



August 29, 2025

PLANNING & ZONING MONTHLY REPORT | JUNE 2025



Meetings

Meeting Type

Town Council:

07/14/2025

- General Rezoning RZ25.03.01 – 0 Lawrence Daniel Dr
 - Davis Marsh requests a general rezoning for 0 Lawrence Daniel Drive from MU-2 to MFT.
 - Approved
- Conditional Rezoning CZ25.02.01 – Mill Creek Residential
 - The applicant requests an annexation and zoning change from HC (Union County Zoning) to CZ-MU-2 to allow for the development of a 324-unit multi-family residential.
 - Deferred to October 14, 2025
- Conditional Rezoning CZ25.02.03 – 3919 & 3927 Pleasant Plains Town Center (1)
 - MONA-T LLC requests a zoning change from TC to CZ-TC to allow for the development of 12 shop-front units and 23 townhome units.
 - Deferred to September 8, 2025

07/28/2025

- Text Amendment TX25.07.01 – Clarify Ordinance
 - Staff request an update to multiple Articles of the Stallings Development Ordinance to improve the clarity and consistency of existing standards, primarily adding the 0.5 radian separation for Family Care Homes that State Statutes allows us.
 - Approved

Planning Board 07/15/2025:

- Conditional Rezoning CZ25.03.01 – Henrick Advanced Manufacturing Campus
 - Henrick Automotive Group, LLC requests a zoning change from C-74 to CZ-IND to allow for the development of an Advanced Manufacturing Campus
 - Recommended Approval
 - Conditional Rezoning CZ25.03.02 – Stallings Warehouse
 - JLN Sports and Games LLC requests a zoning change from IND to CZ-IND to allow for the development of a self-storage facility with retail and office uses
-

Meeting Type

- Recommended Approval
 - Text Amendment TX25.07.01 – Clarify Ordinance
 - Staff request an update to multiple Articles of the Stallings Development Ordinance to improve the clarity and consistency of existing standards, primarily adding the 0.5 radience separation for Family Care Homes that State Statutes allows us.
 - Recommended Approval
-

Board of Adjustments:

- The meeting was not held due to no items.
-

Upcoming Petitions

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

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

Current Approved Residential Project Status

Cont. next page

<u>Project Name, Info</u>	<u>Location</u>	<u>Additional Info</u>	<u>Status</u>
Idlewild Mixed-Residential Plan (Aria): <ul style="list-style-type: none">• Total Site Area: 48.83ac in Stallings• 270 Multifamily Units (Aria)• 148 Townhomes in Stallings (Inactive)• 115 Townhomes in Matthews (Inactive)• 3.41 acres of retail/commercial (Inactive)	Idlewild Rd behind Idlewild Shopping Center	<ul style="list-style-type: none">• By-Right Development• Development Agreement: Yes, recorded.• Construction Documents approved.• Final Plats approved. They have received their Water and Sewer Accessibility letter, NCDEQ Permit, and NCDOT Driveway Permit.	<ul style="list-style-type: none">• Construction Ongoing• First 2 buildings received zoning compliance, residents already living in them
Bailey Mills 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 Garriss Rd and Matthews Indian Trail Rd	<ul style="list-style-type: none">• They have been approved for an extension of Conditional	<ul style="list-style-type: none">• Construction Documents and Final Plat not approved.

Project Name, Info	Location	Additional Info	Status
		Zoning Vested rights for an additional two years due to sewer capacity (till March 28, 2026).	
The Willows at Stallings: • 315 Multifamily Residential.	Stevens Mill Rd	• Development Agreement: Yes recorded • By-Right Development.	• Construction documents were approved, and the final plat is not approved. • Inactive
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 (Inactive)	Idlewild Rd	• Development Agreement: Yes – recorded.	Construction Documents Approved
Courtyards on Greenway: • 105 Single-Family Detached Residential	Lawyers Rd	• By-right Development	• Comments were completed for the review of the construction documents.

Housing Unit Projections:

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

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	<ul style="list-style-type: none"> • 216 Single-Family Homes
Stinson Farm	<ul style="list-style-type: none"> • 360 Multifamily Units • 136 Attached-Homes • 32 Single-Family Homes
The Willows	<ul style="list-style-type: none"> • 315 Multifamily Units
Total Future Projections	<ul style="list-style-type: none"> • 353 Single-Family Detached Homes • 159 Attached-Homes • 945 Multifamily Units
Legend - Plans Approved, awaiting construction	
Legend - Awaiting Plan Approval	

Commercial Developments

Major Commercial Developments

1. Home2 Suites Hotel

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

2. Sell Ethics Marketing Firm

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

Additional Updates

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

Silverline TOD

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

1. Integrate the future Lynx Silver Line Project into the Stallings Comprehensive Land Use Plan to include timelines, benefits, studies, and education.
 2. Reimagine the Monroe Expressway Small Area Plan and create a Silver Line Station/Atrium Hospital Small Area Plan that includes renderings and specs.
 3. Incorporate an updated Transportation-oriented Development overlay in the development ordinance with preservation and promotion techniques along the proposed Silver Line alignment.
- Status:
 - Survey results completed
 - Public input session at Stallings Fest completed
 - Next Steps: TBD on the TOD Overlay– awaiting state legislature decision on down zoning.
 - Adopted the Small Area Plan and Comprehensive Plan Update to Council on April 28, 2025.

Current Planning & Engineering Plan Reviews

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

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

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

Stage 2: Construction Documents Review – Article 7.7-1

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

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

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

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

Preliminary Plan (Concept Plan/Minor) Reviews:

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

- PR25.06.02 Potter Square Addition [Comments Provided]

Construction Document (Major) Reviews:

- CD25.07.01 - Stallings Volunteer Fire Department [In Review]

Subdivision/Final Plat Reviews (subdivide parcels):

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

Reports

Permit Report:

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
7/25/2025	2836	Principal Structure Upfit	Approved	SFR-3		4931 POTTER RD	\$75.00
7/24/2025	2835	Temporary Sign Permit	Incomplete	MU-2		7800 Stevens Mill Rd	
7/24/2025	2834	Principal Structure Addition	Approved	SFR-2	Country Woods East	2280 REDWOOD DR	\$75.00
7/24/2025	2833	New Accessory Structure	Incomplete	MU-2		12040 Stallings Commerce Dr	
7/23/2025	2832	Principal Structure Addition	Approved	SFR-3	Brookfield	708 GREENBRIAR DR	\$75.00
7/22/2025	2831			C-74		5029 Smith Farm Rd	\$75.00
7/22/2025	2830			MU-1		2251 STALLINGS RD	\$75.00
7/22/2025	2829	Demolition Permit	Approved	TC		2910 Old Monroe Rd	
7/18/2025	2828	Principal Structure Upfit	Approved	MU-2		1445 STALLINGS RD	\$100.00
7/18/2025	2827	Principal Structure Addition	Approved	SFR-3	Stevens Mill	1231 MILLWRIGHT LN	\$75.00

7/18/2025	2826	New Accessory Structure	Approved	SFR-3	Spring Hill	708 PINECLIFF CT	\$75.00
7/17/2025	2825	New Accessory Structure	Approved	SFR-2	Country Woods East	1204 HAWTHORNE DR	\$75.00
7/15/2025	2824	Demolition Permit	Approved	MU-2		2816 STEVENS MILL RD	\$50.00
7/14/2025	2823	New Accessory Structure	Incomplete	SFR-3		3835 PRIVETTE RD	
7/11/2025	2822	Demolition Permit	Approved	SFR-1		5950 STEVENS MILL RD	\$50.00
7/10/2025	2821	Demolition Permit	Approved	IND		1115 STALLINGS RD	\$50.00
7/10/2025	2820	Permanent Sign Permit	Approved	SFR-3	Emerald Lake	0 EMERALD LAKE DR	\$125.00
7/10/2025	2819	Permanent Sign Permit	Approved	SFR-3	Emerald Lake	0 EMERALD LAKE DR	\$250.00
7/9/2025	2818	Use Permit	Approved	SFR-2	Forest Park	315 CEDARWOOD LN	\$50.00
7/8/2025	2817	Principal Structure Upfit	Approved	SFR-2	Emerald Lake	2629 FLAGSTICK DR	\$75.00
7/7/2025	2816	Use Permit	Denied	SFR-3	Stallings Park	1216 STALLINGS RD	
7/7/2025	2815	Principal Structure Addition	Approved	SFR-1	Chestnut	2004 BURLWOOD CT	\$75.00
7/3/2025	2814	Demolition Permit	Approved	SFR-3	Kerry Greens	3101 WYNTREE CT	\$50.00
7/3/2025	2813	Accessory Structure Upfit	Incomplete	SFR-1	Golden Acres	5517 GOLDCREST DR	
7/2/2025	2812	Demolition Permit	Approved	SFR-1	Golden Acres	5001 SHAFTWOOD DR	\$50.00
6/30/2025	2809	New Accessory Structure	Approved	SFR-3	Morningside at Stallings	1241 MORNINGSIDE MEADOW LN	\$75.00
6/27/2025	2808	Tree Disturbance Permit	Approved	SFR-3	Lakewood Knolls	413 HOMEWOOD WAY	\$150.00

6/26/2025	2806	Principal Structure Upfit	Approved	SFR-2	Emerald Lake	2109 FLAGSTICK DR	\$75.00
6/26/2025	2805	New Accessory Structure	Incomplete	SFR-3	Spring Hill	3730 BIRCHDALE CT	
6/25/2025	2803	New Accessory Structure	Approved	SFR-3	Kerry Greens	4014 SUTTLE PL	\$75.00
6/19/2025	2802	Temporary Sign Permit	Denied	MU-2		7800 Stevens Mill Rd	
6/18/2025	2801	New Accessory Structure	Approved	SFR-3		5108 Potter Rd	\$75.00
6/13/2025	2799	New Accessory Structure	Approved	SFR-3	Morningside at Stallings	1241 MORNINGSIDE MEADOW LN	\$150.00
5/28/2025	2782	Principal Structure Addition	Approved	SFR-1	Golden Acres	5001 SHAFTWOOD DR	\$75.00
							\$2,200.00

Total Records: 34

8/4/2025

Code Enforcement Report:

July Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
7/1/2025	PN - TGW	Ride Around	Closed	3919 Pleasant Plains Rd.
7/1/2025	PN - TGW	Ride Around	Open	4025 Hillwood Ct.
7/1/2025	PN - Outdoor Storage of Junk and Damaged Fence	Ride Around	Open	4100 Pleasant Plains Rd.
7/1/2025	SDO - Prohibited Placement of a Storage Container	Ride Around	Closed	4100 Pleasant Plains Rd.
7/2/2025	PN - TGW	Ride Around	Open	3400 Smith Farm Rd.
7/2/2025	PN - TGW	Ride Around	Closed	3700 Smith Farm Rd.
7/2/2025	PN - TGW and Overgrowth on Fence/Home	Complaint	Closed	1306 Hawthorne Dr.

7/2/2025	SDO - Unlicensed Vehicles	Ride Around	Closed	2119 Coatsdale Ln.
7/3/2025	SDO - Prohibited Signs	Ride Around	Open	15060 Idlewild Rd.
7/3/2025	SDO - Sign Permit	Ride Around	Open	15080 Idlewild Rd. Suite C
7/3/2025	SDO - Sign Permit	Ride Around	Open	15080 Idlewild Rd. Suite D
7/7/2025	PN - TGW	Ride Around	Closed	409 Aurora Blvd.
7/7/2025	PN - TGW	Ride Around	Closed	708 Pinecliff Ct.
7/7/2025	SDO - Fence Permit	Ride Around	Closed	708 Pinecliff Ct.
7/8/2025	SDO - Deck Permit	Ride Around	Closed	708 Greenbriar Dr.
7/8/2025	SDO - Fence Permit	Ride Around	Closed	1204 Hawthorne Dr.
7/8/2025	SDO - Pool Permit	Complaint	Open	1255 Hawthorne Dr.
7/8/2025	SDO - Sign Permit	Ride Around	Closed	7900 Stevens Mill Rd. Suite B
7/8/2025	SDO - Sign Permit	Ride Around	Open	7900 Stevens Mill Rd. Suite G
7/8/2025	SDO - Sign Permit	Ride Around	Closed	7800 Stevens Mill Rd. Suite P
7/9/2025	SDO - Pool Permit	Ride Around	Open	4017 Scarlet Dr.
7/9/2025	PN - TGW	Complaint	Closed	4517 Lawrence Daniel Dr.
7/11/2025	PN - Outdoor Storage of Yard Waste	Ride Around	Closed	506 Buttenut Ln.
7/11/2025	PN - Outdoor Storage of Yard Waste	Ride Around	Closed	2341 Stallings Rd.
7/14/2025	J/A/N - Junked Vehicle	Ride Around	Closed	317 Aurora Blvd.
7/14/2025	SDO - Unlicensed Vehicle	Ride Around	Closed	3924 Privette Rd.
7/15/2025	PN - TGW	Ride Around	Open	300 Smith Cir.
7/16/2025	SDO - Land Disturbance	Complaint	Open	2600 Community Park Dr.
7/16/2025	SDO - Unlicensed Vehicle	Ride Around	Closed	2314 Flagstick Dr.

7/16/2025	SDO - Driveway Permit	Ride Around	Open	1126 Kalli Dr.
7/16/2025	PN -TGW	Ride Around	Closed	319 Tamarack Dr.
7/16/2025	PN - Outdoor Storage of Tires, a Mattress and Debris	Ride Around	Open	3701 Matthews-Indian Trail Rd.
7/17/2025	SDO - Sign Permit	Ride Around	Open	7800 Stevens Mill Rd. Suite G
7/17/2025	PN - Outdoor Storage of Furniture	Ride Around	Closed	1300 Stallings Rd.
7/17/2025	PN -TGW	Ride Around	Closed	509 Stallings Rd.
7/23/2025	PN - TGW	Ride Around	Closed	1127 Slate Ridge Rd.
7/23/2025	SDO - Unlicensed Vehicle	Ride Around	Open	201 Springhill Rd.
7/24/2025	PN - TGW	Ride Around	Closed	4008 Lawrence Daniel Dr.
7/24/2025	J/A/N - Nuisance Vehicle	Ride Around	Open	Quarterhorse Ln/Shadowy Retreat Dr
7/24/2025	PN - TGW, Outdoor Storage of Junk/Debris	Complaint	Open	5741 Stevens Mill Rd.
7/24/2025	J/A/N - Junked Vehicle	Ride Around	Closed	1037 Yellow Daisy Dr.

New Violations	
Public Nuisance	19
J/A/N Vehicles	3
SDO	19
Traffic	0
Open Burn	0
Hazard	0
Noise	0
MHS	0
Total Opened	41

July Cases	
Open	17
Closed	24

TOTAL 41

Police Department

See attached chart for data.

Other Highlights

- SPD Detectives had no crime scene callouts and had 27 cases assigned for investigation. CID obtained 11 search warrants and six arrest warrants in ongoing case investigations. The Unit cleared six cases.
- One of our patrol squads were dispatched to a local gas station in reference to a female in distress. Officers were able to assist the elderly female who was lost. Officers were able to get her home safely.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected less than one pound of unwanted medication.
- K9 Chase seized 4000 pounds of marijuana and 7,100 THC cartridges. K9 Luna had eight deployments and seized one gun and over 20 grams of marijuana.
- Our SPD SRO attended training in Behavioral Threat Assessment and Management for Targeted School Violence. All officers were recertified on Taser. SPD hosted Coffee with a Cop at Hdmona Café at Idlewild Shopping Centre. Two new officers continue to progress through the Field Training Program.

Engineering

- Twin Pines Storm Water Project
 - Phase 2 of the Twin Pines Storm Water Project was delayed due to permitting issues, requiring extensive coordination with the USACE. Final design and permitting were completed in May 2024, with estimated construction costs of approximately \$250,000.
 - Following an August 2024 onsite meeting, USACE and NCDEQ recommended a reduced scope, focusing on erosion control and cleanup rather than full restoration. In September 2024, Council reviewed three options, ultimately directing staff to refine cost estimates and draft a settlement agreement for affected property owners.
 - At the November 12, 2024, meeting, Council approved minor stream cleanup and erosion control work behind 1012 Twin Pines.
 - Project began on May 21, 2025, and is expected to be completed in Summer of 2025. Delays due to heat and rain have pushed the timeline for completion back.
- Roadway and Sidewalk Maintenance
 - Resurfacing Contract
 - Staff advertised the FY 2026 Resurfacing Contract with bids due on July 10, 2025.
 - Staff received 8 bids and Red Clay Industries was the lowest bidder at approximately \$911,000.
 - Staff intends to advertise and perform a preventative roadway maintenance contract in the second half of FY2026.
 - Staff is utilizing a comprehensive right-of-way assessment, completed in June of 2024, to analyze deficiencies in roadway and pedestrian infrastructure. Staff is utilizing this right-of-way assessment to make sidewalk and roadway repairs accordingly.

- Public Works has completed approximately 100-feet of sidewalk repairs on the Callonwood and Fairhaven subdivisions.
- Public Works will install a sidewalk from the end of Shirley Drive, in the Community Park Subdivision, to the existing sidewalk on Town Hall's campus. This sidewalk connection will provide a safe pedestrian path to the crosswalk in front of Town Hall.
- Public Works has completed several asphalt patching and curb and gutter repairs projects at the following locations:
 - Kerry Greens
 - Curry Place
 - Callonwood
 - Millstone Estates
- Sidewalk repair project in Fairhaven and Callonwood awarded to Acosta Concrete for \$17,500. The goal is to correct the worst trip hazards in both communities.
 - Project expected to begin and complete in before Fall 2025.
- Storm Water
 - Storm Water Repair Projects
 - One storm water repair under investigation on Birchdale Court. Scope of work to be determined.
 - Staff is coordinating with USACE to obtain appropriate permits for a culvert replacement under Greenbriar Drive in the Brookfield Subdivision.
 - Staff completed a larger-scale ditch regrade and pipe replacement in the County Woods East Subdivision.
 - Staff assisted with large rock removal to assist the Twin Pines project.
 - NCDEQ has approved the Town's Storm Water Management Plan (SWMP), and Stallings' MS4 Permit became effective August 1, 2023.

- Staff 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 2 requirements.
 - 50% Completed.
 - A second contract will be needed as there was much more undocumented storm water infrastructure than originally estimated.
 - Council approved this Phase 2 Survey on July 14, 2025
 - The Federal Emergency Management Agency (FEMA) is updating their Flood Insurance Rate Map (FIRM) for numerous counties, Union County being one of them. The update includes changes to Special Flood Hazard Areas (SFHA) and changes to the FEMA Regulated Floodways.
 - Stallings has approximately 160 Parcels affected by this FIRM updated.
- Sanitary Sewer Capacity
 - **Project Background and Initial Findings:**
 - The Sanitary Sewer Capacity Study began in October 2023 to address concerns related to limited sewer availability in Stallings. An initial update was provided to Council in February 2024, which included a summary of projected sewer flows based on small area plans and expressed developer interest. Around this time, Staff also received a verbal indication from Charlotte Water that a potential tie-in to their

system would be acceptable, prompting further exploration of alternative sewer solutions outside Union County's system.

- **Council Direction and Continued Analysis:**

- After presenting an update on November 12, 2024, Council directed Staff to continue working with Kimley-Horn to investigate several critical areas: clarity on the 1.5 MGD capacity improvement to the 12-Mile Creek Basin, timing of capacity consumption, and exact municipal allocation amounts (currently estimated at 97,000 GPD for Stallings). Council also requested analysis on establishing a framework for developers to proceed under current capacity constraints.

- **Study Conclusion and Final Decision:**

- Following a meeting between Town officials and Union County representatives, Staff presented a final update at the April 14, 2025, Council meeting. At that time, Council chose not to pursue further action and instead supported a policy of promoting privately maintained treatment systems for new developments that cannot be served by Union County's sanitary sewer system. Staff will continue to coordinate with stakeholders as necessary to analyze capacity alternatives and possible partnerships.

- **NCDOT Projects:**

- NCDOT 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 – November 12, 2023 to March 31, 2024 - [McKee Road to Potter/Pleasant Plains intersection]
 - Phase II – November 12, 2023 to June 8, 2024 - [Potter/Pleasant Plains intersection to Morningside Meadow Lane]

- Phase III – November 12, 2023 to November 9, 2024 - [I-485 to McKee Road]
- Potter-Pleasant Plains Intersection Improvement
 - Blythe Construction plans to continue work on the west side, including asphalt removal near the Citgo and shopping center. Additionally, they intend to replace the double pipe crossing on Pleasant Plains.
 - Overall project completion is projected for November 2025.
- Fiber Installation
 - If there are any questions or concerns regarding Fiber installation from residents, the Town's website has FAQs and other project specific information to assist residents.
 - <https://www.stallingsnc.org/Your-Government/Departments/Engineering-Public-Works/Engineering-Announcements>
 - Ripple Fiber is installing fiber internet throughout a majority of subdivisions in Town, and surrounding municipalities. Ripple Fiber will notify residents individually and will coordinate with the respective HOAs in advance of construction beginning. Any issues with the construction can be directly reported to Ripple Fiber by visiting the following link <https://ripplefiber.com/contact>
 - Staff is currently working with Google Fiber to initiate the plan review and Encroachment Agreement Process.
 - Staff has been contacted by GigaPower (sister company of AT&T) about Encroachment Agreements to install fiber throughout Stallings.
 - GigaPower's contractor, MasTec Communications, has begun work on the south side of Town.
 - If there are any concerns with construction, residents may call **1-855-608-7525**. The property owner(s) will be asked to leave a voicemail with their name, address, and phone number, and

then the voicemail will be directed to the MasTec's Charlotte office.

- Storm Water and Infrastructure Committee
 - **2025 Meeting Schedule. Location: Town Hall Second Floor Conference Room, 315 Stallings Road, at 6:00 p.m.:**
 - Monday, March 31, 2025. (Due to Conflicting Budget Meeting)
 - Monday, June 23, 2025 (Canceled. No Quorum).
 - Monday, September 22, 2025.
 - Monday, December 8, 2025. (Due to Christmas Holiday)

Parks & Recreation

Previous Events/Programs

- The 2025 Summer Splash Series wrapped up with a fantastic finale featuring Pirate Bay from Sigmon Theatrical, complete with sword fighting, sing-alongs, and plenty of laughs for all ages. Big thanks to Smashed Patty for serving up delicious burgers and to our amazing volunteers who helped with tie-dye fun. This summer's series brought families and friends together, creating lots of great memories and giving our community a chance to splash, play, and enjoy time together. We're so grateful to everyone who helped make it such a fun and memorable season!
- The Back to School Bash at Privette Park was a huge success, bringing the community together to celebrate the start of the school year. The Stallings Parks and Recreation Department collaborated closely with the Stallings Police Department to support event setup, activities, and logistics, helping ensure a smooth and fun experience for families. Attendees enjoyed games, giveaways, and school supplies, while the partnership between the Parks and Recreation team and the Police Department highlighted the town's commitment to community engagement, safety, and creating memorable experiences for residents of all ages.

Upcoming Events/Programs

- Registration for the Golden Gathering: Brunch and Bingo opened on August 7th and remains open! This quarter, the event is free for everyone, residents and nonresidents alike. If you're 50 or older, join us on Thursday, August 28th, from 10:00 AM to 12:00 PM at the Stallings Government Center for a morning of delicious brunch, multiple rounds of bingo with exciting prizes, and plenty of fun and friendly competition. Sign up online or call the Parks and Recreation Department for help.

Bring your appetite, your competitive spirit, and your friends – we can't wait to see you there!

- **Stallings Fifty Fest – September 12–14, 2025**

- **Friday, September 12 | Kickoff Concert**

The festival kicks off at Stallings Municipal Park with **September: An Earth, Wind & Fire Tribute**. Attendees can enjoy Friday night vibes with food trucks, dancing, and music that will take you back, setting the tone for an unforgettable weekend.

- **Saturday, September 13 | Stallings 50 Fest**

Saturday brings the full Stallings 50 Fest to the park, featuring stage performances for all ages, local music, The Great American Kids Show with Rick Hubbard's Interactive Kazoo Show (first 300 kids receive a kazoo!), a Children's Entrepreneur Market, food trucks, games, arts, and activities. It's a full day of fun and celebration for the entire community.

- **Sunday, September 14 | Car Show**

The festival wraps up at Stallings Elementary School with a **Car Show hosted by the Stallings Police Department**. The event showcases amazing vehicles, celebrates community pride, and benefits **Special Olympics North Carolina**. Vehicle registration is available online, and the day promises a fun and family-friendly finale to the weekend.

The Stallings Farmers Market – Temporarily Paused

The Stallings Farmers Market kicked off its 2025 season on Saturday, May 3rd, at Stallings Municipal Park. Opening Day featured exciting giveaways, breakfast from Album Matthews, and over 20 local vendors. However, ongoing low vendor participation led Sunny Day Markets to cancel the remainder of the season. We appreciate the support of our community and local businesses, and we will continue exploring new ways to create the lively “town center” atmosphere that Stallings residents love.

Stallings Municipal Park | Splash Pad

Please find the current seasonal hours for the Stallings Splash Pad below:

- **Monday:** Closed for maintenance
- **Tuesday – Friday:** 9:00 a.m. – 1:00 p.m. and 2:00 p.m. – 6:00 p.m.
- **Saturday:** 9:00 a.m. – 1:00 p.m. and 2:00 p.m. – 5:00 p.m.
- **Sunday:** 12:00 p.m. – 4:00 p.m.

Season Closure Notice

The splash pad season will conclude on **Monday, September 1st**. We encourage residents and visitors to take advantage of the remaining season while it lasts.

Shelter Rentals – Summer Update

While we have traditionally not reported shelter rental numbers in staff updates, we believe it's important to highlight the impact these spaces have on our community, especially during the busy summer months.

- Shelter rentals continue to remain strong, with a total of **28 rentals in August, 25 rentals in July, and 27 rentals in June**, reflecting consistent community use and engagement at our parks.

Misc. News

- The Stallings Parks and Recreation Department continues its search for qualified part-time team members to support our growing departmental needs. While we've received interest, finding the right fit for our dynamic and community-focused team has been a challenge. We remain committed to hiring individuals who are passionate about parks, recreation, and public service—and we'll keep working hard to build a team that serves Stallings with pride!

- The Stallings Municipal Park Camera Project is scheduled to begin installation either September 15th or September 22nd, depending on the availability of materials. This project will include the installation of five cameras throughout Stallings Municipal Park as part of the larger Verkada security system initiative. Once installed, these cameras will integrate directly with the Stallings Police Department, allowing for real-time monitoring and improved coordination to enhance safety and security for park visitors.
- Looking ahead, Eunice Donnelly, the Parks and Recreation Director, will begin participation in the American Leadership Forum (ALF) in Charlotte, NC, a year-long program designed to develop civic leaders through networking, collaborative problem solving, and community projects. The program consists of leadership workshops, discussions with local and regional leaders, and hands-on experiences to address community challenges, providing Eunice with additional tools and insights to enhance programming and services in Stallings.
- The Department will soon begin the process of replacing the fence surrounding the tennis and pickleball courts. The project is expected to take approximately 10 days to complete. During construction, the nets will be removed from the courts to ensure no community members use the facilities while work is underway, prioritizing safety and allowing the crew to complete the project efficiently.















Human Resources

- No report.

Finance

- Auditors were here August 11th – 13th for preliminary FY 2025 audit fieldwork and will return in October

General Government

2725 Old Monroe Road (John Deere) Property

Staff is working with the broker to investigate all possible tenants.

Occupancy (Hotel) Tax

Council approved having this item placed on the November ballot. Educational pieces will begin in early September on social media. 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.

Stallings 50th Anniversary

- Celebrations are well underway!

- Next up: 50 Fest, Friday-Saturday, Sept. 12-14

Summer Bulk Pick-Up

Summer Bulk Pick-Up is this week - Week of August 18

North Carolina Association of Municipal Clerks 50th Anniversary

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

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 \$395 worth of sales thus far in 2025.