

Major Development Review Process (Article 7.7) for the Town of Stallings

This guide offers supplemental information for obtaining development approval in the Town of Stallings; the Development Ordinance provides the complete review process. For the latest information and specific requirements for your project, consult with the Town of Stallings Planning and Engineering Departments. While we strive to address all potential concerns during the review, additional comments may arise as the project progresses. (This process does not include Union County's review process)

Step 1: Pre-Submittal Meeting

- Schedule a meeting with Town staff to discuss your project's intended use, feasibility, relevant ordinances, and the overall review process.

Step 2: Preliminary Site Development Plan (Concept Plan) Review

- Submit a concept plan of the project, including its overall idea, function, and aesthetics.
- Town staff will review the plan for compliance with zoning regulations, building placement, setbacks, landscaping, open space, parking, and other applicable requirements.
- This is not a permit for construction; it's to ensure your vision aligns with Ordinance regulations.
- Approval of the Preliminary Concept Plan is required before moving forward to Construction Document Review.

Step 3: Construction Document Review

- Submit detailed technical drawings and specifications for your project. Include precise measurements and materials for everything from architectural plans to electrical systems.
- This review is more comprehensive than the previous step, thoroughly examining stormwater management, zoning, building placement, and more.
- To finalize approval, you may also need additional documents, such as approvals from NCDEQ, UCPW Sewer Capacity, and NCDOT (depending on your project).

Step 4: Final Plat Review

- Final Plat Review is required for any non-residential subdivision or a residential subdivision establishing more than four (4) new lots, requiring new public street(s) for access to interior property, or requiring extension of public sewage or water line, or requiring a waiver or variance from any requirement of this Ordinance.
- This legally recognized map defines the exact boundaries of each lot created by the subdivision.
- Bonds may be required at this stage to ensure project completion.

Step 5: Permit Review

- Obtain individual permits for each new or revised building or structure. This may include zoning permits, sign permits, use permits, etc.

Step 6: Zoning Compliance Inspection

- Once construction is complete, the Town will inspect each building to ensure it complies with all zoning ordinance requirements (excluding the interior, which Union County inspects).
- An as-built survey with the amount of impervious surface must be submitted before inspection.

Step 7: Certificate of Occupancy Inspection (by Union County)

- After passing the Town's inspection, you can apply to Union County for a Certificate of Occupancy inspection. This final approval allows you to occupy the building legally.