November 20, 2026

Planning & Zoning

October 2026 Monthly Report

Meetings

Meeting Type
Town Council: 1. There were no Planning items.
Planning Board: 2. No meeting was held 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

Cont. next page

Project Name, Info	Location	Additional Info	Status
Idlewild Mixed-Residential Plan (Aria): • Total Site Area: 48.83ac in Stallings • 270 Multifamily Units (Aria) • 148 Townhomes in Stallings (Inactive) • 115 Townhomes in Matthews (Inactive) • 3.41 acres of retail/commercial (Inactive)	Idlewild Rd behind Idlewild Shopping Center	• By-Right Development • Development Agreement: Yes, recorded.	• All multifamily buildings received zoning compliance
Bailey Mills Expansion (Phase 2): • The Town Council approved CZ22.09.01 on March 28, 2022. • 23 Attached Residential Units	Marie Garris Rd and Matthews Indian Trail Rd	• They have been approved for an extension of Conditional Zoning Vested Rights application for an additional two years due to sewer capacity (till March 28, 2028)	• Construction Documents and Final Plat not approved.
The Willows at Stallings: • 315 Multifamily Residential.	Stevens Mill Rd	• Development Agreement: Yes recorded • By-Right Development.	• Received UCPW Sewer extension agreement • Permitting completed

Project Name, Info	Location	Additional Info	Status
			• Under construction
Stallings Farm: • 216 Single-Family Residential	Stallings Rd and Stevens Mill Rd.	• Development Agreement: Yes - Recorded • By-Right Development.	• Awaiting UCPW Sewer Capacity Approval
Stinson Farm: • Total Site Area: 83.71ac • 360 Multifamily Units • 136 Attached-Homes • 32 Single-Family Detached Homes • 8 Future Outparcels of retail/commercial (each to be submitted separately)	Idlewild Rd	• Development Agreement (2): Yes – both recorded. • Conditional Zoning	• Construction Documents Approved • Site work ongoing.
Courtyards on Greenway: • 105 Single-Family 55+ Detached Residential	Lawyers Rd	• By-right Development	• Construction Documents Approved • Under Construction • First home permit submitted.

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	• 360 Multifamily Units • 136 Attached-Homes • 32 Single-Family Homes
The Willows	• 315 Multifamily Units
Cottage Green	• 84 Mixed-Multifamily Units • 138 Mixed-Single-Family Units
Stevens Village	• 118 Attached-Homes
Total Future Projections	• 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: Site Development Plan review ongoing.
5. **Stinson Farms Commercial Projects**
   - Scope: Eight commercial outparcels along Idlewild Road
   - Status: QT Gas Station submitted as first commercial outparcel.
   - Site work commenced.
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 **October 01-31, 2026**

	Case # / Project Name	Address / Parcel #	Submittal # / Date	Description	Status
Preliminary Plan (Concept	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

	Case # / Project Name	Address / Parcel #	Submittal # / Date	Description	Status
Plan/Minor) Reviews	PR25.10.01 Whetstone Motel	07-132-002 & 07-132-003B-I	Review 5 10/14/2026	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
	LD26.07.01 2111 Westminster Land Disturbance	08-315-113 2111 Westminster Ln	Review 3 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	Approved 10/30/2026
	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
	PR26.09.02 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 with118 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	Comments Provided 11/09/2026
	PR26.10.01 Phoenix Commercial Redevelopment	07-102-033G, 07-102-034 01, 07-102-034M & 07-102-034N 12056 Stallings Commerce Dr	Review 1 10/14/2026	Convert existing 10,000 sq ft building into escape room; 7,500 sq ft retail; New 5,000 sq ft restaurant; 93 parking spaces	In Review
	PR26.10.02 Sell Ethics Phase 3	07-102-036 & 07-102-037 2000 & 2008 Stallings Rd	Review 1 10/26/2026	Clear existing residential parcels; Use for open space for Sell Ethics	In Review
Construction Document (Major) Reviews	CD25.12.01 Wilora MOB (3275 Stallings Rd)	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 4 10/30/2026	Mixed-Use with 222 residential units and 6+ acres for commercial development; 222 residential parking spaces	In Review
	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
	CD26.08.01 Odyssey Flex	07-102-166 2004 Union Beltway Rd	Review 2 10/15/2026	27,000 sq ft multi-tenant building; 58 parking spaces	In Review

	Case # / Project Name	Address / Parcel #	Submittal # / Date	Description	Status
	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	Comments Provided 10/15/2026
	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	Comments Provided 10/20/2026
Subdivision/ Final Plat Reviews	SP25.05.02 Revival Slavic Baptist Church	07-099-049, 07-099-050, 07-099-051, 07-099-052, 07-099-053 & 07-099-054 3505 Stallings Rd	Review 2 06/30/2025	Recombination of parcels into one lot to construct church building	Awaiting NCDOT Approval
	SP25.09.01 Rhoderia-Lakewood Dr Recombination Plat	07-129-233, 07-129-234, 07-129-235 & 07-129-236 0 Lakewood Dr	Review 3 05/27/2025	4 lots combined into 1 for residential use	Awaiting final copy to sign
	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
	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
	FP26.10.01 Courtyards on the Greenway Phase 2	07-033-003, 07-033-004 & 07-033-005 0 Lawyers Rd	Review 1 10/27/2026	Subdivide 2nd phase; 36 lots	In Review

Permit Report:

Permit Date	Permit #	Permit Type	Status	Zoning	Subdivision	Parcel Address	Payments
10/30/2026	3417	New Principal Structure	Under Review	MFT	Courtyards on the Greenway		
10/27/2026	3412	Accessory Structure Addition	Approved	CIV		324 STALLINGS RD	
10/23/2026	3410	Zoning Verification Letter	Complete	TC		3744 PLEASANT PLAINS RD	$75.00
10/20/2026	3406	Use Permit	Incomplete	C-74		5029 SMITH FARM RD	
10/19/2026	3405	Principal Structure Addition	Approved	SFR-2	Emerald Lake	6162 FOUR WOOD DR	$75.00
10/16/2026	3404	Principal Structure Upfit	Incomplete	Conditional	Fairhaven	1424 AFTERNOON SUN RD	
10/15/2026	3403	Permanent Sign Permit	Incomplete	IND		3120 GRIBBLE RD	
10/15/2026	3402	Demolition Permit	Approved	TC		4320 POTTERS RD	$200.00
10/15/2026	3401	Permanent Sign Permit	Approved	MU-2		2108 STALLINGS RD	$75.00
10/13/2026	3400	Concept Plan Review	Complete	MU-2		12056 STALLINGS COMMERCE DR	$600.00
10/13/2026	3343	Concept Plan Review	Complete	MU-2		0 POTTER RD	$250.00
10/12/2026	3398	New Accessory Structure	Approved	SFR-3		5108 POTTER RD	$125.00
10/9/2026	3396	Principal Structure Upfit	Withdrawn	MFT	Callonwood	1028 ARINGILL LN	
10/8/2026	3395	Accessory Structure Addition	Approved	Conditional	Chestnut Place II	1007 PINE BARK LN	$75.00

Permit Date	Permit #	Permit Type	Status	Zoning	Subdivision	Parcel Address	Payments
10/8/2026	3394	Permanent Sign Permit	Approved	MU-2		2008 STALLINGS RD	$125.00
10/5/2026	3391	New Principal Structure	Approved	SFR-2	Forest Park	0 FOREST PARK DR	$150.00
10/3/2026	3390	New Accessory Structure	Incomplete	SFR-3	Buckingham	2049 WESTMINSTER LN	
10/2/2026	3389	Demolition Permit	Approved	Conditional	Chestnut Place II	1007 PINE BARK LN	$50.00
10/2/2026	3388	Principal Structure Upfit	Payment Pending	SFR-2	Shannamara	7400 BALINTOY LN	
10/1/2026	3387	Permanent Sign Permit	Approved	IND		3532 SMITH FARM RD	$125.00
10/1/2026	3386	Use Permit	Approved	IND		3532 SMITH FARM RD	$100.00
10/1/2026	3385	Demolition Permit	Approved	MU-2	Stinson Farms	15301 IDLEWILD RD	$50.00
10/1/2026	3384	Demolition Permit	Approved	MU-2	Stinson Farms	15233 IDLEWILD RD	$50.00
10/1/2026	3383	Demolition Permit	Approved	MU-2	Stinson Farms	15001 IDLEWILD RD	$50.00
10/1/2026	3382	Demolition Permit	Approved	MU-2	Stinson Farms	15346 MARSHALL HOOKS RD	$50.00
10/1/2026	3381	Demolition Permit	Approved	MU-2	Stinson Farms	15348 MARSHALL HOOKS RD	$50.00
9/25/2026	3379	Permanent Sign Permit	Denied	IND	Union West Business Park	135 CUPPED OAK DR	
9/23/2026	3377	New Accessory Structure	Approved	SFR-2	Country Woods East	1207 HAWTHORNE DR	$125.00
9/23/2026	3376	Principal Structure Upfit	Approved	SFR-2	Shannamara	396 KILLIAN CT	$75.00
9/18/2026	3374	New Accessory Structure	Approved	SFR-3	Fairfield Plantation	6500 BROOKGREEN TERRACE	$225.00
9/18/2026	3373	New Accessory Structure	Denied	SFR-1	Olde Blairs Mill	406 RACHEL ELIZABETH DR	
9/18/2026	3372	Permanent Sign Permit	Denied	MU-2		2108 STALLINGS RD	
9/16/2026	3371	New Accessory Structure	Approved	SFR-2	Emerald Lake	1802 BOGEY CT	$75.00
9/15/2026	3369	Accessory Structure Addition	Denied	MFT	Chestnut Place II	1007 PINE BARK LN	
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	
9/1/2026	3351	Principal Structure Upfit	Approved	SFR-3	Spring Hill	3724 PRIVETTE RD	$75.00
8/31/2026	3347	Use Permit	Denied	SFR-2	Forest Park	507 MEADOWBROOK DR	
8/31/2026	3346	Chicken	Incomplete	SFR-3	Independence Village	4006 SCARLET ST	
8/26/2026	3344	New Accessory Structure	Denied	SFR-2	Willowbrook	2611 WILLOWBROOK DR	
8/24/2026	3338	Temporary Sign Permit	Denied	MU-2		12043 GUION LN	
8/20/2026	3336	New Accessory Structure	Denied	SFR-3		3903 PRIVETTE RD	
8/18/2026	3333	Use Permit	Denied	IND		3400 SMITH FARM RD	
7/7/2026	3285	Pool Permit	Approved	MFT	Courtyards on the Greenway	2111 Cherry Grove Dr	$550.00
6/24/2026			Withdrawn			7900 STEVENS MILL RD SUITE A	
4/28/2026	3181	New Accessory Structure	Denied	MFT	Callonwood	1401 HAMMOND DR	
10/6/2025	2926	New Principal Structure	Paid, Needs Review	IND		3120 GRIBBLE RD	$450.00
7/9/2024	2414	Use Permit	Withdrawn	MU-2		3747-7 MATTHEWS INDIAN TRAIL	

Permit Date	Permit #	Permit Type	Status	Zoning	Subdivision	Parcel Address	Payments
7/3/2024	2410	Principal Structure Addition	Withdrawn		Shannamara	5302 SHANNAMARA DR	
3/28/2024	2243		Withdrawn	AG	Country Woods East	1222 HAWTHORNE DR	
3/6/2024			Withdrawn	MU-2			
2/22/2024	2179	Permanent Sign Permit	Withdrawn	MU-2		12134 Stallings Commerce Dr	
2/14/2024			Withdrawn		Aria Apartments	15120 IDLEWILD RD	
6/27/2023	1920	Permanent Sign Permit	Withdrawn	MU-2		15120 IDLEWILD RD	
5/7/2023	1865	New Accessory Structure	Withdrawn	Conditional	Southstone	1008 Moose Trail	
4/27/2023	1854	New Accessory Structure	Withdrawn	Conditional		13606 EAST INDEPENDENCE BLVD	
4/22/2021	Z21.04.19	New Principal Structure	Withdrawn	SFR-2			
2/16/2021			Withdrawn		Olde Blairs Mill	503 Caroline Aubrey Way	
2/16/2021			Withdrawn		Olde Blairs Mill	503 Caroline Aubrey Way	
2/10/2021	Z 21.02.09	New Accessory Structure	Approved	SFR-3	Kerry Greens	8001 SHECKLER LN #41	$50.00
2/9/2021	Z 21.02.08	Principal Structure Addition	Approved	SFR-1	Morningside at Stallings	1000 MORNINGSIDE MEADOW LN #66	$50.00
2/8/2021	Z 21.02.07	Principal Structure Addition	Approved		Willowcroft	1301 YARROW ST	$50.00
2/5/2021	Z 21.02.05	Principal Structure Addition	Approved	Conditional	Southstone	705 Southstone Dr	$50.00
2/4/2021	Z 21.02.04	New Accessory Structure	Approved	SFR-3	Morningside at Stallings	1000 MORNINGSIDE MEADOW LN #66	$50.00
2/1/2021	Z 21.02.02	New Accessory Structure	Approved	SFR-1	Vickery	2027 DONOVAN DR	$50.00
2/1/2021	Z 21.02.01	Principal Structure Addition	Approved	SFR-1	Vickery	2027 DONOVAN DR	$50.00
1/27/2021	S 21.01.12	Permanent Sign Permit	Approved	Conditional	Chestnut	MATTHEWS WEDDINGTON RD	$50.00
1/27/2021	S 21.01.11	Permanent Sign Permit	Approved	Conditional	Chestnut	MATTHEWS WEDDINGTON RD	$50.00

Total Records: 68 | Total Payments: $4,300.00 | Report extracted November 18, 2026

Code Enforcement Report:

October Monthly Report - Code Enforcement				
Case Date	**Description**	**Found By**	**Status**	**Address**
10/7/2026	PN - TGW	Ride Around	Open	1008 Mountain Laurel Ct.
10/7/2026	PN - TGW	Ride Around	Open	924 Stallings Rd.
10/7/2026	PN - TGW	Ride Around	Open	3025 Gribble Rd.
10/7/2026	PN - Outdoor Storage of Junk	Ride Around	Closed	1253 Afternoon Sun Rd.
10/7/2026	SDO - Prohibited Signs	Ride Around	Open	15200 Idlewild Rd.
10/8/2026	SDO - Permanent Sign Permit	Ride Around	Open	7900-A Stevens Mill Rd.
10/8/2026	SDO - Use Permit	Ride Around	Open	7900-A Stevens Mill Rd.
10/9/2026	SDO - Land Disturbance Permit	Ride Around	Open	2800 Stallings Rd.
10/23/2026	SDO - Feather Flag Permit	Ride Around	Open	3025 Gribble Rd.

October Monthly Report - Code Enforcement				
Case Date	**Description**	**Found By**	**Status**	**Address**
10/26/2026	PN - Open Burning of Yard Waste	Ride Around	Closed	2516 Oak Spring Rd.
10/26/2026	PN - Outdoor Storage of Car Parts and Tires	Ride Around	Open	5009 Gold Crest Dr.
10/27/2026	SDO - Accessory Structure Permit	Ride Around	Open	3000 Beech Ct.
10/30/2026	PN - Chicken Permit	Ride Around	Open	216 Springhill Rd.

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.
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 - 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.
8/10/2026	PN - Outdoor Storage of Boxes and Other Items	Complaint	Open	3123 Shadowy Retreat Dr.
9/1/2026	PN - Outdoor Storage of Junk and Overgrowth	Ride Around	Open	2441 Oak Spring Rd.
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
9/11/2026	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.

New Violations		**October Cases**	
Public Nuisance	7	Open	11
J/A/N Vehicles	0	Closed	2
SDO	6	Total	13
Traffic	0		
Open Burn	0		
Hazard	0		
Noise	0		
MHS	0		
Total Opened	13		

Police Department

October 2026 Monthly Activity Comparison

Activity Comparison | January–March

Activity	Jan 2025	Jan 2026	Change	Feb 2025	Feb 2026	Change	Mar 2025	Mar 2026	Change
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	—
Traffic stops	503	647	+29%	371	499	+35%	332	549	+65%
Traffic citations issued	100	109	+9%	64	117	+83%	82	135	+65%
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	—	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	+13%	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, PREV, BUS CHECK	14	12	-14%	14	11	-21%	12	20	+67%

Activity Comparison | April–June

Activity	Apr 2025	Apr 2026	Change	May 2025	May 2026	Change	Jun 2025	Jun 2026	Change
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	—	1	1	+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	New	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	—	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, PREV, BUS CHECK	9	12	+33%	13	8	-38%	23	13	-43%

Activity Comparison | July–September

Activity	Jul 2025	Jul 2026	Change	Aug 2025	Aug 2026	Change	Sep 2025	Sep 2026	Change
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	New	1	0	-100%	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	3	+50%
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	—
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, PREV, BUS CHECK	10	10	+0%	10	7	-30%	10	10	+0%

Activity Comparison | October

Activity	Oct 2025	Oct 2026	Change
Total number of calls (EXCLUDES PREV. PATROLS, BUS. CHECKS & ALARMS)	960	1,231	+28%
Total number of reports	39	66	+69%
Total number of arrests	9	22	+144%
Cases assigned to detective	5	19	+280%
Internet Crimes Against Children Complaints*	0	1	New
Traffic stops	278	514	+85%
Traffic citations issued	59	97	+64%
Warning citations (written and verbal)	214	404	+89%
DWI	5	8	+60%
Traffic Crashes	32	45	+41%
Crime Scene Unit Callouts	1	1	+0%
K9 Uses	8	13	+63%
Use of force incidents	0	0	—
Preventative patrols	1,742	1,342	-23%
Business checks	416	373	-10%
Alarm calls responded to	42	34	-19%
Community Service Unit events	1	2	+100%
Calls to Union West Hospital (EXCLUDES TRAFFIC STOPS, PREV, BUS CHECK	9	19	+111%

Change compares the selected month in 2026 with the same month in 2025. A dash indicates no percentage can be calculated from a zero baseline.

Police Department | October Activity Highlights

- **Calls and investigations:** SPD recorded 1,231 calls for service in October (excluding preventative patrols, business checks, and alarm calls), compared with 960 in October 2025. The department recorded 66 reports and 22 arrests; 19 cases were assigned to detectives. One Internet Crimes Against Children complaint was reported.
- **Traffic enforcement and crashes:** Officers conducted 514 traffic stops, issued 97 traffic citations and 404 written or verbal warnings, and reported eight DWIs. SPD recorded 45 traffic crashes during the month.
- **Specialized and community activity:** SPD reported one Crime Scene Unit callout, 13 K9 uses, and two Community Service Unit events. The monthly data also reflects 19 calls to Union West Hospital (excluding traffic stops, preventative patrols, and business checks). No use-of-force incidents were recorded.

Engineering & Public Works

November 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.
- 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
    - Upcoming sinkhole repairs are scheduled in the Fairfield Plantation and Kerry Greens subdivisions.
    - Public works has three storm water easement clearing and clean-up project in the Shannamara Subdivision, Emerald Lake Subdivision, and Chestnut Oaks Subdivision.
    - 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.
    - Public works completed three sink hole repairs in the Curry Place, Emerald Lake, and Fairfield Plantation subdivisions.
- 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: 75
            - In good condition / passing inspection: 12
            - Pending Inspection Reports: 54
            - Currently working to bring into compliance: 2
            - Pending O&M Agreement and/or Inspection Report: 3
            - 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: 1
                - ID Investigations Submitted via Online Portal/Call-in: 1
                - ID investigations identified during routine field observations: 0
            - ID Cases Resolved: 1

- 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	5.175	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.

FACILITY	PERMITTED CAPACITY (MGD)	ACTUAL AVERAGE DAILY FLOW* (MGD)	ACTUAL + PERMITTED OBLIGATED FLOWS (MGD)	PERCENT OF PERMITTED FLOW USED
Twelve Mile Creek	7.5	5.123	6.853	91.4%
Crooked Creek	1.9	1.249	1.808	95.2%
Olde Sycamore	0.15	0.040	0.040	26.7%
Tallwood	0.05	0.017	0.017	34.0%
Grassy Branch	0.12	0.034	0.035	29.2%

*12 month rolling average through September 2026.

- Union County Water has reported that the Crooked Creek Water Reclamation Facility has reached capacity. The County is no longer accepting new development-review applications requiring sewer construction permits in the Crooked Creek service area. See Union County Water's October 30 notice.

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 Lake and Callonwood.

    - Google Fiber: Emerald Lake, Courtyards at Emerald Lake, 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)

Parks & Recreation

November 2026 Monthly Report

Events & Community Engagement

- **Stalloween:** The department hosted its third annual Stalloween celebration on October 24 at Stallings Municipal Park, welcoming families for an evening of trick-or-treating, community involvement, and festive activities.
- **Silent Night with Santa:** The Parks & Recreation Department celebrated another successful Silent Night with Santa event, providing a sensory-friendly holiday experience for children and families. With a calm, welcoming environment, personalized visits with Santa, and ASL support, this special event continues to highlight the Town's commitment to inclusive programming and creating meaningful holiday memories for families of all abilities.
- **Veterans Breakfast:** On November 11, the department hosted its annual Veterans Breakfast, honoring Stallings veterans and providing an opportunity for fellowship and appreciation. Attendees were also invited to share their thoughts on a potential future Veterans Memorial within the Town.
- **Community Litter Sweep:** A community litter sweep was scheduled for November 17 at Blair Mill Park, encouraging volunteers to help maintain the beauty of Stallings' parks and greenways.
- **Community Partnerships:** The department continues reviewing Park Partner applications and coordinating with local businesses and organizations to expand recreational opportunities for residents.

Upcoming Events

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.

Stories with Mrs. Claus: The Parks & Recreation Department is preparing for its annual Stories with Mrs. Claus program on December 16 at the Stallings Government Center. This festive, family-friendly event will feature holiday storytelling with Mrs. Claus and hands-on ornament decorating activities. Designed to encourage creativity, family bonding, and holiday traditions, this program offers another opportunity for the Town to bring families together and create lasting memories during the holiday season. Registration opens November 25.

Capital Improvement Updates

Splash Pad Chemical Storage Room Update

The department continues coordinating with McAdams on the design of the proposed chemical storage building addition at Stallings Municipal Park. This project will bring the splash pad's chemical storage facilities into compliance with current code requirements, improve safety and operational efficiency, and support long-term facility operations.

Stallings Lot Conversion

Planning continues for the Town-owned parcel adjacent to Stallings Municipal Park. The project will transform the property into a more functional space for community events, food trucks, and overflow parking. Surveying and site preparation are part of the project's initial phase.

Master Plan Amendment – Blair Mill Park

The department is preparing for an amendment to the Blair Mill Park Master Plan. The Request for Proposals is anticipated to be released in early 2027, following completion of the Town's Parks & Recreation Needs Assessment to ensure future improvements align with community needs.

Department Administration & Planning

- **Summer 2027 Internship Program:** Recruitment is underway for the Parks & Recreation Program Intern position. The department is reviewing applicants and coordinating interviews for the upcoming summer internship.
- **Staff Training & Certifications:** The department is exploring opportunities to expand Certified Pool Operator (CPO) training among seasonal staff to strengthen splash pad operations, improve scheduling flexibility, and support timely responses to routine maintenance needs.

- **Memorial Bench Program:** Staff continues evaluating the potential development of a formal memorial bench program, including eligibility requirements, donation structures, installation standards, and long-term maintenance responsibilities.
- **Community Engagement & Long-Term Planning:** The department continues identifying opportunities to enhance park accessibility, improve facilities, strengthen community partnerships, and provide quality recreational experiences for Stallings residents.

Human Resources

No report.

Finance

Monthly Financial Report

October 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	$ 8,931,500	$ 1,292,196	$ 1,292,196	14.5%
Sales & Use Tax	$ 2,400,000	$ 542,368	$ 542,368	22.6%
Utility Sales Tax	$ 860,000	$ 203,934	$ 203,934	23.7%
Other Tax Distributions	$ 88,700	$ 3,399	$ 3,399	3.8%
Powell Bill *(includes interest)*	$ 550,000	$ 287,012	$ 287,012	52.2%
Investment Earnings	$ 605,000	$ 220,058	$ 220,058	36.4%
Permits & Fees	$ 98,000	$ 131,806	$ 131,806	134.5%
Other Revenues	$ 30,700	$ 19,386	$ 19,386	63.1%
Restricted or Non-recurring Revenues *(includes grants)*	$ 363,031	$ 58,113	$ 58,113	16.0%
Total Revenues	**$ 13,926,931**	**$ 2,758,272**	**$ 2,758,272**	**19.8%**
Fund Balance Appropriated	$ 241,623	$ -	$ -	0.0%
Transfers from Other Funds	$ -	$ -	$ -	0.0%
Other Financing Sources	$ -	$ -	$ -	0.0%
TOTAL	**$ 14,168,554**	**$ 2,758,272**	**$ 2,758,272**	**19.5%**

	Budget	YTD Actuals	YTD Encumbrances	YTD Total	% Spent
General Government	$ 2,094,086	$ 554,909	$ 155,781	$ 710,690	33.9%
Police	$ 4,746,660	$ 1,782,053	$ 85,427	$ 1,867,480	39.3%
Transportation	$ 1,749,840	$ 109,557	$ 37,991	$ 147,548	8.4%
Sanitation	$ 1,522,500	$ 495,658	$ 994,342	$ 1,490,000	97.9%
Planning & Zoning	$ 568,100	$ 170,355	$ 9,166	$ 179,521	31.6%
Debt Service	$ 356,000	$ 10,067	$ -	$ 10,067	2.8%
Public Works	$ 612,350	$ 151,933	$ 60,090	$ 212,023	34.6%
Parks & Rec	$ 1,182,018	$ 349,134	$ 97,654	$ 446,788	37.8%
Total Expenses	**$ 12,831,554**	**$ 3,623,666**	**$ 1,440,451**	**$ 5,064,117**	**39.5%**
Transfers to Other Funds	$ 1,337,000	$ 445,668	$ -	$ 445,668	33.3%
TOTAL	**$ 14,168,554**	**$ 4,069,334**	$ 1,440,451	**$ 5,509,785**	**38.9%**
NET GENERAL FUND	**$ -**	**$ (1,311,062)**		**$ (2,751,513)**	

Monthly Financial Report

October 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 October, only funds for July and August have been received and are averaging 20.7% above prior year.
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. However, just under $51K was both received and recognized in the budget during October for the State funded law enforcement bonuses.

Through October, 33.3% of the year has been completed, with multiple 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

October 2026*

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

STORMWATER

	Budget	YTD Actuals		YTD Total	% Received
Revenues	$ 960,000	$ 193,676		$ 193,676	20.2%
Fund Balance Appropriated	$ 500,000	$ -		$ -	0.0%
Total	**$ 1,460,000**	**$ 193,676**		**$ 193,676**	**13.3%**

	Budget	YTD Actuals	YTD Encumbrances	YTD Total	% Spent
Operating Expenses	$ 960,000	$ 147,648	$ -	$ 147,648	15.4%
Transfers to Other Funds	$ 500,000	$ 500,000	$ -	$ 500,000	100.0%
Total	**$ 1,460,000**	**$ 647,648**	**$ -**	**$ 647,648**	**44.4%**

NET STORMWATER	**$ -**	**$ (453,972)**	**$ (453,972)**

CASH BALANCES

PNC Bank

General Fund	$ 287,970
Police Federal Forfeiture	$ 32,668
Police State Forfeiture	$ 39,441
Police Evidence Seizure	$ 24,787
Stormwater	$ 294,918
Total	**$ 679,784**

North Carolina Capital Management Trust

General Fund	$ 17,751,793
Powell Bill	$ 423,053
Stormwater	$ 2,051,229
Sewer	$ 9,495
Total	**$ 20,235,570**

30-Day Yield
3.93%

TOTAL CASH	**$ 20,915,354**

General Government

2725 Old Monroe Road (John Deere) Property

Staff and the Economic Development Committee are working with the broker to investigate potential tenants consistent with Council's desired use. Staff is also coordinating with Joshua Davis of 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 Tourism Development Authority has been established and will hold its first meeting on November 23, 2026.

Bulk Pick-Up

Fall bulk pick-up took place during 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?," is available online: Read the post. The next quarterly post is expected the week of November 23.

Budget Projects

- Staff obtained quotes for Government Center audiovisual equipment and is coordinating with IT to review them.
- The Facilities Space Needs Assessment contract has been approved. Onsite staff visits were completed the week of November 9.

Emergency Management Training

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

Surplus Sales

Surplus sales totaled $20,341.00 so far in 2026.