



October 24, 2025

PLANNING & ZONING MONTHLY REPORT | JUNE 2025



Meetings

Town Council:**09/08/2025**

- Conditional Zoning CZ25.02.03 3919 & 3927 Pleasant Plains Town Center (1)
 - This item was discussed at Council meetings on July 14, 2025, and September 8, 2025. Council emphasized that, as this is the first development proposed within the Town Center (TC) zoning district, it is important to establish the right precedent. Key areas of concern included the streetscape buildout, the sequencing of shopfront and townhome construction (with commercial space to be built before or concurrently with the townhomes), and the architectural elevations.
 - Deferred to October, 2025.
- Text Amendment TX25.08.01 – TIA Ordinance Amendment
 - Staff request an update to the TIA Ordinance in Article 7 of the Stallings Development Ordinance to improve clarity, efficiency, and consistency of existing TIA processes.
 - Approved

9/22/2025

- General Rezoning RZ25.06.01 – Stallings Church
 - Stallings Church, Inc. requests a general rezoning for 1125 Stallings Rd from IND to CIV and for 0 Stallings Rd from SFR-3 to CIV.
 - Approved
- Conditional Zoning CZ25.02.02 Cottage Green
 - Recessed from June 8, 2025, due to the Traffic Impact Analysis being incomplete.
 - The applicant agreed to a commercial commitment and notable changes were the commercial improvements in Area A.1 must begin no later than the start of residential construction in Area B. At least 7,500 square feet of commercial space must be under construction before more than half of the homes receive a certificate of occupancy, and the commercial shell must be completed before the final residential CO is issued. There is no commercial commitment required for Area A.2 prior to CO. The transportation plan incorporates Traffic Impact Analysis (TIA) improvements. A four-foot berm will be installed along the southern boundary to buffer nearby Rose Hill homes. An easement in Area A.2 will allow the Town to construct a “Welcome to Stallings” sign. A water tank, limited to 35 feet in height and accompanied by pump facilities, must be screened with landscaping or fencing. Two potential sites are designated for the tank, with stricter screening requirements if located near a property line, and it is prohibited in Area C. Development standards also include provisions for the tank, sewer easement, and power right-of-way.
 - Approved

Planning Board 08/19/2025:

- Text Amendment TX25.09.01 – Conditional Zoning and Mixed Use Update
 - Staff requests an update to Articles 5 and 8 of the Stallings Development Ordinance to clarify where Conditional Zonings (CZ) are allowed and require Mixed-Use (MU) districts to incorporate a true mix of uses.
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 - Approved

-
- Recommended Approval
-

Board of Adjustments 8/19/2025:

- N/A
-

Upcoming Petitions

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

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

Current Approved Residential Project Status

Cont. next page

<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 for an additional two years due to sewer capacity (till March 28, 2026).	• 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 • Permitting completed

Project Name, Info	Location	Additional Info	Status
		By-Right Development.	Starting 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 and Apartments likely to come first.
Courtyards on Greenway: 105 Single-Family Detached Residential	Lawyers Rd	By-right Development	- Comments were completed for the review of the construction documents. - Awaiting UCPW approval

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)	270 Multifamily Units (Aria), Under Construction 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
Total Future Projections	353 Single-Family Detached Homes 159 Attached-Homes 945 Multifamily Units
Legend - Plans Approved, awaiting construction	

Commercial Developments

Major Commercial Developments

1. Home2 Suites Hotel

- Location: Intersection of Stallings Road and US-74
- Scope: 4-story, 104-room hotel
- Status: Awaiting construction document submittal

2. Sell Ethics Marketing Firm

- Location: Stallings Road
- Scope: 35,000 sq. ft. office project
- Investment: \$15M–\$17M
- Economic Impact: Expected to create 82 new jobs, with an average salary of \$85,000 per year
- Status: Under Construction

3. Stallings Medical Office

- Location: Stevens Mill Road near Lawyers Road
- Scope: 33 employees, \$2.8M investment (hard & soft costs for the shell building)
- Status: Received Aqua sewer approval, awaiting construction start

4. Stevens Village

- Scope: 79,573 sq. ft. of commercial/retail space
- Status: Awaiting construction document submittal/approval

5. Stinson Farms Commercial Projects

- Scope: Eight commercial outparcels along Idlewild Road
- Status: Future submittals pending; commercial uses to be determined, a gas station may possibly be the first project.

Additional Updates

- Several new automotive service businesses, including major repair shops and car sales, have been submitted.

Silverline TOD

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

1. Integrate the future Lynx Silver Line Project into the Stallings Comprehensive Land Use Plan to include timelines, benefits, studies, and education.
2. Reimagine the Monroe Expressway Small Area Plan and create a Silver Line Station/Atrium Hospital Small Area Plan that includes renderings and specs.

3. Incorporate an updated Transportation-oriented Development overlay in the development ordinance with preservation and promotion techniques along the proposed Silver Line alignment.
- Status:
 - Survey results completed
 - Public input session at Stallings Fest completed
 - Next Steps: TBD on the TOD Overlay– awaiting state legislature decision on down zoning.
 - Adopted the Small Area Plan and Comprehensive Plan Update to Council on April 28, 2025.

Current Planning & Engineering Plan Reviews

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

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

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

Stage 2: Construction Documents Review – Article 7.7-1

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

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

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

Below are the current reviews. The approved projects will be removed from this list in the following monthly report.

Preliminary Plan (Concept Plan/Minor) Reviews:

- PR25.05.01 – 3275 Stallings Rd Medical Office Building 3rd Review [In Review]
- PR25.06.01 – Sherin Ln Auto Repair 2nd Review [Approved]
- PR25.06.02 - Potter Square Addition [Comments Provided]
- PR25.09.02 – Atrium Parking [Comments Provided]
- PR25.09.01 – Odyssey Flex Auto Repair [Comments Provided]
- PR5.09.02 – Revival Slavic Baptist Church [Comments Provided]
- PR25.09.03 – Stevens Village Amendment [In Review]
- PR25.10.01 – Whetstone Motel [In Review]

Construction Document (Major) Reviews:

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

Subdivision/Final Plat Reviews (subdivide parcels):

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

Reports

Permit Report:

09/01/2025 - 09/30/2025

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
9/29/2025	2915	Temporary Sign Permit	Incomplete	MU-2	Idlewild Market	15080 Idlewild Rd Suite C	
9/26/2025	2914	New Accessory Structure	Approved	SFR-3	Stonewood	1134 SLATE RIDGE RD	
9/23/2025	2912	New Principal Structure	Denied	MU-1		2540 OAKSPRING RD	
9/23/2025	2911			MU-1		3505 STALLINGS RD	\$600.00
9/23/2025	2910			C-74		2023 RICHARD BAKER DR	\$75.00
9/22/2025	2909	Use Permit	Approved	Conditiona l	The Grove	5409 POTTER RD	
9/22/2025	2908	Use Permit	Approved	Conditiona l	The Grove	5409 POTTER RD	
9/22/2025	2907		Incomplete	SFR-3			
9/20/2025	2906	Principal Structure Upfit	Approved	SFR-1	Fairforest	3217 FAIRFOREST DR	\$75.00
9/19/2025	2905	Driveway Permit	Approved	SFR-2	Hunley Creek	4200 FLOURMILL CT	\$50.00

9/19/2025	2904		Incomplete	TC	Wendover At Curry Place	4620 POTTER RD	
9/17/2025	2903	Use Permit	Approved	Conditiona l		3700 Smith Farm Rd	
9/17/2025	2902	New Accessory Structure	Approved	SFR-3		2524 Community Park Dr	\$75.00
9/16/2025	2901	Pool Permit	Approved	SFR-2	Emerald Lake	2623 FLAGSTICK DR	\$150.00
9/16/2025	2900	Use Permit	Approved	Conditiona l		3700 SMITH FARM RD	
9/15/2025	2899	Use Permit	Approved	Conditiona l		3700 SMITH FARM RD	
9/15/2025	2898	New Accessory Structure	Approved	Conditiona l	Southstone	915 POPPY WAY	\$75.00
9/15/2025	2897	Permanent Sign Permit	Denied	TC		4522 Potter Rd	
9/15/2025	2896	Permanent Sign Permit	Approved	Conditiona l		2749 OLD MONROE RD	
9/15/2025	2895	New Accessory Structure	Approved	SFR-2	Hunley Creek	6006 BURNT MILL RD	\$125.00
9/12/2025	2894	Principal Structure Upfit	Approved	MFT	Chestnut Oaks	1205 ST JOHNS AVE	\$75.00
9/12/2025	2893	Principal Structure Upfit	Incomplete	SFR-2	Shannamara	839 KILARNEY CT	
9/12/2025	2892			SFR-2	Shannamara	6803 STEVENS MILL RD	\$75.00
9/11/2025	2891	Principal Structure Addition	Approved	SFR-2	Country Woods East	1121 HAWTHORNE DR	\$125.00
9/11/2025	2890	Principal Structure Addition	Approved	Conditiona l	Chestnut	1117 HEADWATERS CT	\$75.00
9/10/2025	2889	Principal Structure Upfit	Approved	SFR-2	Fairhaven	4012 PURPLE VALE DR	\$75.00
9/8/2025	2888	Temporary Sign Permit	Approved	MU-2		7900 STEVENS MILL RD SUITE G	\$25.00

9/5/2025	2887	Principal Structure Addition	Denied	SFR-2	Country Woods East	1042 HAWTHORNE DR	
9/4/2025	2886	Tree Disturbance Permit	Approved	SFR-1	Chestnut	6004 GLADSTONE CT	\$40.00
9/4/2025	2885			C-74		2004 UNION BELTWAY RD	\$600.00
9/3/2025	2884	New Accessory Structure	Approved	SFR-2	Hunley Creek	4200 FLOURMILL CT	\$75.00
9/3/2025	2883	New Principal Structure	Approved	MU-2	Willows Apartments	0 STEVENS MILL RD	\$250.00
9/3/2025	2882	New Principal Structure	Approved	MU-2	Willows Apartments	0 STEVENS MILL RD	\$2,400.00
9/3/2025	2881	New Principal Structure	Approved	MU-2	Willows Apartments	0 STEVENS MILL RD	\$3,525.00
9/3/2025	2880	New Principal Structure	Approved	MU-2	Willows Apartments	0 STEVENS MILL RD	\$2,400.00
9/3/2025	2879	New Principal Structure	Approved	MU-2	Willows Apartments	0 STEVENS MILL RD	\$2,400.00
9/3/2025	2878	New Principal Structure	Approved	MU-2	Willows Apartments	0 STEVENS MILL RD	\$3,525.00
9/3/2025	2877	New Principal Structure	Approved	MU-2	Willows Apartments	0 STEVENS MILL RD	\$3,525.00
9/3/2025	2876	New Principal Structure	Approved	MU-2	Willows Apartments	0 STEVENS MILL RD	\$3,525.00
9/3/2025	2875	New Principal Structure	Approved	MU-2	Willows Apartments	2816 STEVENS MILL RD	\$3,525.00
9/2/2025	2874	Principal Structure Upfit	Approved	C-74		2019 Union Beltway Rd	\$100.00
9/2/2025	2873	Use Permit	Approved	Conditional		3744 PLEASANT PLAINS RD	

9/2/2025	2872	Use Permit	Approved	Conditiona l		3744 PLEASANT PLAINS RD	
9/2/2025	2871	Use Permit	Approved	Conditiona l		3744 PLEASANT PLAINS RD	
9/2/2025	2870	Use Permit	Approved	Conditiona l		3744 PLEASANT PLAINS RD	
9/2/2025	2869	New Principal Structure	Approved	MU-2	Stevens Mill	7854 Stevens Mill Rd	\$250.00
9/2/2025	2868	Tree Disturbanc e Permit	Approved	SFR-3		2600 COMMUNITY PARK DR	
8/28/2025	2867	Accessory Structure Upfit	Approved	SFR-2	Hunley Creek	6006 Burnt Mill Road	\$75.00
8/28/2025	2866	Principal Structure Addition	Approved	SFR-1	Vickery	1002 KARA CT	\$75.00
8/27/2025	2864	Temporary Sign Permit	Approved	MU-2		12043 GUION LN	\$25.00
8/27/2025	2863	Accessory Structure Upfit	Approved	SFR-3		2709 COMMUNITY PARK DR	\$75.00
8/26/2025	2862	Principal Structure Addition	Approved	SFR-1	Chestnut	6004 GLADSTONE CT	\$75.00
8/25/2025	2859	Principal Structure Addition	Denied	SFR-2	Country Woods East	1042 HAWTHORNE DR	
8/11/2025	2850	Permanent Sign Permit	Approved	TC	Stallings Industrial Park	615 Stallings Rd	\$75.00
8/6/2025	2845	New Accessory Structure	Payment Pending	SFR-2	Shannamara	4836 SHANNAMARA DR	
8/1/2025	2839	Accessory Structure Upfit	Denied	MU-2	Lakewood Knolls	223 LAKEWOOD DR	
7/24/2025	2835	Temporary Sign Permit	Approved	MU-2		7800 Stevens Mill Rd	\$25.00
4/23/2025	2741	Principal Structure Addition	Denied	SFR-2	Country Woods East	9034 BIRCH CT	\$75.00

1/17/2025	2635	Temporary Sign Permit	Denied	MU-1		2235 STALLINGS RD	
6/26/2024	2402	New Principal Structure	Inspected	SFR-2		2524 Community Park Dr	\$250.00
5/9/2024	2289	New Principal Structure	Inspected	SFR-3		4731 Potter Rd	\$250.00
4/19/2024	2261	Chicken	Incomplete	SFR-3	Lakewood Knolls	701 LAKEWOOD DR	
							\$28,815.00

Total Records: 62

10/10/2025

Code Enforcement Report:

September Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
9/4/2025	SDO - Unlicensed Vehicle	Ride Around	Closed	724 White Oak Ln.
9/4/2025	PN TGW	Ride Around	Closed	3923 Privette Rd.
9/8/2025	PN TGW	Ride Around	Open	5016 Potter Rd.
9/8/2025	PN TGW	Ride Around	Closed	817 Morningwood Dr.
9/8/2025	SDO -Sight Triangle	Ride Around	Closed	3275 Matthews-Indian Trail Rd.
9/11/2025	SDO - Fence Permit	Ride Around	Open	1205 Mountain Laurel Ct.
9/11/2025	SDO - New Accessory Structure Permit	Ride Around	Open	1300 Afternoon Sun Rd.
9/11/2025	J/A/N - Junked/Nuisance Vehicle	Ride Around	Open	4551 Stevens Mill Rd.
9/11/2025	SDO - Unlicensed Vehicle	Ride Around	Closed	307 Forest Park Dr.
9/11/2025	PN - Damaged Fence	Complaint	Open	1959 Millbrook Ln.
9/12/2025	PN - TGW	Ride Around	Closed	608 Pepper Ann Ln.

9/12/2025	SDO - Driveway Permit	Ride Around	Open	100 Spruce St.
9/16/2025	PN - Outdoor Storage of Yard Waste	Ride Around	Open	4934 Potter Rd.
9/16/2025	SDO - Fence Permit	Complaint	Closed	1134 Slate Ridge Dr.
9/17/2025	PN - TGW	Ride Around	Closed	3305 Privette Rd.
9/17/2025	J/A/N - Junked/Nuisance Vehicle	Ride Around	Closed	3126 Leicester Dr.
9/24/2025	PN - TGW	Ride Around	Open	3465 Gribble Rd.
9/24/2025	PN - TGW	Ride Around	Closed	240 Springhill Rd.

New Violations	
Public Nuisance	9
J/A/N Vehicles	2
SDO	7
Traffic	0
Open Burn	0
Hazard	0
Noise	0
MHS	0
Total Opened	18

September Cases	
Open	8
Closed	10
Total	18

Police Department

See attached chart for data.

Other Highlights

- SPD Detectives had four crime scene callouts and 14 cases assigned for investigation. CID obtained ten search warrants and two arrest warrants in ongoing case investigations. The Unit cleared two cases. The SPD School Resource Officer was involved in the handling of an online threat to a student.
- Dayshift patrol responded to a check the well being of an elderly person who had not been seen for several weeks. After an investigation patrol officers located the subject deceased in his residence. Another patrol officer conducted a traffic stop that resulted in the arrest for felony possession of marijuana. Officers responded to a domestic situation at a local motel that resulted in a SRT callout over threats made with a firearm. This situation was peacefully resolved. Nightshift patrol was dispatched to a bar fight that ended up being a drug overdose. Officers were able to assist with deploying Narcan. The victim was turned over to EMS for treatment.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected nearly 5 pounds of unwanted medication.
- Administrative officers have continued in the planning phase of a large scale emergency response exercise expanding over multiple counties and two states. One officer participated in the Union County Opioid Settlement Strategic Planning meeting.

- Officers participated in Stallings 50 Fest and hosted the first car show since 2018. This car show has over 60 participants and all funds raised went to the North Carolina Special Olympics.
- The South Towns Special Response Team, which consists of Stallings, Mint Hill, Pineville and Matthews PD had three callouts that were of a high-risk nature. All operations were successfully executed.
- Officers Kole Pennington and Josh Bolick were sworn in and have started the field training program. Both officers are lateral transfers.
- The SPD was awarded a safety grant through the North Carolina League of Municipalities. This grant will be used to help expand our CRIME program within the Town.

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 completed on August 20, 2025.
- 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.
 - Project began on 09/04/2025 and is expected to be completed by Halloween 2025.
 - 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 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.
 - Sidewalk repair project in Fairhaven and Callonwood was awarded to Acosta Concrete for \$17,500. The goal is to correct the worst trip hazards in both communities.
 - Project has been largely completed.
 - Public works completed numerous roadway patches in Country Woods East, Millstone Estates, and Callonwood.
 - The Public Works Department Hired an additional employee to assist with infrastructure repairs, improving the efficiency of the department and allowing the department to take on more complex and larger repairs.
- 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.
 - Public works has completed a sink hole repair in the Fair Haven Community.
 - NCDEQ has approved the Town's Storm Water Management Plan (SWMP), and Stallings' MS4 Permit became effective August 1, 2023.
 - Staff has hired Storm Water Compliance Manager to assist with the MS4 Program.
 - The Town met a majority of permit year 2 goals, in accordance with the SWMP, and is working to complete permit year 3 goals.

- Staff has executed a contract with Bolton and Menk to survey all of the Town's storm water infrastructure, in accordance with Permit Year 3 requirements.
 - 90% completed.
 - The Federal Emergency Management Agency (FEMA) is updating their Flood Insurance Rate Map (FIRM) for numerous counties, Union County being one of them. The update includes changes to Special Flood Hazard Areas (SFHA) and changes to the FEMA Regulated Floodways.
 - Stallings has approximately 160 Parcels affected by this FIRM updated.
- Sanitary Sewer Capacity
 - **Project Background and Initial Findings:**
 - The Sanitary Sewer Capacity Study began in October 2023 to address concerns related to limited sewer availability in Stallings. An initial update was provided to Council in February 2024, which included a summary of projected sewer flows based on small area plans and expressed developer interest. Around this time, Staff also received a verbal indication from Charlotte Water that a potential tie-in to their system would be acceptable, prompting further exploration of alternative sewer solutions outside Union County's system.
 - **Council Direction and Continued Analysis:**
 - After presenting an update on November 12, 2024, Council directed Staff to continue working with Kimley-Horn to investigate several critical areas: clarity on the 1.5 MGD capacity improvement to the 12-Mile Creek Basin, timing of capacity consumption, and exact municipal allocation amounts (currently estimated at 97,000 GPD for Stallings). Council also requested analysis on establishing a framework for developers to proceed under current capacity constraints.

- **Study Conclusion and Final Decision:**
 - Following a meeting between Town officials and Union County representatives, Staff presented a final update at the April 14, 2025, Council meeting. At that time, Council chose not to pursue further action and instead supported a policy of promoting privately maintained treatment systems for new developments that cannot be served by Union County's sanitary sewer system. Staff will continue to coordinate with stakeholders as necessary to analyze capacity alternatives and possible partnerships.
- NCDOT Projects:
 - NCDOT presented at the August 11, 2025, Council Meeting and provide updates on the following roadway projects:
 - Old Monroe Road Widening
 - Potter Road & Pleasant Plains Road Intersection Improvements
 - McKee Road Extension
 - Idlewild Road Interchange
 - Lawyers Road Widening
 - Chestnut Lane Extension
 - I-485 Express Lanes Project
 - Old Monroe Road Widening Update (STIP# U-4714)
 - NCDOT is currently coordinating/pursuing right-of-way acquisition throughout the corridor.
 - Utility relocation has begun, which includes tree clearing in various locations along Old Monroe Road.
 - Current Construction Let Date is July 15, 2026;
 - Estimated date of Availability to begin Construction: September 1, 2026.
 - Project is expected to last 5 years.

- The following is the current anticipated timeline(s) associated with the project:
 - Utility relocation
 - Phase I – April 1, 2024, to January 31, 2026 - [McKee Road to Potter/Pleasant Plains intersection]
 - Phase II – June 9, 2024, to June 30, 2026 – [Potter/Pleasant Plains intersection to Morningside Meadow Lane]
 - Phase III – November 10, 2024, to October 31, 2026 [I-485 to McKee Road]
 - Clearing and Grading
 - Clearing, Grubbing, and Erosion Control is phased to coincide with phasing for utility relocation. The following was the estimated utility relocation phasing timeline, and has largely been completed:
 - Phase I – McKee Road to Potter/Pleasant Plains intersection
 - Phase II – Potter/Pleasant Plains intersection to Morningside Meadow Lane
 - Phase III – I-485 to McKee Road
 - Potter-Pleasant Plains Intersection Improvement
 - 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, and Google Fiber is beginning to install their infrastructure throughout Town.
- Staff has been contacted by GigaPower (sister company of AT&T) about Encroachment Agreements to install fiber throughout Stallings.
 - GigaPower's contractor, MasTec Communications, has begun work on the south side of Town.
 - If there are any concerns with construction, residents may call **1-855-608-7525**. The property owner(s) will be asked to leave a voicemail with their name, address, and phone number, and then the voicemail will be directed to the MasTec's Charlotte office.
- Storm Water and Infrastructure Committee
 - **2025 Meeting Schedule. Location: Town Hall Second Floor Conference Room, 315 Stallings Road, at 6:00 p.m.:**
 - Monday, March 31, 2025. (Due to Conflicting Budget Meeting)
 - Monday, June 23, 2025 (Canceled. No Quorum).
 - Monday, September 22, 2025. (Canceled. No Quorum)
 - Monday, December 8, 2025. (Due to Christmas Holiday)

Parks & Recreation

Upcoming Events/Programs

Stalloween

Saturday, Oct. 25th | 4:00pm – 8:00pm | Stallings Municipal Park

Get ready for a spooktacular evening at the 2nd Annual Stalloween! This family-friendly event promises a hauntingly good time with trick-or-treating, games, costume contests, and more. Please note that the park will be closed in the morning for event setup

Shred Day

Saturday, Nov. 8th | 9:00am – Noon | Old James River Building

Safely dispose of your sensitive documents at the community Shred Day. This event helps raise awareness about identity theft and fraud prevention. Bring your personal documents to be securely shredded on-site.

Stallings Spring, Stride or Stroll

Saturday, Nov. 1st | 9:00am – Noon | Stallings Municipal Park

Whether you're a seasoned runner or just looking for a leisurely walk, this event offers something for everyone. Choose your pace and enjoy the scenic routes around the park. It's a great way to stay active and connect with the community.

Stallings Salutes | Veterans Breakfast

Tuesday, Nov. 11th | 8:00am – 10:00am | Stallings Government Center

Join us in honoring our veterans at the Stallings Salutes Veterans Breakfast. This special event includes a complimentary breakfast for

veterans and their guests, along with information about veteran services and programs.

For more details and updates, visit the [Stallings Parks and Recreation Facebook page](#).

Misc. News

- The department successfully installed five additional VERKADA cameras at Stallings Municipal Park. This upgrade significantly strengthens our overall security coverage and allows for better monitoring of park facilities, helping staff maintain a safe environment for all visitors.
- Installation of the new fencing around the tennis and pickleball courts is underway. The project is progressing smoothly and is expected to be completed within the next few days. Once finished, the fencing will improve safety, court maintenance, and overall usability, preparing the courts for public play.
- Staff are actively exploring enhanced security options for Blair Mill Park. With the recent release of new VERKADA camera models, there may be opportunities to design a system that better fits the unique needs of the park. The department is evaluating options to ensure reliable and effective coverage while keeping safety a top priority for all visitors.
- The Parks and Recreation Department is excited to announce that we have filled one of our vacant part-time positions with Jason Helms. Jason has been helping on both weekends and weekdays, assisting with park maintenance, cleaning, and general upkeep. He has already proven to be a huge asset to our team, and we're thrilled to have him supporting the department's daily operations and keeping our parks in great condition.
- The Parks and Recreation Department has received only one bid for the Stallings Splash Pad up-fit project. To encourage additional submissions and ensure we have multiple options to consider, we have decided to **extend the bid period by two more weeks**. We hope this extension will

allow more vendors to participate and provide competitive proposals for the project.

- The maintenance department has selected and purchased a new UTV vehicle to assist staff with daily park operations. This vehicle will help with a variety of tasks, including transporting equipment, moving supplies, and supporting maintenance needs across all park facilities, improving efficiency and overall park care.

Human Resources

- No report.

Finance

- Tax collections through September
 - Ad valorem tax = \$870,727.15 or 11.92%
 - Motor vehicle tax = \$37,283.64
 - Municipal motor vehicle fee = \$24,775.00
- Auditors were here October 21st – 23rd for final FY 2025 audit fieldwork

General Government

2725 Old Monroe Road (John Deere) Property

Staff is working with the broker to investigate all possible tenants. It is also working with Joshua Davis, Retail Strategies (Union County), for additional support.

Occupancy (Hotel) Tax

Council approved having this item placed on the November ballot. Educational pieces have begun. In addition, the August blog topic addresses the tax.

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.

2025 November Elections

The Union County Board of Elections will be using the lobby of the Government Center as a polling location. UCBOE will occupy the space Nov. 3 – 5.

Please note: Due to the Stallings Government Center being used as a polling location, Stallings Town Offices will be closed to the public on Election Day,

Tuesday, Nov. 4, 2025. However, Staff will be accessible via email and phone.

Bulk Pick-Up

Summer Bulk Pick-Up collected a total of 46.56 tons.

Fall Bulk Pick-Up will be the week of November 17. Advertising for that week started in October. Please find more information here: [Fall Bulk Pick-Up > Events](#)

Shred Day

Shred Day will be Saturday, November 8 from 9 a.m. – 12 p.m. Please find more information here: [Shred Day > Events](#)

- **Stallings Source**

August's blog post, *Turn Visits into Value with an Occupancy Tax*, can be found [here](#). Next issue will be published in November.

- **Surplus Sales**

A total of \$22,792.27 was sold in 2024. There have been \$2,420.00 worth of sales thus far in 2025.