



October 23, 2026



Planning & Zoning

September 2026 Monthly Report

Meetings

Meeting Type

Town Council:

1. No planning/zoning agenda items were presented to Town Council in September 2026.

Planning Board:

2. No meeting was held in September 2026 due to the lack of agenda items.

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

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<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.	<ul style="list-style-type: none">• 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	<ul style="list-style-type: none">• Construction Documents and Final Plat not approved.

Project Name, Info	Location	Additional Info	Status
		(till March 28, 2028)	
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 • Land clearing to start October 2026
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.

Development Name	# of Housing Units
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 Farms	<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
Stevens Village	• 118 Attached-Homes
Total Future Projections	<ul style="list-style-type: none"> • 491 Single-Family Detached Homes • 425 Attached-Homes • 759 Multifamily Units
Legend - Plans Approved, awaiting construction	
Legend - Awaiting Plan Approval	
Total	1,675 Units

Commercial Developments

Major Commercial Developments

1. **Home2 Suites Hotel**
 - Location: Intersection of Stallings Road and US-74
 - Scope: 4-story, 104-room hotel
 - Status: Awaiting construction document submittal
2. **Sell Ethics Marketing Firm**
 - Location: Stallings Road
 - Scope: 35,000 sq. ft. office project
 - Investment: \$15M–\$17M
 - Economic Impact: Expected to create 82 new jobs, with an average salary of \$85,000 per year
 - Status: Under Construction
3. **Stallings Medical Office**
 - Location: Stevens Mill Road near Lawyers Road
 - Scope: 33 employees, \$2.8M investment (hard & soft costs for the shell building)
 - Status: Completed
4. **Stevens Village**
 - Scope: 79,573 sq. ft. of commercial/retail space
 - Status: Awaiting Site Development Plan submittal.
5. **Stinson Farms Commercial Projects**
 - Scope: Eight commercial outparcels along Idlewild Road
 - Status: QT Gas Station submitted as first commercial outparcel.
6. **Cottage Green**
 - Concept Plan approved. Under Construction Document review for only the residential portion.

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

September 01-30, 2026

	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 4 08/27/2026	Two, 3-story building total 167,250 sq ft; 342 rooms; 282 parking spaces; Whetstone remains a public road	In Review
	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
	PR26.04.01 15340 Idlewild Rd Salon	07-075-016H 15340 Idlewild Rd	Review 1 04/23/2026	Converting existing 858 sq ft garage space into a hair salon; 7 parking spaces	Comments Provided 06/02/2026
	PR26.06.01 Chestnut Lane Mixed-Use	07-141-003 0 Chestnut Ln	Review 2 07/28/2026	35,000 sq ft of commercial split in three buildings; 123 parking spaces	Approved 09/09/2026
	LD26.07.01 2111 Westminster Land Disturbance	08-315-113 2111 Westminster Ln	Review 2 09/18/2026	Land disturbance to install paver driveway, level yard, install drainage and erosion control	In Review
	PR26.07.01 Cottage Green Commercial A.1	07-150-009G & 06- 087-003 0 Matthews Weddington Rd	Review 2 09/22/2026	2 Commercial shell buildings; 62 parking spaces	In Review

	PR26.08.01 La Casa Del Gelato	07-129-023 3974 Pleasant Plains Rd	Review 1 08/06/2026	Renovation of existing structure; New driveway; 8 parking spaces	Comments Provided 09/18/2026
	PR26.08.02 Stallings Rd Warehouse	07-129-326 728 Stallings Rd	Review 1 08/19/2026	9,000 sq ft warehouse; 9 parking spaces	Comments Provided 09/25/2026
	PR26.08.03 Swaminarayan Mission Expansion	07-081-286 & 07-081003B 2501, 2505 & 2507 Oak Spring Rd	Review 1 08/20/2026	Expansion of existing religious building; 94 parking spaces	Comments Provided 09/30/2026
	PR26.08.04 The Cozy Bean	08-324-001 14721 Lawyers Rd	Review 1 08/28/2026	6,000 sq ft commercial building; 26 parking spaces	In Review
	PR26.09.01 12060 Stallings Commerce Upfit - Minor	07-102-034M 12060 Stallings Commerce Dr	Review 1 09/11/2026	Project interior upfit estimated cost of \$350,000; Remodeled interior layout and MEP systems	Approved 09/21/2026
	PR26.09.02 Stevens Village_CZ	07-075-024, 07-075-024A/B, 07-075-025, 07-057-009, 07-075-016, 07-075-016A 07-057-009A/E/F/ G/H/J 5733 Stevens Mill Rd	Review 1 09/25/2026	Mixed-Use with 118 attached townhomes; 50,208 sq ft grocery anchor; 10,800 sq ft retail; 6,000 sq ft drive thru restaurant; 5,000 sq ft gas station	In Review
Construction Document (Major) Reviews	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 3 07/23/2026	Mixed-Use with 222 residential units and 6+ acres for commercial development; 222 residential parking spaces	Comments Provided 09/02/2026
	CD26.03.02 824 Stallings Rd	07-129-329 824 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
	CD26.05.01 Sherin Ln (ASD Team) Auto Repair	07-102-160B 0 Sherin Ln	Review 1 06/16/2026	8,800 sq ft Automobile Repair Services (major); 15 parking spaces	Comments Provided 07/21/2026

	CD26.60.01 Candon Dental Office	07-054-715H 0 Lawyers Rd	Review 2 08/05/2026	3,159 sq ft dental office; 16 parking spaces	Approved 09/17/2026
	CD26.08.01 Odyssey Flex	07-102-166 2004 Union Beltway Rd	Review 1 08/12/2026	27,000 sq ft multi-tenant building; 58 parking spaces	Comments Provided 09/23/2026
	CD26.09.01 AC Stallings MOB	07-102-026 1535 Stallings Rd	Review 1 09/01/2026	30,362 sq ft Medical Office Building; 149 Parking Spaces	In Review
	CD26.09.02 Atrium Tower Expansion	07-102-019 1000 Healing Way	Review 1 09/08/2026	120,640 GFA tower addition to existing hospital; 88-bed tower	In Review
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	Awaiting final copy to sign
	FP26.04.01 Courtyards on the Greenway P1	07-033-003, 07-033-004, 07-033-005 & 07-033-008B01 14823 Lawyers Rd	Review 2 06/02/2026	Subdivide into a total of 105 lots	Approved 09/16/2026
	FP26.05.01 Harris Auto Easement Plat	07-129-332 3120 Gribble Rd	Review 2 06/11/2026	Platting the right-of-way dedication and easements	Awaiting NCDOT Approval
	SP26.06.01 Cottage Green Recombination/ Subdivision Plat	06-087-002, 06-087-002C, 06-087-003 & 07-150-009G 0 Matthews Weddington Rd	Review 2 07/09/2026	Subdivision of 4 lots and recombined into 5 new lots	Awaiting final copy to sign
	FP26.07.02 Sell Ethics Easement Plat	07-102-038 2012 Stallings Rd	Review 2 08/11/2026	Final plat for stormwater access and easements	Approved 09/10/2026
	SP26.09.01 Sweet Birch Subdivision Plat	07-102-174 401 Sweet Birch Dr	Review 1 09/09/2026	Dividing existing parcel into two separate lots	In Review

Permit Report:
09/01/2026 - 09/30/2026

Permit Date	Stallings Permit Number	Permit Type	Main Status	Zoning District	Subdivision	Parcel Address	Total Payments
9/28/2026	3380	Zoning Verification Letter	Complete	C-74		13607 E INDEPENDENCE BLVD	\$75.00
9/25/2026	3379	Permanent Sign Permit	Under Review	IND	Union West Business Park	135 CUPPED OAK DR	
9/25/2026	3378	Concept Plan Review	Complete	Conditional	Stevens Village	5733 STEVENS MILL RD	\$600.00
9/21/2026	3375	Zoning Verification Letter	Complete	MU-2		14600 LAWYERS RD	\$75.00
9/16/2026			Withdrawn				
9/15/2026			Withdrawn				
9/14/2026	3367	Driveway Permit	Incomplete	SFR-3	Independence Village	4017 SCARLETT ST	
9/14/2026	3366	Zoning Verification Letter	Complete	IND		140 CUPPED OAK DR	\$75.00
9/14/2026	3365	New Accessory Structure	Approved	SFR-2	Country Woods East	2207 REDWOOD DR	\$75.00
9/13/2026	3364	New Accessory Structure	Approved	SFR-3	Brookfield	116 GREENBRIAR DRIVE	\$75.00
9/11/2026	3363	New Accessory Structure	Approved	SFR-3	Independence Village	4000 STALLINGSWOOD RD	\$75.00
9/11/2026	3362	Temporary Use Permit	Approved	Conditional	Sterling Manor	403 NOUVELLE DR	
9/9/2026	3361	New Accessory Structure	Payment Pending	SFR-3	Stallings Park	1227 FLOWE DRIVE	
9/9/2026	3360	Plat Review	Complete	SFR-2	Forest Park	401 SWEET BIRCH DR	\$400.00
9/9/2026	3359	Permanent Sign Permit	Incomplete	IND	Union West Business Park	135 CUPPED OAK DR	
9/9/2026	3358	Permanent Sign Permit	Incomplete	IND	Union West Business Park	135 CUPPED OAK DR	
9/4/2026	3357	Principal Structure Upfit	Approved	SFR-2	Forest Park	706 WHITE OAK LN	\$75.00
9/4/2026	3356	New Accessory Structure	Approved	SFR-1		5950 STEVENS MILL RD	\$75.00
9/3/2026	3355	Principal Structure Upfit	Approved	SFR-2	Forest Park	712 WHITE OAK LN	\$75.00
9/3/2026	3354	Construction Document Review	Complete	MU-2		1000 HEALING WAY	\$7,020.00
9/2/2026	3353	Driveway Permit	Approved	SFR-3		439 KINARD CT	\$150.00

9/2/2026	3352	Principal Structure Upfit	Incomplete	SFR-3		439 KINARD CT	
9/1/2026	3350	New Accessory Structure	Approved	MU-2	Bailey Mills	246 BULLWARK CROSSING	\$75.00
8/31/2026	3348	Principal Structure Upfit	Approved	MU-2		12060 STALLINGS COMMERCE DR	\$700.00
8/31/2026	3347	Use Permit	Incomplete	SFR-2	Forest Park	507 MEADOWBROOK DR	
8/31/2026	3346	Chicken	Incomplete	SFR-3	Independence Village	4006 SCARLET ST	
8/27/2026	3345	Construction Document Review	Complete	MU-2		0 STALLINGS RD	\$7,088.50
8/26/2026	3342	Pool Permit	Approved	SFR-2	Country Woods East	2207 REDWOOD DR	\$150.00
8/25/2026	3340	Principal Structure Addition	Approved	SFR-2	Shannamara	829 CLONMEL DR	\$75.00
8/25/2026	3339	Pool Permit	Approved	SFR-2	Madison Ridge	15016 MIDDLESBOROUGH DR	\$150.00
8/22/2026	3337	New Accessory Structure	Approved	SFR-2	Forest Park	801 WHITE OAK LN	\$125.00
8/19/2026	3335	Temporary Use Permit	Approved	MU-2	Willows Apartments	2816 STEVENS MILL RD	\$50.00
8/18/2026	3333	Use Permit	Payment Pending	IND		3400 SMITH FARM RD	
8/17/2026	3331	New Accessory Structure	Denied	SFR-3		5108 POTTER RD	
8/12/2026	3328	Pool Permit	Approved	SFR-2	Forest Park	615 PEPPER ANN LN	\$150.00
8/5/2026	3322	Permanent Sign Permit	Denied	MU-1		2505 OAK SPRING RD	
8/4/2026	3318	Permanent Sign Permit	Incomplete	MU-2		12048 STALLINGS COMMERCE DR	
7/24/2026	3307	New Accessory Structure	Payment Pending	SFR-3	Stallings Park	1227 FLOWE DRIVE	
7/20/2026	3302	Permanent Sign Permit	Denied	Conditional		13606 E INDEPENDENCE BLVD	
7/7/2026	3289	New Accessory Structure	Approved	IND		3025 GRIBBLE RD	\$125.00
7/7/2026	3285	Pool Permit	Under Review	MFT	Courtyards on the Greenway	2111 Cherry Grove Dr	
7/2/2026	3281	Demolition Permit	Approved	SFR-3	Stallings Park	1224 STALLINGS RD	\$50.00
6/30/2026	3275	Permanent Sign Permit	Approved	MU-2		15030 IDLEWILD RD	\$125.00

6/23/2026	3265	New Accessory Structure	Denied	SFR-1	Olde Blairs Mill	203 HOUSTON BLAIR RD	
6/17/2026	3254	New Accessory Structure	Denied	SFR-3	Independence Village	4006 SCARLET ST	
6/16/2026	3249	Permanent Sign Permit	Withdrawn	MU-1		2501 OAK SPRING RD	
							\$17,708.50

Total Records: 46

10/7/2026

Code Enforcement Report:

September Monthly Report - Code Enforcement				
Case Date	Description	Found By	Status	Address
9/1/2026	J/A/N - Junked/Nuisance Vehicle	Ride Around	Closed	315 Meadowbrook Dr.
9/1/2026	PN - Outdoor Storage of Junk and Overgrowth	Ride Around	Open	2441 Oak Spring Rd.
9/1/2026	SDO - Temporary Sign Permit	Ride Around	Closed	2251 Stallings Rd.
9/1/2026	SDO - Outdoor Storage of Containers	Ride Around	Open	150 Cupped Oak Dr.
9/1/2026	SDO - Permanent Sign Permit	Ride Around	Open	135 Cupped Oak Dr. Suite A
9/1/2026	SDO - Permanent Sign Permit	Ride Around	Open	135 Cupped Oak Dr. Suite G
9/1/2026	SDO - Permanent Sign Permit	Ride Around	Closed	608 Union West Blvd.
9/1/2026	SDO - Use Permit	Ride Around	Closed	608 Union West Blvd.
9/1/2026	SDO - Pool Permit	Ride Around	Open	1129 Flowe Dr.
9/4/2026	PN - TGW	Ride Around	Closed	15233 Idlewild Rd.
9/4/2026	PN - TGW	Ride Around	Closed	15301 Idlewild Rd.
9/11/2026	PN - TGW	Ride Around	Closed	4040 Pleasant Plains Rd.
9/11/2026	PN - TGW, Junk and Trash	Ride Around	Open	8265 Hunley Ridge Dr.
9/15/2026	PN - Outdoor Storage of Junk, Construction Materials and Other Items	Complaint	Open	1207 Hawthorne Dr.
9/15/2026	SDO - Fence Permit	Ride Around	Open	1207 Hawthorne Dr.
9/21/2026	SDO - Prohibited Signs	Ride Around	Closed	4390 Potter Rd.
9/21/2026	J/A/N - Junked/Nuisance Vehicle	Ride Around	Open	1301 Flowe Dr.
9/21/2026	SDO - Temporary Sign Permit	Ride Around	Closed	15030 Idlewild Rd.
9/21/2026	SDO - Use and Feather Flag Permits	Ride Around	Closed	7900-A Stevens Mill Rd.
9/21/2026	SDO - Use and Permanent Sign Permits	Ride Around	Closed	740 Stallings Rd.
9/25/2026	SDO - Parking of Commercial Vehicle in a Residential District	Complaint	Open	2625 Community Park Dr.
9/25/2026	PN - TGW	Ride Around	Open	301 Meadowbrook Dr.

Prior Cases Currently Open - Code Enforcement				
3/2/2026	MHS - Deteriorated Accessory Structure	Ride Around	Open	4100 Pleasant Plains Rd.
3/18/2026	SDO - Accessory Structure Addition Permit	Ride Around	Open	2505 Oakspring Rd.
3/30/2026	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.
5/14/2026	PN - Outdoor Storage of Yard Waste and TGW	Ride Around	Open	3716 Privette Rd.
6/4/2026	SDO - Land Disturbance and New Accessory Structure Permits	Ride Around	Open	2111 Westminister Ln.

6/15/2026	SDO - Permanent Sign Permit	Ride Around	Open	2501 Oak Spring Rd.
6/18/2026	PN - Chicken Permit	Ride Around	Open	4006 Scarlet St.
7/2/2026	PN - Outdoor Storage of Yard Waste	Ride Around	Open	5110 Blackberry Ln.
7/2/2026	SDO - Fence Permit	Ride Around	Open	3025 Gribble Rd.
7/2/2026	SDO - Permanent Sign Permit	Ride Around	Open	12048 Stallings Commerce Dr.
7/27/2026	SDO - New Accessory Structure Permit	Ride Around	Open	1124 Lakewood Dr.
7/29/2026	SDO - Fence Permit	Ride Around	Open	2611 Willowbrook Dr.
8/6/2026	PN - TGW	Ride Around	Open	3117 Smith Farm Rd.
8/6/2026	SDO - Chicken Permit	Complaint	Open	3201 Smith Farm Rd.
8/10/2026	SDO - Accessory Structure Permit	Ride Around	Open	5108 Potter Rd.
8/10/2026	PN - Outdoor Storage of Boxes and Other Items	Complaint	Open	3123 Shadowy Retreat Dr.

New Violations	
Public Nuisance	6
J/A/N Vehicles	2
SDO	14
Traffic	0
Open Burn	0
Hazard	0
Noise	0
MHS	0
Total Opened	22

September Cases	
Open	11
Closed	11
Total	22

Police Department

September 2026 | Monthly Activity Comparison

MONTHLY COMPARISON | January, February, March 2026

Activity	Jan '25	Jan '26	% chg	Feb '25	Feb '26	% chg	Mar '25	Mar '26	% chg
Total number of calls (EXCLUDES PREV. PATROLS, BUS. CHECKS & ALARMS)	1,141	1,293	+13%	884	1,099	+24%	966	1,366	+41%
Total number of reports	79	50	-37%	69	62	-10%	59	65	+10%
Total number of arrests	29	15	-48%	27	24	-11%	20	23	+15%
Cases assigned to detective	16	13	-19%	9	12	+33%	18	16	-11%
Internet Crimes Against Children Complaints*	1	1	0%	1	0	-100%	0	0	0%
Traffic stops	503	647	+29%	371	499	+35%	332	549	+65%
Traffic citations issued	100	109	+9%	64	117	+83%	82	135	+65%

Activity	Jan '25	Jan '26	% chg	Feb '25	Feb '26	% chg	Mar '25	Mar '26	% chg
Warning citations (written and verbal)	385	528	+37%	276	371	+34%	227	399	+76%
DWI	2	4	+100%	7	8	+14%	6	3	-50%
Traffic Crashes	31	31	0%	22	29	+32%	31	29	-6%
Crime Scene Unit Callouts	1	0	-100%	4	0	-100%	2	2	0%
K9 Uses	12	11	-8%	19	14	-26%	6	17	+183%
Use of force incidents	0	0	0%	2	1	-50%	3	0	-100%
Preventative patrols	2,728	1,637	-40%	2,388	1,377	-42%	2,138	1,201	-44%
Business checks	711	451	-37%	551	379	-31%	483	439	-9%
Alarm calls responded to	40	45	+12%	41	27	-34%	36	41	+14%
Community Service Unit events	7	0	-100%	2	2	0%	3	4	+33%
Calls to Union West Hospital (excludes traffic stops, patrols and business checks)	14	12	-14%	14	11	-21%	12	20	+67%

MONTHLY COMPARISON | April, May, June 2026

Activity	Apr '25	Apr '26	% chg	May '25	May '26	% chg	Jun '25	Jun '26	% chg
Total number of calls (EXCLUDES PREV. PATROLS, BUS. CHECKS & ALARMS)	978	1,200	+23%	1,008	1,346	+34%	932	1,101	+18%
Total number of reports	60	55	-8%	60	59	-2%	52	45	-13%
Total number of arrests	10	27	+170%	15	31	+107%	18	27	+50%
Cases assigned to detective	15	13	-13%	22	20	-9%	10	14	+40%
Internet Crimes Against Children Complaints*	0	0	0%	1	1	0%	0	0	0%
Traffic stops	390	485	+24%	323	535	+66%	272	400	+47%
Traffic citations issued	86	106	+23%	77	95	+23%	68	75	+10%
Warning citations (written and verbal)	285	370	+30%	239	433	+81%	193	317	+64%
DWI	5	4	-20%	4	6	+50%	3	8	+167%
Traffic Crashes	24	30	+25%	43	45	+5%	32	33	+3%
Crime Scene Unit Callouts	0	2	+200%	4	3	-25%	5	2	-60%
K9 Uses	4	19	+375%	13	19	+46%	9	22	+144%
Use of force incidents	0	0	0%	0	0	0%	2	1	-50%
Preventative patrols	2,155	1,300	-40%	2,150	1,403	-35%	2,203	1,250	-43%
Business checks	435	435	0%	318	455	+43%	363	410	+13%
Alarm calls responded to	38	42	+11%	35	57	+63%	63	39	-38%
Community Service Unit events	3	4	+33%	5	5	0%	4	5	+25%
Calls to Union West Hospital (excludes traffic stops, patrols and business checks)	9	12	+33%	13	8	-38%	23	13	-43%

MONTHLY COMPARISON | July, August, September 2026

Activity	Jul '25	Jul '26	% chg	Aug '25	Aug '26	% chg	Sep '25	Sep '26	% chg
Total number of calls (EXCLUDES PREV. PATROLS, BUS. CHECKS & ALARMS)	1,180	1,110	-6%	1,038	1,029	-1%	1,050	1,121	+7%
Total number of reports	77	57	-26%	80	48	-40%	51	46	-10%
Total number of arrests	23	14	-39%	33	10	-70%	10	14	+40%
Cases assigned to detective	27	9	-67%	21	13	-38%	14	13	-7%
Internet Crimes Against Children Complaints*	0	1	+100%	1	0	-100%	0	0	0%
Traffic stops	423	486	+15%	323	299	-7%	386	438	+13%
Traffic citations issued	88	78	-11%	77	49	-36%	70	58	-17%
Warning citations (written and verbal)	307	406	+32%	225	247	+10%	305	368	+21%
DWI	6	5	-17%	6	3	-50%	2	2	0%
Traffic Crashes	34	32	-6%	34	27	-21%	33	40	+21%
Crime Scene Unit Callouts	2	5	+150%	3	5	+67%	4	1	-75%
K9 Uses	42	15	-64%	30	14	-53%	15	17	+13%
Use of force incidents	1	0	-100%	0	0	0%	0	0	0%
Preventative patrols	1,786	1,329	-26%	2,010	1,609	-20%	1,963	1,487	-24%
Business checks	405	387	-4%	438	380	-13%	559	478	-14%
Alarm calls responded to	45	49	+9%	29	37	+28%	36	42	+17%
Community Service Unit events	4	5	+25%	2	2	0%	3	5	+67%
Calls to Union West Hospital (excludes traffic stops, patrols and business checks)	10	10	0%	10	7	-30%	10	10	0%

Percent change compares each month in 2026 with the same month in 2025.

Source: Stallings Police Department monthly activity comparison workbook.

Police Department | Other Highlights

- SPD detectives had two crime scene callouts and 16 cases assigned for investigation. CID obtained 16 search warrants and one arrest warrant in ongoing case investigations. The unit cleared three cases and made one arrest in connection with an Internet Crimes Against a Child case.
- Traffic stops lead to DWI and seizure of cocaine. On September 26, officers stopped a vehicle for a traffic violation. During the investigation, it was determined that the driver was impaired. K9 Kane was deployed for a free-air sniff around the suspect's vehicle, resulting in a positive alert for illegal drugs. A subsequent search yielded several grams of cocaine. The driver was arrested and charged with DWI and possession of cocaine.
- Proactive traffic enforcement leads to drug seizure. On September 18, officers were on patrol when a vehicle was stopped for a traffic violation. During the investigation, officers developed probable cause to search the vehicle. This search led to the discovery and seizure of 56 grams of marijuana. Additionally, officers found a firearm in the vehicle. This led the officers to charge the driver with felony possession of marijuana.
- Officers responded to a local motel regarding a complaint of a subject experiencing a severe mental health crisis who had barricaded himself inside a room. Officers were advised that the subject made statements requesting "suicide by cop" and expressed other delusional thoughts, significantly increasing the potential for the situation to escalate. Officers carefully assessed the circumstances and developed a plan to safely resolve the incident while protecting the subject, officers, and others in the area. Based on the subject's statements, behavior, and the immediate circumstances, officers determined that intervention was necessary. Officers entered the room through a window that the subject had previously broken during an earlier event. Their quick actions and coordinated response allowed them to gain control of the situation and safely take the subject into custody without injury to the subject or officers. An involuntary commitment was issued, ensuring the subject could receive the appropriate mental health care.
- 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 and Luna participated in a K9 demonstration during Stallings Fest.
- Detectives completed cellular data extraction training, along with stalking and domestic violence training and financial crimes training. Patrol officers attended a variety of legal updates, DWI enforcement training, and advanced firearms training.

Engineering & Public Works

October 2026 Monthly Report

Roadway and Sidewalk Maintenance

- Staff is working to complete a Pavement Condition Index (PCI) evaluation of all the Town's roadways. This PCI evaluation will grade the roads on a scale of 0-100 (100 representing perfect conditions), and will allow Staff to formulate resurfacing and preventative maintenance plans accordingly.
 - For more information please visit the Town's website: [Street Maintenance](#)
- Sidewalk and Pavement Improvements
 - Staff continues to utilize the comprehensive right-of-way assessment to identify and prioritize roadway and pedestrian infrastructure deficiencies.
 - Public Works made two sidewalk repairs along Matthews-Weddington Road
- Council approved a pedestrian project, in partnership with Indian Trail, to establish sidewalk connections along the North side of Chestnut Lane from Potter Road to Matthews-Weddington Road.
 - Staff is actively coordinating the interlocal agreement with Indian Trail.
 - Anticipated construction completion date is December 2030.

Stormwater

- Stormwater Repair Projects
 - Public Works has scheduled sinkhole repairs in the Emerald Lake, Fairfield Plantation, Kerry Greens, and Curry Place subdivisions.
 - Public Works has two stormwater easement clearing and cleanup projects in the Shannamara and Emerald Lake subdivisions.
 - Public Works has a larger-scale regrading, sink hole, and erosion control project in Emerald Lake. Project has been coordinated with Emerald Lake Golf Course as well.
- 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 3 goals in accordance with the approved SWMP and is actively working to complete Permit Year 4 requirements.
 - The MS4 Phase II Permit Year 3 concluded on August 31, 2026. The Town's annual report, submittal to the North Carolina Department of Environmental Quality (NCDEQ), was deemed compliant. During Year 3, the Town demonstrated significant progress toward meeting permit goals, including hosting a stormwater outreach booth at a Town event, conducting regular SCM inspections, and maintaining an active stormwater hotline through the Town's website. Efforts to meet Permit Year 4 goals are already underway, and the Town anticipates continued compliance throughout the upcoming permit year.
 - The SWCM continues coordinating with property owners to inspect stormwater control measures (SCMs) and outfalls throughout Town.
 - Total SCMs: 73
 - In good condition / passing inspection: 8
 - Pending Inspection Reports: 58
 - Currently working to bring into compliance: 2
 - Pending O&M Agreement and/or Inspection Report: 1
 - 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: 3
 - ID Investigations Submitted via Online Portal/Call-in: 2
 - ID investigations identified during routine field observations: 1
 - ID Cases Resolved: 3
- 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.
- Please see the Town’s Website for more details: [FEMA Information](#)

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	5.168	6.760	90.1%
Crooked Creek	1.9	1.223	1.781	93.7%
Olde Sycamore	0.15	0.039	0.039	26.0%
Tallwood	0.05	0.017	0.017	34.0%
Grassy Branch	0.05	0.036	0.037	74.0%

*12 month rolling average through June 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	5.175	6.796	90.6%
Crooked Creek	1.9	1.247	1.804	95.0%
Olde Sycamore	0.15	0.039	0.039	26.0%
Tallwood	0.05	0.017	0.017	34.0%
Grassy Branch	0.05	0.036	0.037	30.8%

*12 month rolling average through July 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	5.126	6.735	89.8%
Crooked Creek	1.9	1.235	1.791	94.3%
Olde Sycamore	0.15	0.039	0.039	26.0%
Tallwood	0.05	0.017	0.017	34.0%
Grassy Branch	0.12	0.034	0.035	29.2%

*12 month rolling average through August 2026.

NCDOT Projects

- General Updates
 - Old Monroe Road Widening
 - Project Let Date in January 2027
 - Anticipated construction date is July 2027
 - Potter Road & Pleasant Plains Road Intersection Improvements
 - Project Completed
 - McKee Road Extension
 - Anticipated Completion – January 2028
 - Idlewild Road Interchange
 - Lawyers Road Widening
 - Project is in preliminary engineering (P&E). No further funding beyond P&E.
 - Chestnut Lane Extension
 - Anticipated Completion - January 2027
- 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 expected to be in January of 2027.
 - Original 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

- Fiber construction continues throughout portions of Stallings by private communications providers and their contractors. These are not Town construction projects; providers determine their service areas, contractors, and construction schedules.
- The Town maintains a dedicated Fiber Construction Information webpage containing current project information, provider contacts, frequently asked questions, guidance regarding rights-of-way and easements, and a form for reporting fiber construction concerns:
 - [Fiber Construction Information](#)
- Current projects identified on the website include:
 - Kinetic: Emerald Lakes and Callonwood.
 - Google Fiber: Emerald Lakes, Courtyards at Emerald Lakes, Willowbrook, Stevens Mill, Hunley Creek, Fairfield Plantation, Country Woods East, and Deepwood.
- Residents experiencing private-property damage, yard restoration issues, irrigation/invisible fence damage, service interruptions, or contractor-related concerns should first contact the responsible fiber provider or contractor and obtain a ticket or claim number.
- The Town continues to assist residents by identifying the appropriate provider when possible, reviewing concerns involving public safety or Town-owned infrastructure, and coordinating with providers when broader or recurring issues are identified.
- Residents may also submit concerns through the Town's Report a Fiber Construction Concern form. The fiber provider or contractor remains responsible for investigating and resolving private-property damage, restoration, service interruptions, and contractor-related concerns.

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)

Upcoming Events/Programs

Stalloween – October 24 | 3–7 p.m. | Stallings Municipal Park

The third annual Stalloween will bring an afternoon of Halloween fun to Stallings Municipal Park. This free event will feature Tent or Treat with local businesses and organizations, costume contests for children and families, Monster Rock Live performances, roaming characters, and food trucks. Costumes are encouraged! Thank you to Waste Connections and Aria at Idlewild for supporting this community celebration.

Shred Day – November 7 | 9 a.m.–noon | Old James River Building

Residents will have an opportunity to securely dispose of unwanted personal documents during the Town's community shredding event. Shred Day provides a convenient way to clear out sensitive paperwork while helping protect personal information.

Veterans Breakfast – November 11 | 8–10 a.m. | Government Center

The Town will host its annual Veterans Breakfast to recognize and thank those who have served in the United States Armed Forces. This gathering offers an opportunity to share a meal, connect with local veterans, and express our community's appreciation for their service and sacrifice.

Christmas in the Park – December 5 | 3–8:30 p.m. | Stallings Municipal Park

Stallings Municipal Park will welcome the community for an afternoon and evening of holiday festivities. Christmas in the Park offers families an opportunity to celebrate the season, spend time together, and make holiday memories close to home. Staff is coordinating event preparations, with additional activity details to be shared through the Town's website and Parks & Recreation social media.

Capital Improvement Updates

Splash Pad Chemical Storage Room Update

Staff continues to coordinate the design review and approval process for the proposed splash pad chemical storage room. This project will provide dedicated storage to support splash pad operations. Current efforts are focused on obtaining design approvals so the project can move toward permitting and construction.

Stallings Lot Conversion

The conversion of the vacant parcel adjacent to Stallings Municipal Park continues to move forward. The project remains on track to have the property surveyed in preparation for grading and field work. The planned improvements will create a flexible gravel area for food trucks, small programs, and other community activities, supporting continued activation of Downtown Stallings.

Shelter A Sound Addition – Stallings Municipal Park

Shelter A at Stallings Municipal Park is being equipped with sound equipment to enhance the park's audio system. This improvement will support clearer sound for announcements, programs, and community events, helping improve the experience for park visitors and participants.

Master Plan Amendment – Blair Mill Park

The Request for Proposals for the Blair Mill Park Master Plan Amendment is anticipated to be released in **early 2027**, following completion of the needs assessment. The assessment will help inform the scope of the amendment and guide planning for future park improvements that reflect community needs and departmental priorities.

Human Resources

No report.



Monthly Financial Report

September 2026*

* Prior fiscal year-end accounting is ongoing, actuals are subject to change.

GENERAL FUND					
	Budget	YTD Actuals		YTD Total	% Received
Ad Valorem & Personal Property					
Taxes	\$ 8,922,500	\$ 564,140		\$ 564,140	6.3%
Sales & Use Tax	\$ 2,400,000	\$ 274,475		\$ 274,475	11.4%
Utility Sales Tax	\$ 860,000	\$ 203,934		\$ 203,934	23.7%
Other Tax Distributions	\$ 88,700	\$ 2,313		\$ 2,313	2.6%
Powell Bill <i>(includes interest)</i>	\$ 550,000	\$ 285,650		\$ 285,650	51.9%
Investment Earnings	\$ 605,000	\$ 162,775		\$ 162,775	26.9%
Permits & Fees	\$ 98,000	\$ 30,115		\$ 30,115	30.7%
Other Revenues	\$ 30,700	\$ 17,141		\$ 17,141	55.8%
Restricted or Non-recurring Revenues <i>(includes grants)</i>	\$ 312,166	\$ 1,702		\$ 1,702	0.5%
Total Revenues	\$ 13,867,066	\$ 1,542,245		\$ 1,542,245	11.1%
Fund Balance Appropriated	\$ 238,801	\$ -		\$ -	0.0%
Transfers from Other Funds	\$ -	\$ -		\$ -	0.0%
Other Financing Sources	\$ -	\$ -		\$ -	0.0%
TOTAL	\$ 14,105,867	\$ 1,542,245		\$ 1,542,245	10.9%
	Budget	YTD Actuals	YTD Encumbrances	YTD Total	% Spent
General Government	\$ 2,085,086	\$ 428,747	\$ 157,074	\$ 585,821	28.1%
Police	\$ 4,695,795	\$ 1,266,763	\$ 226,042	\$ 1,492,805	31.8%
Transportation	\$ 1,749,840	\$ 82,622	\$ 46,304	\$ 128,926	7.4%
Sanitation	\$ 1,522,500	\$ 371,705	\$ 1,118,295	\$ 1,490,000	97.9%
Planning & Zoning	\$ 568,100	\$ 131,731	\$ 11,829	\$ 143,560	25.3%
Debt Service	\$ 356,000	\$ 7,550	\$ -	\$ 7,550	2.1%
Public Works	\$ 612,350	\$ 117,703	\$ 67,598	\$ 185,301	30.3%
Parks & Rec	\$ 1,179,196	\$ 260,025	\$ 136,034	\$ 396,059	33.6%
Total Expenses	\$ 12,768,867	\$ 2,666,846	\$ 1,763,176	\$ 4,430,022	34.7%
Transfers to Other Funds	\$ 1,337,000	\$ 334,251	\$ -	\$ 334,251	25.0%
TOTAL	\$ 14,105,867	\$ 3,001,097	\$ 1,763,176	\$ 4,764,273	33.8%
NET GENERAL FUND	\$ -	\$ (1,458,852)		\$ (3,222,028)	



Monthly Financial Report

September 2026*

* Prior fiscal year-end accounting is ongoing, actuals are subject to change.

Additional Information - General Fund

Ad Valorem and personal property taxes are received one month in arrears. Tax bills were mailed by the County in August and are not considered late until January 5th. Significant revenues are typically received in December.

Sales & use tax funds are received two months in arrears. Through September, only funds for July have been received.

Utility sales taxes are received quarterly, with the first quarter received in September.

Most of the Other tax distributions budget is from the alcoholic beverage tax and is received annually, typically in May.

Powell Bill funds are received in two annual allocations. The first allocation was received in September.

Most of the Restricted or Non-recurring revenue budget is related to condemnation and these funds are received solely on a reimbursement basis.

Through September, 25% of the year has been completed, with many departments exceeding this amount because encumbrances for recurring annual expenses are typically entered at the start of the year.

Transportation is below because the annual paving/resurfacing contract has not yet been entered into.

Debt service is below because monthly payments include interest only, with one principal payment annually in February.

Transfers to other funds includes funding for capital projects, with 1/12th of the adopted budget being transferred to the General Fund Capital Project Fund each month.



Monthly Financial Report

September 2026*

* Prior fiscal year-end accounting is ongoing, actuals are subject to change.

STORMWATER					
	Budget	YTD Actuals		YTD Total	% Received
Revenues	\$ 960,000	\$ 91,408		\$ 91,408	9.5%
Fund Balance Appropriated	\$ 500,000	\$ -		\$ -	0.0%
Total	\$ 1,460,000	\$ 91,408		\$ 91,408	6.3%
	Budget	YTD Actuals	YTD Encumbrances	YTD Total	% Spent
Operating Expenses	\$ 960,000	\$ 111,141	\$ -	\$ 111,141	11.6%
Transfers to Other Funds	\$ 500,000	\$ 500,000	\$ -	\$ 500,000	100.0%
Total	\$ 1,460,000	\$ 611,141	\$ -	\$ 611,141	41.9%
NET STORMWATER	\$ -	\$ (519,733)		\$ (519,733)	

CASH BALANCES					
PNC Bank			North Carolina Capital Management Trust		
General Fund	\$ 680,182		General Fund	\$ 17,427,172	
Police Federal Forfeiture	\$ 32,668		Powell Bill	\$ 421,691	30-Day Yield 3.82%
Police State Forfeiture	\$ 39,441		Stormwater	\$ 2,044,626	
Police Evidence Seizure	\$ 24,787		Sewer	\$ 9,464	
Stormwater	\$ 287,376		Total	\$ 19,902,953	
Total	\$ 1,064,454				
TOTAL CASH		\$ 20,967,407			

General Government

2725 Old Monroe Road (John Deere) Property

Staff and the Economic Development Committee are working with the broker to investigate possible tenants consistent with Council's desired use. Staff is also working with Joshua Davis, Retail Strategies (Union County), for additional support.

Occupancy (Hotel) Tax

Staff is working toward January 1, 2027, as the target date to begin collecting occupancy taxes. The necessary administrative and organizational steps have begun and include items that will require Council action.

Bulk Pick-Up

Fall Bulk Pick-Up will be the week of November 16. Spring Bulk Pick-Up yielded 58.46 tons.

Stallings Source

This quarter's blog post, "My Property Goes to the Street - So Why Can Someone Work There?," can be found on the Stallings Source blog. [Read the Stallings Source post](#)

Budget Projects

- Staff has obtained quotes for the Government Center AV equipment and is coordinating with IT to review those quotes.
- The Facilities Space Needs Assessment contract has been approved, and staff's kickoff for the project began the week of September 21.

Emergency Management Training

As part of the Balanced Scorecard goals, Department Heads are participating in free FEMA courses on emergency management best practices and structures to strengthen staff preparedness. The courses run from August to April, with certification awarded upon successful completion and examination.

Surplus Sales

So far in 2026, surplus sales have totaled \$14,485.00. A few small decor items, old rolls of receipt paper, and a Keurig coffee machine were not sold on GovDeals and were therefore donated to a charitable organization or discarded in accordance with Town policy.