



September 17, 2025

PLANNING & ZONING MONTHLY REPORT | JUNE 2025



Meetings

Town Council:

08/11/2025

- 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
 - Approved
- 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
 - Approved

Planning Board 08/19/2025:

- 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.
 - Recommended Approval
- 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.
 - Recommended Approval

Board of Adjustments 8/19/2025:

- V25.08.01 – A variance at 924 Stallings Rd PID #07129336 to request relief from Article 2.19-1 and Article 21.1-1 of the Stallings Development Ordinance.
 - Denied

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

Project Name, Info	Location	Additional Info	Status
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 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 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 for an additional two years due to sewer capacity (till March 28, 2026). 	<ul style="list-style-type: none"> Construction Documents and Final Plat not approved.
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 Starting 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 	<ul style="list-style-type: none"> Awaiting UCPW Sewer Capacity Approval

Project Name, Info	Location	Additional Info	Status
		<ul style="list-style-type: none"> By-Right Development. 	
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 (Inactive) 	Idlewild Rd	<ul style="list-style-type: none"> Development Agreement: Yes – recorded. 	<ul style="list-style-type: none"> Construction Documents Approved
Courtyards on Greenway: <ul style="list-style-type: none"> 105 Single-Family Detached Residential 	Lawyers Rd	<ul style="list-style-type: none"> By-right Development 	<ul style="list-style-type: none"> 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)	<ul style="list-style-type: none"> 270 Multifamily Units (Aria), Under Construction 148 Attached-Homes
Bailey Mills Expansion (Phase 2)	<ul style="list-style-type: none"> 23 Attached-Homes
Courtyards on Greenway	<ul style="list-style-type: none"> 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 [Comments Provided]
- PR25.06.01 – Sherin Ln Auto Repair 2nd Review [In Review]
- PR25.06.02 - Potter Square Addition [Comments Provided]
- PR25.09.02 – Atrium Parking [In Review]
- PR25.09.01 – Odyssey Flex Auto Repair [In Review]

Construction Document (Major) Reviews:

- CD25.07.01 - Stallings Volunteer Fire Department [Comments Provided]
- CD25.09.01 - Atrium Parking [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 [Comments Provided]
- SP25.07.01 – 0 Lawrence Daniel Dr Subdivision Plat [Comments Provided]
- SP25.09.01 – Rhoderia Lakewood Plat [In Review]

Reports

Permit Report:**08/01/2025 - 08/31/2025**

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
8/27/2025	2865	New Accessory Structure	Approved	C-74		2019 Union Beltway Rd	\$100.00
8/27/2025	2864	Temporary Sign Permit	Incomplete	MU-2		12043 GUION LN	
8/27/2025	2863	Accessory Structure Upfit	Online Submission			2709 COMMUNITY PARK DR	
8/25/2025	2861	Principal Structure Addition	Approved	TC		3744 PLEASANT PLAINS RD	\$125.00
8/25/2025	2860	Permanent Sign Permit	Incomplete	IND		135 CUPPED OAK LN	
8/24/2025	2858	New Accessory Structure	Approved	SFR-2	Hunley Creek	5020 OLD STONE LN	\$75.00
8/22/2025	2857	Principal Structure Addition	Approved	MFT	Chestnut Place II	1201 CLOVER LN	\$75.00
8/20/2025	2856	New Accessory Structure	Approved	SFR-1	Chestnut	5000 CINNAMON DR	\$75.00
8/20/2025	2855	Demolition Permit	Approved	IND		3025 GRIBBLE RD	\$100.00
8/20/2025	2854	New Accessory Structure	Denied	SFR-3		2709 COMMUNITY PARK DR	
8/15/2025	2853	Principal Structure Upfit	Approved	SFR-1	Woodbridge	4028 LAWRENCE DANIEL DR	\$75.00
8/13/2025	2852			SFR-1		4601 STEVENS MILL RD	\$75.00

8/13/2025	2851	Principal Structure Addition	Approved	SFR-1	Emerald Lake	1512 EMERALD LAKE DR	\$75.00
8/11/2025	2850	Permanent Sign Permit	Incomplete	TC	Stallings Industrial Park	615 Stallings Rd	
8/11/2025	2849	Principal Structure Addition	Payment Pending	IND		3652 SMITH FARM RD	
8/8/2025	2848	Pool Permit	Incomplete	SFR-2	Country Woods East	1255 HAWTHORNE DR	
8/8/2025	2847	Driveway Permit	Approved	SFR-3	Kerry Greens	1126 KALLI DR	\$50.00
8/8/2025	2846	New Accessory Structure	Approved	SFR-3	Kerry Greens	8013 SHECKLER LN	\$75.00
8/6/2025	2845	New Accessory Structure	Incomplete	SFR-2	Shannamara	4836 SHANNAMARA DR	
8/5/2025	2844	Temporary Sign Permit	Approved	MU-2		7800 Stevens Mill Rd	\$50.00
8/4/2025	2843	Principal Structure Upfit	Approved	MFT	Chestnut Oaks	1252 ST JOHNS AVE	\$75.00
8/4/2025	2842	Pool Permit	Incomplete	SFR-3	Independence Village	4017 SCARLET ST	
8/4/2025	2841			MU-2		0 STALLINGS RD	\$75.00
8/4/2025	2840		Denied			1252 ST JOHNS AVE	
8/1/2025	2839	Accessory Structure Upfit	Incomplete			223 LAKEWOOD DR	
7/30/2025	2838	Principal Structure Addition	Approved	SFR-1	Vickery	3015 Chalet Lane	\$75.00
7/29/2025	2837	Principal Structure Addition	Approved	MFT	Chestnut Place II	1211 CLOVER LN	\$75.00

7/24/2025	2833	New Accessory Structure	Approved	MU-2		12040 Stallings Commerce Dr	\$75.00
7/14/2025	2823	New Accessory Structure	Payment Pending	SFR-3		3835 PRIVETTE RD	\$125.00
7/3/2025	2813	Accessory Structure Upfit	Denied	SFR-1	Golden Acres	5517 GOLDCREST DR	
6/30/2025	2811	New Accessory Structure	Denied	SFR-2	Shannamara	5408 MACROOM CT	
6/26/2025	2805	New Accessory Structure	Denied	SFR-3	Spring Hill	3730 BIRCHDALE CT	
2/17/2025	2664	Principal Structure Addition	Inspected	IND		3662 SMITH FARM ROAD	\$150.00
5/7/2024	2285	New Accessory Structure	Approved	MU-2		3101 MATTHEWS INDIAN TRAIL RD	\$125.00
9/12/2023	2006	New Principal Structure	Inspected	MU-2	Aria Apartments	2109 Aria Village Dr	\$5,500.00
							\$7,225.00

Total Records: 35

9/4/2025

Code Enforcement Report:

August Monthly Report - Code Enforcement					
Case Date	Description	Found By	Status	Address	
8/1/2025	PN - Outdoor Storage of Junk	Complaint	Open	2442 Oak Springs Rd.	
8/6/2025	SDO - Hazardous Tree	Complaint	Open	4709 Stevens Mill Rd.	
8/6/2025	PN - Couch Stored on Curb	Ride Around	Closed	216 Springhill Dr.	
8/8/2025	PN - Outdoor Storage of Yard Waste	Ride Around	Closed	315 Meadowbrook Dr.	
8/8/2025	PN - TGW	Ride Around	Closed	645 Stallings Rd.	
8/8/2025	PN - TGW	Complaint	Open	3473 Gribble Rd.	

8/8/2025	SDO - Land Disturbance	Ride Around	Open	6004 Gladstone Ct.
8/8/2025	SDO - Principal Structure Addition	Ride Around	Open	3744 Pleasant Plains Rd.
8/18/2025	PN - TGW	Ride Around	Closed	303 Friendship Rd.
8/18/2025	PN - TGW	Ride Around	Closed	313 Friendship Rd.
8/20/2025	PN - TGW	Ride Around	Closed	609 White Oak Ln.
8/20/2025	PN - TGW	Ride Around	Closed	627 White Oak Ln.
8/20/2025	PN - TGW	Ride Around	Closed	100 Pine Tree Ln.
8/20/2025	PN - TGW	Complaint	Open	1180 Stonedown Ln.
8/20/2025	PN - Fallen Tree, Yard Waste	Complaint	Open	1180 Stonedown Ln.
8/20/2025	SDO - Hazardous Tree	Complaint	Open	300 Smith Circle
8/21/2025	PN - TGW	Ride Around	Closed	4000 Hillwood Ct.
8/21/2025	PN - TGW	Ride Around	Closed	4016 Hillwood Ct.
8/21/2025	SDO - Hazardous Tree	Complaint	Open	2220 Chestnut Ln.
8/26/2025	PN - TGW	Ride Around	Open	4201 Stallingswood Dr.
8/26/2025	PN - TGW	Ride Around	Closed	824 Stallings Rd.
8/26/2025	SDO - Accessory Structure Addition	Ride Around	Open	106 Pine Tree Dr.
8/27/2025	MHS - Mildew on Building	Complaint	Open	2701 Old Monroe Rd.
8/28/2025	SDO - New Accessory Structure	Ride Around	Open	1035 Hawthorne Dr.
8/28/2025	SDO - New Accessory Structure	Ride Around	Open	1042 Hawthorne Dr.
8/28/2025	SDO - Principal Structure Addition	Ride Around	Open	1121 Hawthorne Dr.
New Violations				
Public Nuisance	16			
J/A/N Vehicles	0			
SDO	9			
Traffic	0			

Open Burn	0
Hazard	0
Noise	0
MHS	1
Total Opened	26

August Cases	
Open	15
Closed	11
TOTAL	26

Police Department

See attached chart for data.

Other Highlights

- SPD Detectives had three crime scene callouts and had 21 cases assigned for investigation. CID obtained 19 search warrants and four arrest warrants in ongoing case investigations. The Unit cleared seven cases.
- Patrol squads responded to a series of vehicle break-ins. After conducting an investigation, a subject was taken into custody. Another squad conducted a traffic stop and K9 Chase was deployed and subsequently located 2 grams of methamphetamine.
- The SPD unwanted medication disposal unit was launched in September 2020. This month the department collected 2 pounds of unwanted medication.
- K9 Chase and his handler were reassigned to patrol. SPD staff completed taser and less lethal impact munitions training. Officers attended tactical training at the US Marshal's training facility.

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 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:
 - Country Woods East
 - Emerald Lake
 - Callonwood
- 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 begun and is expected to complete in 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.
 - 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 and the survey has been 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.
 - 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 Town of Stallings celebrated its 50th Anniversary with 50 Fest, a three-day community festival held in September. The event was a tremendous success, bringing together families, friends, and neighbors for a weekend of music, entertainment, food, and activities for all ages. Attendance was strong throughout the festival, and feedback from residents highlighted the sense of community pride and connection fostered by the celebration.

The Friday night concert was a major highlight, drawing an estimated 200–300 attendees for an evening of live music and community fellowship. Saturday’s main event filled Stallings Municipal Park with residents and visitors enjoying performances, family activities, vendors, and food trucks, and proved to be a huge success. The weekend concluded with a car show on Sunday, which showcased over 60 cars and brought out enthusiasts and families alike to enjoy the final day of the celebration.

The success of 50 Fest was made possible through the dedication of Town staff, the efforts of volunteers, the support of sponsors, and the participation of local performers, vendors, and food trucks. Highlights included live stage acts, children’s activities such as face painting, balloon twisting, and a toddler zone, as well as unique features like a virtual reality trailer. The Stallings Spotlight segment was especially meaningful, as residents shared personal stories about the Town and its growth over the past 50 years.

Overall, 50 Fest served as a signature celebration of Stallings’ milestone anniversary and reinforced the community spirit that makes Stallings a special place to live.

Misc. News

- Toddler Playground Sand Pit – The sand feature at the toddler playground was not successful following installation, and maintenance staff have dealt with ongoing issues throughout the summer. The sand has since been replaced with pour-in-place surface, and the department has already received positive community feedback on the improvement.
- Splash Pad Updates – Staff have begun the process of updating the Stallings Municipal Park Splash Pad. The department is gathering information and preparing materials to identify a suitable vendor for the project, with the goal of addressing design, chlorination system requirements, and long-term functionality.
- Professional Development – Parks and Recreation Director, Eunice Donnelly, has been accepted into the year-long American Leadership Forum program. This professional development opportunity will provide leadership training and networking that will benefit both the department and the Town of Stallings.
- Blair Mill Park Power Access – Staff have been in contact with a Union Power representative regarding the possibility of bringing power to the top side of Blair Mill Park adjacent to Vickery. Since there is currently no power meter box in that area, the project may be challenging to initiate, but it is not impossible. Staff will be working to gather cost estimates and will present options to Council for consideration. This is due to staff wanting Cameras out at Blair Mill Park & needing a constant power source for the cameras.

50Fest Photos





















Human Resources

- No report.

Finance

- No report.

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 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.

Stallings 50th Anniversary

- Celebrations are well underway!
- We hope you enjoyed 50 Fest!

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 will start in October.

- **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.