111 Westminster Ln	Review 1 07/17/2026	Land disturbance to install paver driveway, level yard, install drainage and erosion control	In Review
	PR26.07.01 Cottage Green Commercial A.1	07-150-009G & 06-087-003 0 Matthews Weddington Rd	Review 1 07/31/2026	2 Commercial shell buildings; 62 parking spaces	In Review
Construction Document (Major) Reviews	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 2 07/23/2026	Mixed-Use with 222 residential units and 6+ acres for commercial development; 222 residential parking spaces	In Review

	CD26.03.02 824 Stallings Rd	07-129-329 824 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	07-102-160B 0 Sherin Ln	Review 1 06/16/2026	8,800 sq ft Automobile Repair Services (major); 15 parking spaces	Comments Provided 07/21/2026
	CD26.60.01 Candon Dental Office	07-054-715H 0 Lawyers Rd	Review 1 06/16/2026	3,159 sq ft dental office; 16 parking spaces	Comments Provided 07/27/2026
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	07-033-003, 07-033-004, 07-033-005 & 07-033-008B01 14823 Lawyers Rd	Review 2 06/02/2026	Subdivide into a total of 105 lots	In Review
	FP26.05.01 Harris Auto Easement Plat	07-129-332 3120 Gribble Rd	Review 2 06/11/2026	Platting the right-of- way dedication and easements	Awaiting NCDOT Approval
	SP26.05.02 Stevens Shultz Ln Subdivision Plat	07-075-294 3017 Stevens Shultz Ln	Review 2 07/06/2026	Subdivide into a total of 4 lots	In Review
	SP26.06.01 Cottage Green Recombination/ Subdivision Plat	06-087-002, 06-087-002C, 06-087-003 & 07-150-009G 0 Matthews Weddington Rd	Review 2 07/09/2026	Subdivision of 4 lots and recombined into 5 new lots	In Review
	SP26.06.02 3025 Smith Farm Subdivision	07-126-122 3025 Smith Farm Rd	Review 2 07/13/2026	Subdivide into 2 lots	Approved 07/14/2026
	FP26.07.01 Stevens Mill Medical Office	07-054-715% 7854 Stevens Mill Rd	Review 1 07/06/2026	Final plat for new development	In Review

	FP26.07.02 Sell Ethics Easement Plat	07-102-038 2012 Stallings Rd	Review 1 07/07/2026	Final plat for stormwater access and easements	In Review
	FP26.07.03 5516 Goldcrest Dr Addition	07-033-027 5516 Goldcrest Dr	Review 1 07/29/2026	Platting of a Private Storm Drainage Easement (PSDE)	In Review

Permit Report:

07/01/2026 - 07/31/2026

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
7/31/2026	3313	Concept Plan Review	Complete	Conditional	Cottage Green	3612 WEDDINGTON RD	\$600.00
7/27/2026	3310	Temporary Use Permit	Approved	Conditional	The Grove	0 POTTER RD	\$50.00
7/20/2026	3302	Permanent Sign Permit	Incomplete	Conditional		13606 E INDEPENDENCE BLVD	
7/17/2026	3301	Concept Plan Review	Complete	SFR-3	Buckingham	2111 WESTMINSTER LN	\$600.00
7/13/2026	3297	Demolition Permit	Approved	SFR-3	Stevens Mill	1236 MILLWRIGHT LN	\$50.00
7/13/2026	3296	Demolition Permit	Approved	SFR-2	Shannamara	2316 CAERNARFON LN	\$50.00
7/13/2026	3295	Demolition Permit	Approved	SFR-2	Shannamara	885 CLONMEL DR	\$50.00
7/13/2026	3294	Principal Structure Addition	Denied	SFR-3	Southstone	1007 POPPY WAY	
7/13/2026			Withdrawn	SFR-3	Camelia Park	1007 POPPY WAY	
7/12/2026	3292	New Accessory Structure	Denied	SFR-3	Stallings Industrial Park	1227 FLOWE DRIVE	

7/9/2026	3290	Permanent Sign Permit	Denied	C-74		13606 E INDEPENDENCE BLVD	
7/7/2026	3289	New Accessory Structure	Incomplete	IND		3025 GRIBBLE RD	
7/7/2026	3287	Principal Structure Upfit	Approved	Conditional		4031 MATTHEWS INDIAN TRAIL RD	
7/7/2026	3286	Use Permit	Approved	Conditional		4031 MATTHEWS INDIAN TRAIL RD	\$50.00
7/7/2026			Under Review	MFT	Courtyards on the Greenway	0 LAWYERS RD	
7/6/2026	3283	Plat Review	Complete	MU-2		7854 STEVENS MILL RD	\$675.00
7/2/2026	3282	New Accessory Structure	Approved	MU-2		2108 STALLINGS RD	\$75.00
7/2/2026	3281	Demolition Permit	Payment Pending	SFR-3	Stallings Park	1224 STALLINGS RD	
7/1/2026	3280	Principal Structure Addition	Approved	SFR-3	Stevens Mill	1236 MILLWRIGHT LN	\$75.00
7/1/2026	3279	Principal Structure Addition	Approved	SFR-2	Shannamara	885 CLONMEL DR	\$75.00
7/1/2026	3278	Permanent Sign Permit	Denied				
6/30/2026	3277	Principal Structure Addition	Approved	SFR-2	Shannamara	2316 CAERNARFON LN	\$75.00
6/30/2026	3276	New Accessory Structure	Approved	SFR-2	Country Woods East	1012 HAWTHORNE DR	\$75.00
6/30/2026	3275	Permanent Sign Permit	Payment Pending	MU-2		15030 IDLEWILD RD	

6/29/2026	3274	New Accessory Structure	Approved	SFR-3	Spring Hill	5000 HILLWOOD CT	\$125.00
6/29/2026	3273	Zoning Verification Letter	Complete	Conditional	Cottage Green	3612 WEDDINGTON RD	\$75.00
6/26/2026	3272	Principal Structure Addition	Approved	TC		409 STALLINGS RD	\$75.00
6/25/2026	3271	Temporary Sign Permit	Approved	TC		2749 OLD MONROE RD	\$75.00
6/25/2026	3270	Temporary Sign Permit	Approved	TC		2749 OLD MONROE RD	\$75.00
6/24/2026	3268	Permanent Sign Permit	Approved	MU-2		7854 STEVENS MILL RD	\$125.00
6/24/2026	3267	Permanent Sign Permit	Approved	IND		3120 GRIBBLE RD	\$125.00
6/23/2026	3264	Zoning Verification Letter	Complete	Conditional		204 WAREHOUSE DR	\$75.00
6/22/2026	3263	New Accessory Structure	Incomplete	Conditional	Southstone	407 CLEAR SKY LN	
6/21/2026	3259	New Accessory Structure	Approved	SFR-3	Fairfield Plantation	6685 STONEY RIDGE RD	\$75.00
6/21/2026	3258	Principal Structure Upfit	Approved	SFR-2	Country Woods East	9004 BIRCH CT	\$75.00
6/20/2026	3257	Principal Structure Addition	Approved	SFR-3	Stallings Park	1224 STALLINGS RD	\$150.00
6/17/2026	3254	New Accessory Structure	Incomplete	SFR-3	Independence Village	4006 SCARLET ST	
6/16/2026	3246	Accessory Structure Upfit	Approved	C-74	Union County Business Center	5100 SMITH FARM RD	\$100.00
6/15/2026	3245	New Accessory Structure	Withdrawn	SFR-3	Spring Hill	5000 HILLWOOD CT	

6/12/2026	3238	Temporary Sign Permit	Approved	TC		4512 POTTER RD	\$75.00
6/2/2026	3228	New Accessory Structure	Approved	SFR-2	Hunley Creek	2339 MILL HOUSE LN	\$125.00
5/15/2026	3212	Permanent Sign Permit	Approved	MU-2		7854 STEVENS MILL RD	\$75.00
5/13/2026	3208	Permanent Sign Permit	Approved	Conditional	Austin Village	910 CHESTNUT LN	\$175.00
4/23/2026	3175	Driveway Permit	Approved	SFR-3	Buckingham	3102 LEICESTER DR	\$150.00
3/17/2026	3122	Principal Structure Upfit	Denied	SFR-2	Emerald Lake	6186 FOUR WOOD DR	
9/2/2025	2869	New Principal Structure	Payment Pending	MU-2	Stevens Mill	7854 Stevens Mill Rd	\$450.00
							\$4,700.00

Total Records: 46

8/19/2026

Code Enforcement Report:

June Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
7/1/2026	PN - TGW	Complaint	Closed	1323 Flowe Dr.
7/1/2026	PN - TGW	Ride Around	Closed	216 Springhill Rd.
7/1/2026	PN - TGW	Ride Around	Closed	3924 Privette Rd.
7/1/2026	PN - TGW	Ride Around	Closed	4934 Potter Rd.
7/2/2026	PN - TGW	Ride Around	Open	3116 Matthews-Indian Trail Rd.
7/2/2026	PN - Outdoor Storage of Yard Waste	Ride Around	Open	5110 Blackberry Ln.
7/2/2026	SDO - Multiple Accessory Structure Permits	Ride Around	Open	5119 Blackberry Ln.

7/2/2026	SDO - Fence Permit	Ride Around	Open	3025 Gribble Rd.
7/2/2026	SDO - Use Permit	Ride Around	Open	12048 Stallings Commerce Dr.
7/2/2026	SDO - Permanent Sign Permit	Ride Around	Open	12048 Stallings Commerce Dr.
7/15/2026	PN - TGW	Ride Around	Closed	3915 Privette Rd.
7/15/2026	PN - TGW	Ride Around	Closed	3907 Privette Rd.
7/15/2026	PN - TGW and Outdoor Storage of Junk and Debris	Ride Around	Open	200 Springhill Rd.
7/15/2026	PN - Outdoor Storage of Junk and Debris	Ride Around	Closed	425 Kinard Ct.
7/15/2026	SDO - Fence Permit	Ride Around	Open	1501 Sunflower Field Pl.
7/16/2026	PN - Outdoor Storage of Yard Waste	Ride Around	Closed	801 White Oak Ln.
7/21/2026	PN - Overgrowth Extending into Roadway	Ride Around	Closed	3806 Privette Rd.
7/21/2026	J/A/N - Junked/Nuisance Vehicle	Ride Around	Closed	3806 Privette Rd.
7/27/2026	PN - Outdoor Storage of Yard Waste and Debris	Ride Around	Open	621 White Oak Ln.
7/27/2026	J/A/N - Junked/Nuisance Vehicle	Complaint	Open	1401 Morningside Meadow Ln.
7/27/2026	PN - Outdoor Storage of Furniture	Ride Around	Closed	1220 Woodglen Ln.
7/27/2026	SDO - New Accessory Structure Permit	Ride Around	Open	1124 Lakewood Dr.
7/27/2026	PN - Outdoor Storage of Trash/Debris	Ride Around	Open	1124 Lakewood Dr.
7/29/2026	PN - TGW	Ride Around	Closed	308 Springhill Rd.
7/29/2026	PN - TGW	Ride Around	Closed	2288 Redwood Dr.
7/29/2026	PN - Outdoor Storage of Junk, Tires and Car Parts	Ride Around	Open	409 Springhill Rd.
7/29/2026	PN - Outdoor Storage of Yard Waste	Ride Around	Open	601 Springhill Rd.

7/29/2021 6	SDO - Prohibited Outdoor Storage of Materials	Ride Around	Open	924 Stallings Rd.
7/29/2021 6	SDO - Fence Permit	Ride Around	Open	2611 Willowbrook Dr.

Prior Cases Currently Open - Code Enforcement				
12/8/2021 25	SDO - Principal Structure Addition Permit	Permit Denial	Open	3652 Smith Farm Rd.
1/23/2021 25	PN - Outdoor Storage of Construction Materials	Ride Around	Open	1227 Flowe Dr.
2/25/2021 26	PN - Vehicle Used as a Storage Place for Junk/Trash	Ride Around	Open	409 Springhill Rd.
3/2/2021 6	MHS - Deteriorated Accessory Structure	Ride Around	Open	4100 Pleasant Plains Rd.
3/6/2021 6	PN - Outdoor Storage of Appliances, Junk and Debris	Complaint	Open	100 Spruce St.
3/18/2021 26	SDO - Accessory Structure Addition Permit	Ride Around	Open	2505 Oakspring Rd.
3/30/2021 26	PN - Outdoor Storage of Yard Waste	Ride Around	Open	5034 Blackberry Ln.
4/2/2021 6	SDO - Use and Permanent Sign Permits	Ride Around	Open	3532 Smith Farm Rd.
4/27/2021 26	SDO - Driveway Permit	Ride Around	Open	227 Houston Blair Rd.
5/14/2021 26	PN - Outdoor Storage of Yard Waste and TGW	Ride Around	Open	3716 Privette Rd.
6/4/2021 6	SDO - Land Disturbance and New Accessory Structure Permits	Ride Around	Open	2111 Westminister Ln.
6/5/2021 6	SDO - Permanent Sign Permit	Permit Denial	Open	3748 Pleasant Plains Rd.
6/8/2021 6	SDO - Fence Permit	Ride Around	Open	400 White Oak Ln.
6/8/2021 6	SDO - Outdoor Storage of Construction Containers	Complaint	Open	213 White Oak Ln.
6/15/2021 26	SDO - Permanent Sign Permit	Ride Around	Open	2501 Oak Spring Rd.
6/15/2021 26	SDO - Permanent Sign Permit	Ride Around	Open	2501 Oak Spring Rd.
6/15/2021 26	SDO - Permanent Sign Permit	Ride Around	Open	2501 Oak Spring Rd.

6/17/20 26	PN -TGW	Complaint	Open	3903 Privette Rd.
6/17/20 26	PN -TGW	Complaint	Open	300 Smith Cir.
6/17/20 26	PN - Outdoor Storage of Yard Waste, Trash and Debris	Complaint	Open	300 Smith Cir.
6/18/20 26	PN - TGW	Ride Around	Open	3380 Smith Farm Rd.
6/18/20 26	PN - Chicken Permit	Ride Around	Open	4006 Scarlet St.
6/24/20 26	SDO - Prohibited Signs	Ride Around	Open	2800 Old Monroe Rd.

New Violations	
Public Nuisance	19
J/A/N Vehicles	2
SDO	8
Traffic	0
Open Burn	0
Hazard	0
Noise	0
MHS	0
Total Opened	29

July Cases	
Open	16
Closed	13
Total	29

Police Department

See attached chart for data.

Other Highlights

- SPD Detectives had five crime scene callouts and had 9 cases assigned for investigation. CID obtained 14 search warrants and three arrest warrants in ongoing case investigations. The Unit cleared three cases. The department investigated and arrested one person in connection with an internet crime against a child case.
- Medical call leads to a felony arrest and significant drug seizure. On July 3, 2026, SPD officers were dispatched to a person unresponsive in a vehicle parked in the roadway. Officers along with fire and EMS arrived and determined that the driver was not suffering a medical condition. Further investigation showed that the driver was in possession of several different illegal prescription drugs, drugs that were likely stolen and illegally diverted from the intended patient(s). The suspect was charged with felony drug possession, and over 60 illegal schedule II pills were seized as part of the investigation.
- On July 19, 2026, SPD officers responded to two separate overdose calls at the same location in Stallings. These two overdose calls were less than 2 hours apart. In addition to investigating the overdose calls, SPD officers also enlisted assistance of our CID division to help further investigate these overdoses. This investigation resulted in the issuance of a search warrant for the premises where the overdoses occurred and resulted in the seizure of illegal drugs and drug paraphernalia.
- SPD officers responded to a disturbance call at McGee Corp. Upon arrival, they learned that the subject had fled towards the Intown Suites hotel. Officers on scene identified the female and determined the room where she was staying. Officers located the person and discovered that she had locked herself inside another guest's bathroom and was refusing

to come out. The female appeared to be experiencing a schizophrenic episode and was in a manic state. She stated that she had previously had negative experiences with law enforcement, which caused her to distrust officers and refuse to exit the bathroom. On scene officers successfully persuade the female to come out of the bathroom peacefully so that she could receive the help that she needed.

- On July 19th Officers responded to a three-vehicle collision on Stevens Mill Rd near Shannamara Drive. Upon SPD officers' arrival it was confirmed that two occupants in two different vehicles were entrapped inside their vehicle and. One of the four later succumbed to her injuries. To date, SPD officers are working diligently to continue investigating this vehicular collision.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected almost 11 pounds of unwanted medication.
- Two detectives completed training in courtroom preparation. The SPD hosted a fraud prevention class with Cogir Assisted Living and hosted a Middle School Forensic Science Day.
- K9 Chase successfully tracked and located two suspects for Union County Sheriff's Office in stolen motor vehicle case.

August 2026 Monthly Report

Roadway and Sidewalk Maintenance

- 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 Acosta 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.
 - Project completed.

Stormwater

- Stormwater Repair Projects
 - One sinkhole repair and two total erosion control/grading projects in the Chestnut Oaks and 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 an erosion control project in the Chestnut Oaks Subdivision.

- Public Works completed three sinkhole repairs in the Chestnut, Emerald Lake, and Brookfield Subdivisions.
- 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: 62
 - Currently working to bring into compliance: 8
 - 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: 4
 - ID Investigations Submitted via Online Portal/Call-in: 3
 - ID investigations identified during routine field observations: 1
 - 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.
- Please see the Town's Website for more details: [FEMA Information](#)

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	5.227	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.

FACILITY	PERMITTED CAPACITY (MGD)	ACTUAL AVERAGE DAILY FLOW* (MGD)	ACTUAL + PERMITTED OBLIGATED FLOWS (MGD)	PERCENT OF PERMITTED FLOW USED
Twelve Mile Creek	7.5	5.168	6.760	90.1%
Crooked Creek	1.9	1.223	1.781	93.7%
Olde Sycamore	0.15	0.039	0.039	26.0%
Tallwood	0.05	0.017	0.017	34.0%
Grassy Branch	0.05	0.036	0.037	74.0%

*12 month rolling average through June 2026.

NCDOT Projects

- General Updates

- Old Monroe Road Widening
 - Project Let Date in January 2027
- Potter Road & Pleasant Plains Road Intersection Improvements
 - Project Completed
- McKee Road Extension
 - Anticipated Completion – January 2028
- Idlewild Road Interchange
- Lawyers Road Widening
 - Project is in preliminary engineering (P&E). No further funding beyond P&E.
- Chestnut Lane Extension
 - Anticipated Completion - January 2027
- I-485 Express Lanes Project
 - Project Completed
- 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.
 - Original 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

Stallings Fest

Two days. One celebration. One great Stallings Fest weekend!

Stallings Fest is back for 2026, and this year the Town is making the celebration bigger with two days of family fun, live entertainment, food, activities, and community festivities at Stallings Municipal Park! Click the link to check out our Stallings Fest Website :

<https://stallingsparksandrec.fun/sf26>

Friday, September 18 | Kick-Off Concert

6:00 PM – 9:00 PM

Stallings Municipal Park | 340 Stallings Rd.

FREE Admission

Stallings Fest weekend will begin Friday evening with a special Kick-Off Concert featuring Gump Fiction – The Ultimate '90s Experience! Residents are encouraged to grab their friends, bring a lawn chair or blanket, and enjoy an evening of throwback hits, food trucks, and beverage vendors.

Food and beverages will be available for purchase throughout the evening. Alcoholic beverages will also be available to guests ages 21 and older with a valid ID. No outside food or beverages will be permitted.

Saturday, September 19 | The Main Event

11:00 AM – 4:00 PM

Stallings Municipal Park | 340 Stallings Rd.

FREE Admission

The celebration continues Saturday with the traditional Stallings Fest experience—and even more to enjoy this year! The park will be filled with free activities, attractions, live entertainment, local vendors, food trucks, and family-friendly fun.

Festival activities will include craft stations, carnival-style games, balloon twisting, temporary tattoos, a trackless train, rock wall, mobile ninja course, fun house scavenger hunt, virtual reality tent, mobile basketball station, and more. Younger festival-goers will also have their own Toddler Zone, featuring the Fun Bus, a soft-play area, and children's entertainment.

New this year, Stallings Fest will feature live music throughout the day! The Carolina Keller Band will perform during two sets, with local performers and demonstrations taking the stage between performances, including Story Tellers Dance Academy, Tomadojo Karate, and a Stallings Police Department K9 demonstration.

Residents are encouraged to bring a lawn chair or blanket, spend the day at the park, and enjoy everything Stallings Fest has to offer.

National Night Out Update

National Night Out has been postponed due to rain and will now take place on Tuesday, October 6, from 6:00 PM – 8:00 PM. While we are disappointed that the weather has caused a change in plans, we look forward

to bringing the community together in October for an evening of fun, connection, and an opportunity to spend time with our local first responders. Please mark your calendars for the new date, and we hope to see everyone there! Tuesday, October 6, 2026 from 6:00 PM – 8:00 PM in Stallings Municipal Park.

Splash Pad Update

The 2026 Splash Pad season at Stallings Municipal Park is nearing its final days! Families and community members still have a few more opportunities to enjoy this popular summer amenity before it closes for the season.

Final Day of Operation:
Monday, September 7, 2026
12:00 PM – 4:00 PM

We encourage residents to stop by and enjoy one last splash before the season comes to a close.

As the summer season winds down, staff will continue focusing on park safety, amenity improvements, and high-quality community programming. We appreciate everyone who visited the Splash Pad this year and helped make it a fun and welcoming destination for our community.

We look forward to seeing everyone for one final splash on September 7!

Department Updates (General)

- The Parks and Recreation Department is deeply saddened by the passing of Kyle Haupt, our full-time Maintenance Technician and a valued member of our team. Kyle played an important role in the daily care and maintenance of our parks, facilities, and community spaces. Much of the work he performed took place behind the scenes, but his efforts could be seen throughout the Town and helped ensure our parks and facilities remained safe, welcoming, and enjoyable for our residents. More importantly, Kyle was a member of our Parks and Recreation family. His loss is being felt deeply by those who had the opportunity to work alongside him. During this difficult time, our thoughts are with Kyle's family, friends, coworkers, and all those who knew and cared for him. We are grateful for his service to the Town of Stallings and for the lasting impact he made on our department and community. Kyle will be greatly missed.
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Summer Season Wrap-Up

The summer months were busy for the Stallings Parks and Recreation Department! Here are just a few highlights from Summer 2026:

- Splash Pad Season – Welcomed families throughout the summer at the Stallings Municipal Park Splash Pad, giving residents a fun place to cool off and enjoy the park.
- Summer Programs & Events – Hosted community favorites including Sunshine & Stroll, Sea Ya Summer Splash, Charlotte Knights Night, crafts, family activities, and other recreational opportunities.
- Parks & Facilities – Continued daily maintenance of Town parks, playgrounds, trails, greenways, shelters, and facilities to keep them clean, safe, and ready for visitors.

- Splash Pad Improvements – Continued planning and design work for a dedicated chemical storage addition to the Splash Pad pump building to support safety, code compliance, and the facility’s long-term operation.
- Blair Mill Park Planning – Continued work toward an updated Blair Mill Park Master Plan that will help guide future amenities, accessibility, connectivity, recreation opportunities, and park improvements.
- Community Recreation – Provided opportunities for residents of all ages to enjoy Stallings Municipal Park, Blair Mill Park, greenways, trails, playgrounds, and other Town amenities throughout the summer.
- Fall Event Planning – Spent the summer preparing for an exciting fall lineup, including National Night Out, Stallings Fest, Stalloween, and more.
- Stallings Fest Expansion – Prepared for an exciting new format for Stallings Fest, which will grow into a two-day celebration with a Friday night kick-off concert followed by the main festival on Saturday.





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 was completed the week of August 17. Fall Bulk Pick-Up dates will be shared soon.

- **Stallings Source**

This quarter's blog post, *My Property Goes to the Street - So Why Can Someone Work There?*, can be found [here](#).

Budget Projects

- Staff is continuing to obtain quotes for the Government Center AV Equipment
- The Facilities Space Needs Assessment Contract has been approved and Staff is coordinating with the vendor to set up the necessary assessment meetings.

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Emergency Management Training

As a part of Balance Scorecard Goals, Department Heads will be participating in free courses through FEMA to learn more about emergency management best practices and structures so that Staff are more prepared should an emergency happen. The courses will run from August to April and each carry a certification that will be awarded after successful completion and exam score.

- **Surplus Sales**

So far in 2026, there have been \$14,795.00 in sales.