



June 19, 2026

PLANNING/ZONING MONTHLY REPORT | APRIL



Meetings

Meeting Type

Town Council:

05/11/26

1. Conditional Zoning CZ25.04.01 – Pleasant Plains Town Center 2
 - a. The applicant is requesting a conditional rezoning from TC to CZTC to allow 60 townhomes
 - b. Deferred from 2/17/26
 - c. Denied

05/26/26

2. Text Amendment TX26.01.02 – Streetscape Addendum
 - a. Staff proposed an addendum to the adopted Stallings Streetscape Plan to simplify and clarify existing standards and provide a fee-in-lieu option.
 - b. Deferred from 4/27/26
 - c. Approved
-

Planning Board:

05/19/26

3. 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. Recommended Denial
 4. TX26.05.01 – Minor Telecommunications Formatting Fix
 - a. Staff proposes an amendment to Article 10 and Article 8: Table of Uses to correct missing wireless telecommunication facility standards.
 - b. Recommended Approval
 5. 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. Recommended Approval
-

Meeting Type

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): <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• 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• All multifamily buildings received zoning compliance
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 application for an additional two years due to sewer capacity (till March 28, 2028)	<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"> • Received UCPW Sewer extension agreement • Permitting completed • Under construction
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
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 (to be submitted separately) 	Idlewild Rd	<ul style="list-style-type: none"> • Development Agreement: Yes – recorded. 	<ul style="list-style-type: none"> • Construction Documents Approved • Gas Station (QT), Drive-thru, and Apartments are likely to come first.
Courtyards on Greenway: <ul style="list-style-type: none"> • 105 Single-Family 55+ Detached Residential 	Lawyers Rd	<ul style="list-style-type: none"> • By-right Development 	<ul style="list-style-type: none"> • 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.

<u>Development Name</u>	<u># of Housing Units</u>
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	<ul style="list-style-type: none"> • 360 Multifamily Units • 136 Attached-Homes • 32 Single-Family Homes
The Willows	• 315 Multifamily Units
Cottage Green	<ul style="list-style-type: none"> • 84 Mixed-Multifamily Units • 138 Mixed-Single-Family Units

Total Future Projections	<ul style="list-style-type: none"> • 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

- Home2 Suites Hotel**
 - Location: Intersection of Stallings Road and US-74
 - Scope: 4-story, 104-room hotel
 - Status: Awaiting construction document submittal
- 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
- 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
- Stevens Village**
 - Scope: 79,573 sq. ft. of commercial/retail space
 - Status: Awaiting construction document submittal/approval
 - Currently undergoing CZ for possible amendment.
- Stinson Farms Commercial Projects**
 - Scope: Eight commercial outparcels along Idlewild Road
 - Status: QT Gas Station submitted as first commercial outparcel.
- 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 01-31, 2026

May

	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 Abandonment
	PR25.12.01 3017 Mill Stream Ct	07-054-265 3017 Mill Stream Ct	Review 1 12/16/2025	Renovation/extension of residential home	Comments Provided 02/03/2026
	PR25.12.02 QuikTrip	07-075-021 15001 Idlewild Rd	Review 1 12/16/2025	6,445 sq ft convenience store and 16 pump gas station	Comments Provided 01/29/2026
	PR26.02.01 Pleasant Plains TC 1	07-129-296B & 07-129-296C 3919/3927 Pleasant Plains Rd	Review 1 02/17/2026	9,720 sq ft shop front units with loft apartments above; 20 townhomes; 58 parking spaces	Comments Provided 03/30/2026

	PR26.03.01 Candon Dental Office	07054715H 0 Lawyers Rd	Review 2 04/24/2026	3,159 sq ft dental office; 16 parking spaces	Comments Provided 05/29/2026
	PR26.03.02 5516 Goldcrest Dr Addition	07033027 5516 Goldcrest Dr	Review 05/05/2026	1,000+ sq ft addition to existing house; Building an ADU	Approved 05/06/2026
	PR26.03.03 Atrium Tower Expansion	07102019 1000 Healing Way	Review 1 03/31/2026	120,640 sf ft tower addition to existing hospital; 5-story, 88 beds; Existing parking	Comments Provided 05/11/2026
	PR26.04.01 15340 Idlewild Rd Salon	07075016H 15340 Idlewild Rd	Review 1 04/23/2026	Converting existing 858 sq ft garage space into a hair salon; 7 parking spaces	In Review
	PR26.04.02 Southeast Auto Repair_CZ	07129335 3025 Gribble Rd	Review 1 04/30/2026	4,200 sq ft and 900 sq ft auto repair buildings; Existing house to be demolished; 21 parking spaces	In Review
Construction Document (Major) Reviews	CD25.07.01 Stallings VFD	07-126-043A 2916 Matthews Indian Trail Rd	Review 3 05/20/2026	2-story, 10,774 sq ft GFA Fire Services Building; 24 parking spaces	In Review
	CD25.12.01 3275 Stallings Rd MOB	07-102-026C & 07-102-183 3275 Matthews Indian Trail Rd	Review 2 03/25/2026	2-story Medical Office Building; 17,220 sq ft GFA; 84 parking spaces	Comments Provided 04/16/2026
	CD26.03.01 Cottage Green	07-150-009G, 06-087-003, 06-087-002 & 07-087-002C 0 Matthews Weddington Rd	Review 1 04/14/2026	Mixed-Use with 222 residential units and 6+ acres for commercial development; 222 residential parking spaces	Comments Provided 05/28/2026
	CD26.03.02 824 Stallings Rd	07129329 824 Stallings Rd	Review 1 04/02/2026	9,680 sq ft retail/office space; 19,070 sq ft self storage space; 36 parking spaces	Comments Provided 05/11/2026

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
	FP26.03.01 Stallings VFD ROW & Easement	07126043A 2916 Matthews- Indian Trail Rd	Review 1 03/09/2026	Platting the right-of- way dedication and easements	Approved 05/06/2026
	SP26.04.01 Courtyards on the Greenway	07033003, 07033004, 07033005, 07033008B01 14823 Lawyers Rd	Review 1 04/13/2026	Subdivide into a total of 105 lots	Comments Provided 05/27/2026
	FP26.05.01 Harris Auto Easement Plat	07129332 3120 Gribble Rd	Review 1 05/14/2026	Platting the right-of- way dedication and easements	In Review
	SP26.05.02 Stevens Shultz Ln Subdivision Plat	07075294 3017 Stevens Shultz Ln	Review 1 05/15/2026	Subdivide into a total of 4 lots	In Review

May Payments

Payment Date	Payment Amount	Payment Type	Case Type / Case # / Project Name
05/14/2026	\$675	Credit Card - Online	Final Plat Review FP26.05.01 Harris Auto Easement Plat
05/15/2026	\$900	Credit Card - Online	Subdivision Plat Review SP26.05.02 Stevens Shultz Ln Subdivision Plat
Total:	\$1,575		

Permit Report:

05/01/2026 - 05/31/2026

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
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5/29/2026	3226	Principal Structure Upfit	Under Review	SFR-2	Emerald Lake	5518 TWO IRON DR	
5/28/2026	3225	Tree Disturbance Permit	Incomplete	SFR-1	Golden Acres	5516 GOLD CREST DR	
5/27/2026	3223	Chicken	Approved	SFR-3	Stonewood	1134 SLATE RIDGE RD	\$25.00
5/27/2026	3222	Demolition Permit	Approved	MU-2		2525 OLD MONROE RD	\$50.00
5/26/2026	3221	New Accessory Structure	Under Review	SFR-2	Country Woods East	1255 HAWTHORNE DR	
5/26/2026	3220	Use Permit	Under Review	MU-2		2509 OLD MONROE RD	
5/23/2026	3219	New Accessory Structure	Under Review	SFR-3	Brookfield	200 GREENBRIAR DRIVE	
5/21/2026	3218	New Principal Structure	Incomplete	SFR-3	Kerry Greens	3101 WYNTREE CT	
5/19/2026	3216	Plat Review	Complete	MFT		3017 STEVEN SCHULTZ LN	\$900.00
5/15/2026	3213	Permanent Sign Permit	Denied	MU-2		7854 STEVENS MILL RD	
5/14/2026	3209	Plat Review	Complete	IND		3120 GRIBBLE RD	\$675.00
5/11/2026	3206	Principal Structure Addition	Approved	MFT	Chestnut Place II	5034 STONEHILL LN	\$75.00
5/11/2026	3205	Pool Permit	Approved	MFT	Fairhaven	2106 BLUE IRIS DR	\$150.00
5/10/2026	3204	Permanent Sign Permit	Approved	MU-2		15030 IDLEWILD RD	\$75.00
5/10/2026	3203	Permanent Sign Permit	Denied	MU-2		15030 IDLEWILD RD	
5/10/2026	3202	Permanent Sign Permit	Approved	MU-2		15030 IDLEWILD RD	\$250.00
5/7/2026	3201	New Accessory Structure	Approved	SFR-2	Country Woods East	501 ASPEN LN	\$125.00
5/6/2026	3200	Principal Structure Addition	Denied	SFR-1	Golden Acres	5516 GOLDCREST DR	

5/6/2026	3199	New Accessory Structure	Denied	SFR-1	Golden Acres	5516 GOLDCREST DR	
5/6/2026	3198	Temporary Use Permit	Approved	MFT	Courtyards on the Greenway	14826 LAWYERS RD	\$50.00
5/6/2026	3197	New Accessory Structure	Approved	MU-2	Stone Creek	0 STALLINGS RD	\$125.00
5/6/2026	3196	New Accessory Structure	Approved	MU-2	Stone Creek	0 STALLINGS RD	\$125.00
5/6/2026	3195	New Accessory Structure	Approved	MU-2	Stone Creek	0 STALLINGS RD	\$125.00
5/6/2026	3194	New Accessory Structure	Approved	MU-2	Stone Creek	0 STALLINGS RD	\$125.00
5/5/2026	3193	Permanent Sign Permit	Incomplete	SFR-3		4923 POTTER RD	
5/5/2026	3192	New Accessory Structure	Incomplete	SFR-3	Camelia Park	317 AURORA BLVD	
5/5/2026	3191	New Accessory Structure	Incomplete	SFR-2	Forest Park	303 MEADOWBROOK DR	
5/1/2026	3189	Principal Structure Upfit	Approved	SFR-3	Brookfield	116 GREENBRIAR DRIVE	\$75.00
5/1/2026	3188	New Accessory Structure	Approved	SFR-2	Country Woods East	1234 HAWTHORNE DR	\$125.00
5/1/2026	3187	New Accessory Structure	Incomplete	SFR-2	Hunley Creek	8056 HUNLEY RIDGE RD	
5/1/2026	3186	Pool Permit	Denied	MFT	Fairhaven	2106 BLUE IRIS DR	
4/30/2026	3185	Pool Permit	Approved	MFT	Fairhaven	1236 TRANQUIL FALLS LN	\$150.00
4/28/2026	3184	Permanent Sign Permit	Denied	MU-2		7854 STEVENS MILL RD	
4/28/2026	3183	Permanent Sign Permit	Denied	MU-2		7854 STEVENS MILL RD	

4/28/2026	3182	New Accessory Structure	Approved	MFT	Courtyards on the Greenway	14823 LAWYERS RD	\$75.00
4/28/2026	3181	New Accessory Structure	Payment Pending	MFT	Callonwood	1401 HAMMOND DR	
4/25/2026	3177	Permanent Sign Permit	Denied	MU-2		15030 IDLEWILD RD	
4/23/2026	3174	Demolition Permit	Approved	SFR-1		4709 POTTER RD	\$50.00
4/22/2026	3173	Use Permit	Denied	TC		615 STALLINGS RD STE B	
4/21/2026	3170	Principal Structure Addition	Approved	SFR-3	Brookfield	116 GREENBRIAR DRIVE	\$75.00
4/21/2026	3168	Driveway Permit	Approved	SFR-1	Olde Blairs Mill	406 RACHEL ELIZABETH DR	\$100.00
4/20/2026	3166	Permanent Sign Permit	Denied	Conditional	Austin Village	910 CHESTNUT LN	
4/17/2026	3163	New Principal Structure	Approved	SFR-3		2600 COMMUNITY PARK DR	\$150.00
4/15/2026	3161	Principal Structure Upfit	Approved	SFR-2	Country Woods East	1121 HAWTHORNE DR	\$75.00
4/14/2026	3158	New Accessory Structure	Approved	Conditional	Sterling Manor	403 NOUVELLE DR	\$75.00
4/14/2026	3157	New Accessory Structure	Denied	SFR-1	Olde Blairs Mill	207 SAMUEL ST	
4/14/2026	3156	New Accessory Structure	Approved	SFR-2	Willowbrook	3230 SHADOW LAKE LN	\$75.00
4/10/2026	3154	Principal Structure Addition	Approved	MFT	Fairhaven	2139 BLUE IRIS DR	\$75.00
4/6/2026	3147	New Accessory Structure	Approved	MFT	Courtyards on the Greenway	14823 LAWYERS RD	\$75.00
4/2/2026	3145	New Accessory Structure	Approved	SFR-2	Forest Park	618 WHITE OAK LN	\$125.00

4/1/2026	3142	New Accessory Structure	Approved	SFR-2	Forest Park	831 WHITE OAK LN	\$125.00
3/30/2026	3141		Denied	SFR-2	Forest Park	211 CUPPED OAK DR	
3/27/2026	3136	Permanent Sign Permit	Approved	MFT	Courtyards on the Greenway	14823 LAWYERS RD	\$125.00
3/24/2026	3129	Permanent Sign Permit	Incomplete	IND		3400 SMITH FARM RD	
3/21/2026	3126	New Accessory Structure	Approved	SFR-3	Country Woods East	1108 HAWTHORNE DR	\$125.00
3/5/2026	3104	Permanent Sign Permit	Approved	Conditional		13137 BLEINHEIM LN	\$75.00
							\$4,625.00

Total Records: 56

6/8/2026

Code Enforcement Report:

May Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
5/1/2026	SDO - Fence Permit	Ride Around	Open	1317 Stallings Rd.
5/1/2026	SDO - Fence Permit	Ride Around	Open	1255 Hawthorne Dr.
5/1/2026	SDO - Fence Permit	Ride Around	Open	1243 Hawthorne Dr.
5/1/2026	SDO - Fence Permit	Ride Around	Open	303 Meadowbrook Dr.
5/1/2026	PN - TGW, Outdoor Storage of Trash and Junk	Ride Around	Closed	4016 Hillwood Ct.
5/1/2026	PN - TGW, Outdoor Storage of Debris	Ride Around	Closed	3701 Birchdale Ct.
5/1/2026	PN - Outdoor Storage of Furniture and Junk	Ride Around	Closed	415 Lakewood Dr.
5/1/2026	PN - Overgrowth/Vines on the Home	Ride Around	Closed	616 Lakewood Dr.
5/1/2026	J/A/N - Junked/Nuisance Vehicle	Ride Around	Closed	615 Friendship Rd.

5/1/2026	PN - TGW	Ride Around	Closed	2126 Rhoderia Dr.
5/1/2026	PN - TGW	Ride Around	Closed	1076 Mountain Laurel Ct.
5/1/2026	PN - TGW	Ride Around	Closed	4024 Hillwood Ct.
5/1/2026	PN - TGW	Ride Around	Closed	316 Springhill Dr.
5/1/2026	PN -TGW	Ride Around	Closed	1308 Stallings Rd.
5/1/2026	PN - TGW	Ride Around	Open	706 White Oak Ln.
5/5/2026	PN - TGW	Ride Around	Open	824 Stallings Rd.
5/5/2026	PN - TGW	Ride Around	Closed	5733 Stevens Mill Rd.
5/5/2026	PN - TGW	Ride Around	Closed	3001 Smith Farm Rd.
5/5/2026	PN - TGW	Ride Around	Closed	400 Short St.
5/5/2026	PN - TGW	Complaint	Open	300 Smith Cir.
5/7/2026	PN - Demolition Debris	Ride Around	Open	2442 Oak Spring Rd.
5/7/2026	PN - Land Clearing Debris	Ride Around	Open	2442 Oak Spring Rd.
5/7/2026	SDO - Pool Permit	Complaint	Open	4121 Cyprus Ct.
5/7/2026	SDO - Pool Permit	Ride Around	Closed	813 White Oak Ln.
5/7/2026	SDO - Pool Permit	Ride Around	Closed	2287 Redwood Dr.
5/7/2026	PN - TGW	Ride Around	Closed	1416 Afternoon Sun Rd.
5/7/2026	PN - TGW	Ride Around	Closed	513 White Oak Ln.
5/14/2026	SDO - Feather Flag Permit	Ride Around	Closed	12043 Guion Ln.
5/14/2026	SDO - Principal Structure Addition Permit	Ride Around	Closed	6517 Stevens Mill Rd.
5/14/2026	PN - Outdoor Storage of Junk and Debris	Ride Around	Closed	5525 Gold Crest Dr.

5/14/2026	PN - TGW	Ride Around	Open	3042 Matthews-Indian Trail Rd.
5/14/2026	PN - Outdoor Storage of Yard Waste	Complaint	Open	705 White Oak Ln.
5/14/2026	PN - Outdoor Storage of Yard Waste and TGW	Ride Around	Open	3716 Privette Rd.
5/14/2026	PN - TGW	Ride Around	Closed	615 White Oak Ln.
5/14/2026	PN - TGW	Ride Around	Closed	309 Friendship Rd.
5/14/2026	PN -TGW	Ride Around	Closed	201 Springhill Rd.
5/14/2026	PN - TGW	Ride Around	Closed	409 Springhill Rd.
5/14/2026	PN - TGW	Ride Around	Closed	621 White Oak Ln.
5/15/2026	SDO - Land Disturbance	Ride Around	Open	5516 Gold Crest Dr.
5/20/2026	J/A/N - Junked/Nuisance Vehicle	Complaint	Open	2004 Union Beltway Rd.
5/20/2026	SDO - Fence Permit	Ride Around	Open	5000 Hillwood Ct.
5/20/2026	PN - Outdoor Storage of Furniture	Ride Around	Closed	310 Tamarack Dr.
5/20/2026	SDO - Fence Permit	Ride Around	Open	200 Greenbriar Dr.
5/20/2026	PN - Outdoor Storage of Mattresses and Buckets	Ride Around	Open	517 Springhill Rd.
5/20/2026	PN - TGW	Ride Around	Open	708 Pinecliff Ct.
5/20/2026	PN - TGW	Ride Around	Open	1305 Hawthorne Dr.
5/20/2026	PN - TGW	Ride Around	Open	716 Springhill Rd.

Prior Cases Currently Open - Code Enforcement

6/18/202	5	PN - Outdoor Storage of Trash and Debris	Ride Around	Open	2930 Old Monroe Rd.
12/8/202	5	SDO - Principal Structure Addition Permit	Permit Denial	Open	3652 Smith Farm Rd.
1/23/202	5	PN - Outdoor Storage of Construction Materials	Ride Around	Open	1227 Flowe Dr.

1/28/2026	6 SDO - Use Permit	Ride Around	Open	615 Stallings Rd.
2/5/2026	J/A/N -Junked/Nuisance Vehicle(s)	Ride Around	Open	633 Lakewood Dr.
2/24/2026	6 SDO - Fence Permit	Ride Around	Open	633 Lakewood Dr.
2/25/2026	6 PN - Vehicle Used as a Storage Place for Junk/Trash	Ride Around	Open	409 Springhill Rd.
2/26/2026	6 SDO - Temporary Sign Permit	Ride Around	Open	2442 Oak Spring Rd.
3/2/2026	MHS - Deteriorated Accessory Structure	Ride Around	Open	4100 Pleasant Plains Rd.
3/6/2026	PN - Outdoor Storage of Appliances, Junk and Debris	Complaint	Open	100 Spruce St.
3/18/2026	6 SDO - Accessory Structure Addition Permit	Ride Around	Open	2505 Oakspring Rd.
3/18/2026	6 SDO - Driveway Permit	Ride Around	Open	3102 Leicester Dr.
3/30/2026	6 PN - Outdoor Storage of Yard Waste	Ride Around	Open	5034 Blackberry Ln.
4/2/2026	SDO - Use and Permanent Sign Permits	Ride Around	Open	3532 Smith Farm Rd.
4/8/2026	SDO - Permanent Sign Permit	Ride Around	Open	910 Chestnut Ln.
4/13/2026	6 SDO - Fence Permit	Ride Around	Open	2339 Mill House Ln.
4/16/2026	6 PN - Outdoor Storage of Mattresses, Trash and Debris	Complaint	Open	217 Cupped Oak Dr.
4/21/2026	6 PN - TGW and Yard Waste	Ride Around	Open	15301 Idlewild Rd.
4/23/2026	6 SDO - Fence Permit	Ride Around	Open	4006 Scarlet St.
4/24/2026	6 SDO - Fence Permit	Ride Around	Open	8056 Hunley Ridge Rd.
4/27/2026	6 SDO - Driveway Permit	Ride Around	Open	227 Houston Blair Rd.

New Violations

Public Nuisance	34
J/A/N Vehicles	2

SDO	11
Traffic	0
Open Burn	0
Hazard	0
Noise	0
MHS	0
Total Opened	47

May Cases	
Open	21
Closed	26
Total	47

Police Department

See attached chart for data.

Other Highlights

- SPD Detectives had three crime scene callouts and had 20 cases assigned for investigation. CID obtained six search warrants and one arrest warrant in ongoing case investigations. The Unit cleared two cases.
- Traffic stop leads to the seizure of 31 grams of marijuana. On May 1, 2026, Ofc. Wright was on patrol when he stopped a vehicle for a window tint violation. Ofc. Wright detected the odor of marijuana and conducted a probable cause search of the vehicle, resulting in the seizure of 31 grams of marijuana and other items of drug paraphernalia. The driver was arrested and charged with possession of marijuana and possession of drug paraphernalia.
- Traffic stop leads to two arrests, methamphetamine seizure, and multiple warrants served. On May 25, 2026, Officers stopped a vehicle for an equipment violation. Through the use of a police K9, illegal drugs and drug paraphernalia were discovered, along with stolen copper wire and power tools consistent with being used to steal copper wire. Both the driver and passenger were arrested for various drug charges, along with several outstanding warrants for arrest.
- Officers responded to a “shots fired call” at In-Town Suites, with the caller saying he heard someone saying they were going to shoot another person. Officers arrived and secured the area. Subsequent investigation led to no findings of shots being fired.
- Officers were conducting traffic enforcement on eastbound US Highway 74 when a vehicle with a fictitious temporary tag was stopped. During

the stop officers located marijuana and an Ak-47 style rifle in the vehicle.

- Two officers attended a Governor's Highway Safety Program saturation event in Monroe.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected over three pounds of unwanted medication.
- Our community outreach detectives began rolling out YouTube shorts on E-Bike and golfcart safety. Our Stallings Elementary SRO also distributed a golf cart and e-bike safety document that went out in the school's newsletter. Officers also participated with Park and Rec in the Middle School Madness event. All officers completed hands-on driver's safety training in Monroe.

Engineering

Roadway and Sidewalk Maintenance

- FY 2026 Resurfacing Contract
 - Staff advertised the FY 2026 Resurfacing Contract, with bids due on July 10, 2025.
 - Eight (8) bids were received; Red Clay Industries was the lowest bidder at approximately \$911,000.
 - The project experienced delays due to the following:
 - Additional roadways were added to the scope of work in Stallings Park, Millstone Estates, and Parkview.
 - Larger-scale stormwater repairs under Aringill Lane were required prior to resurfacing.
 - Project is complete.
- Preventative Roadway Maintenance
 - Staff formally advertised a preventative roadway maintenance contract for the second half of FY 2026.
 - Slurry Pavers was the sole bidder, with a bid of approximately \$650,000.
 - Council approved the contract on February 9, 2026.
 - Affected Communities:
 - Courtyards at Weddington
 - Eaglecrest
 - Lakewood
 - Morningside Meadows
 - Springhill
 - Project is largely complete with final striping remaining.
- Sidewalk and Pavement Improvements
 - Staff continues to utilize the comprehensive right-of-way assessment to identify and prioritize roadway and pedestrian infrastructure deficiencies.

- Staff has contracted with Acost Concrete to complete a larger-scale sidewalk repair project totaling approximately 500 linear feet. The work will address some of the most significant sidewalk deficiencies throughout Town, with a majority of the repairs located in the Callonwood subdivision.
- Public Works completed an asphalt repair in the Fairfield Plantation Subdivision and on Whetstone Drive.

Stormwater

- Stormwater Repair Projects
 - Two total sinkhole repairs and three total erosion control/grading projects in the Chestnut Oaks and Chestnut subdivisions are scheduled as upcoming projects.
 - Public Works has a larger-scale regrading, sink hole, and erosion control project in Emerald Like. Project has been coordinated with Emerald Lake Golf Course as well.
 - Public Works has completed numerous sink hole repairs and an erosion repairs throughout Town resulting from the major rainfall event occurring on May 30, 2026.
 - Approximately 3.4 inches of rain fell in about 2.5 hours in an isolated area of Stallings, Matthews, Hemby Bridge, and Indian Trail.
- MS4 Program and Compliance
 - NCDEQ approved the Town's Stormwater Management Plan (SWMP), and Stallings' MS4 Permit became effective on August 1, 2023.
 - The Storm Water Compliance Manager (SWCM) has successfully managed implementation of the Town's MS4 Program.
 - The Town met the majority of Permit Year 2 goals in accordance with the approved SWMP and is actively working to complete Permit Year 3 requirements.
 - The SWCM participated in the Bash at the Splash event in Stallings Municipal Mark 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: 54
 - Currently working to bring into compliance: 9
 - Pending O&M Agreement and/or Inspection Report: 6
 - 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: 11
 - ID Investigations Submitted via Online Portal/Call-in: 8
 - ID investigations identified during routine field observations: 3
 - ID Cases Resolved: 6
- FEMA Floodplain Mapping
 - FEMA is updating Flood Insurance Rate Maps (FIRMs) for several counties, including Union County.
 - These updates include revisions to Special Flood Hazard Areas (SFHAs) and FEMA-regulated floodways.
 - Approximately 160 parcels within the Town of Stallings are affected by the updated mapping.

Sanitary Sewer

- Sanitary Sewer Study
 - Project Background and Initial Findings
 - The Sanitary Sewer Capacity Study began in October 2023 to address limited sewer availability within Stallings.
 - An initial update was provided to Council in February 2024, summarizing projected sewer flows based on small area plans and developer interest.
 - Around this time, Staff received a verbal indication from Charlotte Water that a potential system tie-in could be feasible,

prompting further evaluation of alternatives outside Union County’s system.

- Council Direction and Continued Analysis

- Following a Council update on November 12, 2024, Staff was directed to continue working with Kimley-Horn to evaluate:
- The 1.5 MGD capacity improvement to the 12-Mile Creek Basin,
- The timing of capacity consumption,
- The Town’s exact municipal allocation (estimated at approximately 97,000 GPD),
- A potential framework allowing development to proceed under existing capacity constraints.

- Study Conclusion and Final Direction

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

- Union County Sanitary Sewer Capacity

- [Union County Water Wastewater Capacity Webpage](#)

Union County Water Wastewater Capacity Data

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

*12 month rolling average through December 2025.

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

*12 month rolling average through March 2026.

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

*12 month rolling average through April 2026.

NCDOT Projects

- General Updates
 - NCDOT presented updates at the August 11, 2025, Council meeting on the following 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 (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 to be determined

- Estimated construction start date: September 1, 2026.
- Total project duration is anticipated to be approximately five (5) years.
- Utility Relocation Phasing:
 - Phase I: April 1, 2024 – January 31, 2026 (McKee Road to Potter/Pleasant Plains intersection)
 - Phase II: June 9, 2024 – June 30, 2026 (Potter/Pleasant Plains intersection to Morningside Meadow Lane)
 - Phase III: November 10, 2024 – October 31, 2026 (I-485 to McKee Road)
- Clearing and Grading:
 - Clearing, grubbing, and erosion control activities are phased to align with utility relocation and have largely been completed.

Fiber Installation Projects

- For resident questions regarding fiber installation, the Town’s website provides FAQs and project-specific information:
 - <https://www.stallingsnc.org/Your-Government/Departments/Engineering-Public-Works/Engineering-Announcements>
- Ripple Fiber is installing fiber internet throughout much of Town and surrounding municipalities. Residents will be notified individually, and coordination will occur with HOAs prior to construction. Issues can be reported directly through Ripple Fiber’s website.
- Staff is working with Google Fiber to initiate plan reviews and encroachment agreements as Google Fiber begins infrastructure installation within Town.
- Staff has also been contacted by GigaPower (AT&T affiliate) regarding encroachment agreements.
 - GigaPower’s contractor, MasTec Communications, has begun work on the south side of Town.

- Construction concerns can be reported by calling 1-855-608-7525. Property owners will be asked to leave their name, address, and phone number for follow-up by MasTec's Charlotte office.
- Kinetic by Windstream is also installing Fiber throughout Town
 - Construction concerns may be reported directly to Justin Wilson- Utility Project Coordinator- at 704-793-7776 or Justin.wilson@uniti.com

Stormwater & Infrastructure Committee

- 2026 Meeting Schedule

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

Time: 6:00 p.m.

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

Parks & Recreation

Upcoming Events/Programs

OLiVE Mobile Library Visit

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

Time: 10:00 AM – 12:00 PM

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

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

Activity Time Tuesdays

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

Time: 1:00 PM – 2:00 PM

Location: Stallings Municipal Park

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

Sunshine and Stroll

Date: Saturday, July 11, 2026

Time: 8:00 AM – 10:00 AM

Location: Blair Mill Greenway, 1025 Fair Oaks Drive, Stallings, NC 28104

Cost: Free to attend

Sunshine and Stroll is a relaxed community walking event designed to encourage residents to stay active, enjoy the outdoors, and connect with

others. Participants can walk at their own pace along the greenway, with the route estimated at approximately one mile. Families, friends, neighbors, and leashed dogs are welcome.

Complimentary lemonade and Gatorade will be available after the walk.

Splash Pad – 2026 Season Operations

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

Hours of Operation:

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

Holiday Hours (July 4th):

12:00 PM – 4:00 PM

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

Department Updates (General)

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

Key areas of focus this month included:

- Seasonal park and facility maintenance
- Splash Pad operations at Stallings Municipal Park
- Preparation and support for community events
- Ongoing amenity improvements
- Coordination of summer programming and recreational opportunities

- The Town of Stallings, in partnership with the Town of Indian Trail and the Charlotte Knights, is preparing for a special community night at the ballpark on Friday, June 26, 2026. The event will feature the official unveiling of the Charlotte Knights' new alternate team identity, the Carolina Sweet Teas, along with community recognition opportunities, a ceremonial first pitch by Indian Trail Mayor David Cohn, a pregame on-field photo opportunity, and a post-game fireworks show. Residents from Stallings and Indian Trail are encouraged to attend and join fellow community members along the third base line for an evening focused on community spirit, entertainment, and regional partnership. Tickets are currently available for \$23.77, and seating is grouped in Sections 119 and 120 while availability lasts. Purchase tickets here:

<https://www.gofevo.com/event/Townindianstallings26>

- Samuel Smith, a member of Troop 174, recently completed a new 25-foot footbridge at the Blair Mill Disc Golf Course as part of his Eagle Scout project. The bridge was constructed to safely span a small gully

located between holes on the course, improving accessibility and the overall playing experience for visitors. This project reflects Samuel's leadership, planning, and commitment to service, while also providing a lasting improvement to one of the Town's recreational amenities.

Parks and Facilities Maintenance

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

Monthly maintenance efforts included:

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

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

Looking Ahead

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

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

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

Human Resources

- No Report.

Finance

- See attached document.

General Government

2725 Old Monroe Road (John Deere) Property

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

Occupancy (Hotel) Tax

Coordination with the County has been solidified and a hotel community member for Board has been identified. Staff is working on the necessary financial processes to finalize the tax collection.

Bulk Pick-Up

Spring Bulk Pick-Up collected approximately 54 tons. Summer Bulk Pick-Up is scheduled the Week of August 17. Detailed information:

<https://www.stallingsnc.org/Your-Government/Departments/Public-Works/Garbage-Recycling>

Stallings Source

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

Surplus Sales

There were \$2,668.50 worth of sales in 2025. So far in 2026, there have been \$14,485.00 in sales.