



February 17, 2026
 Stallings Government Center
 321 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

Planning Board Meeting Agenda

#	Time	Item	Presenter	Action Requested/Next Step
	6:00 pm	Invocation Call the Meeting to Order	Chair	N/A
1.		Swearing in of New Member A. Ann Katherine Bowman	Mary McCall, Deputy Town Clerk	N/A
2.		Election of Chair and Vice-Chair for Planning Board/Board of Adjustments	Max Hsiang, Planning Director	N/A
3.		Agenda Approval	Chair	Approve/Amend Agenda Motion: <i>I make the motion to:</i> 1) <i>Approve the Agenda as presented;</i> <i>or</i> 2) <i>Approve the Agenda with the following changes: _____.</i>
4.		Approval of Minutes A. October 21, 2025, Minutes	Chair	Approve/Amend Minutes Motion: <i>I make the motion to:</i> 1) <i>Approve the Agenda as presented;</i> <i>or</i> 2) <i>Approve the Agenda with the following changes: _____.</i>
5.		Brief PB/BOA Training	Max Hsiang, Planning Director	N/A

#	Time	Item	Presenter	Action Requested/Next Step
6.		<p>Conditional Zoning CZ25.08.01 - Stevens Village</p> <p>A. Stevens Village LLC is requesting a conditional rezoning from MU-2 to CZ-MU-2 to allow 118 townhomes and up to 15,000 sq ft of commercial.</p> <p>B. Statement of Consistency and Reasonableness</p>	<p>Max Hsiang, Planning Director</p>	<p>Recommendation</p> <p>Motion: <i>I make the motion to recommend:</i></p> <ol style="list-style-type: none"> 1) <i>Approval of the request as presented.</i> 2) <i>Approval of the request with recommendations _____.</i> 3) <i>Defer the request to _____.</i> 4) <i>Deny the request as submitted.</i>
7.		<p>Conditional Zoning CZ25.04.01 - Pleasant Plains Town Center 2</p> <p>A. The applicant is requesting a conditional rezoning from TC to CZ-TC to allow 60 townhomes.</p> <p>B. Statement of Consistency and Reasonableness</p>	<p>Max Hsiang, Planning Director</p>	<p>Recommendation</p> <p>Motion: <i>I make the motion to recommend:</i></p> <ol style="list-style-type: none"> 1) <i>Approval of the request as presented.</i> 2) <i>Approval of the request with recommendations _____.</i> 3) <i>Defer the request to _____.</i> 4) <i>Deny the request as submitted.</i>
8.		<p>Conditional Zoning CZ25.10.01 - Chestnut Lane Mixed-Use</p> <p>A. The applicant is requesting a conditional rezoning from R-20 (Union County) to CZ-MU-2 for a non-residential, mixed-use commercial center.</p> <p>B. Statement of Consistency and Reasonableness</p>	<p>Max Hsiang, Planning Director</p>	<p>Recommendation</p> <p>Motion: <i>I make the motion to recommend:</i></p> <ol style="list-style-type: none"> 1) <i>Approval of the request as presented.</i> 2) <i>Approval of the request with recommendations _____.</i> 3) <i>Defer the request to _____.</i> 4) <i>Deny the request as submitted.</i>
9.		<p>Text Amendment TX26.01.01 - Indoor Amusement</p> <p>A. The applicant is proposing the addition of a new use to the Table of Uses in Article 8 and a corresponding definition to Article 3.</p> <p>B. Statement of Consistency and Reasonableness</p>	<p>Katie King, Senior Planning Technician</p>	<p>Recommendation</p> <p>Motion: <i>I make the motion to recommend:</i></p> <ol style="list-style-type: none"> 1) <i>Approval of the request as presented.</i> 2) <i>Approval of the request with recommendations _____.</i> 3) <i>Defer the request to _____.</i> 4) <i>Deny the request as submitted.</i>

#	Time	Item	Presenter	Action Requested/Next Step
10.		<p>Text Amendment TX26.01.03 - Fence Updates</p> <p>A. Staff is proposing an update to Article 2.13-2 for clarity and refine requirements for screening and materials.</p> <p>B. Statement of Consistency and Reasonableness</p>	Brig Sheehy, GIS Planning Technician	<p>Recommendation</p> <p>Motion: I make the motion to recommend:</p> <ol style="list-style-type: none"> 1) Approval of the request as presented. 2) Approval of the request with recommendations _____. 3) Defer the request to _____. 4) Deny the request as submitted.
11.		<p>Text Amendment TX26.01.02 - Streetscape Addendum</p> <p>A. Staff is proposing an addendum to the adopted Stallings Streetscape Plan to simplify and clarify existing standards and provide a fee-in-lieu option.</p> <p>B. Statement of Consistency and Reasonableness</p>	Brig Sheehy, GIS Planning Technician	<p>Recommendation</p> <p>Motion: I make the motion to recommend:</p> <ol style="list-style-type: none"> 1) Approval of the request as presented. 2) Approval of the request with recommendations _____. 3) Defer the request to _____. 4) Deny the request as submitted.
12.		<p>Text Amendment TX26.02.01 - Resubmittal Waiting Period</p> <p>A. Staff is proposing an amendment to Article 5.3-4 to update waiting periods for rezoning applications to align with new state statutes.</p> <p>B. Statement of Consistency and Reasonableness</p>	Max Hsiang, Planning Director	<p>Recommendation</p> <p>Motion: I make the motion to recommend:</p> <ol style="list-style-type: none"> 1. Approval of the request as presented. 2. Approval of the request with recommendations _____. 3. Defer the request to _____. 4. Deny the request as submitted.
13.		<p>Text Amendment TX26.02.02 - Rezoning and Annexation Concurrency</p> <p>A. Staff is proposing an update to Article 5.3-3 to clarify procedural authority that allows annexations and associated rezonings to be heard and acted upon concurrently.</p> <p>B. Statement of Consistency and Reasonableness</p>	Max Hsiang, Planning Director	<p>Recommendation</p> <p>Motion: I make the motion to recommend:</p> <ol style="list-style-type: none"> 1) Approval of the request as presented. 2) Approval of the request with recommendations _____. 3) Defer the request to _____. 4) Deny the request as submitted.
14.		Adjournment	Chair	Motion: I make the motion to adjourn.

MINUTES OF PLANNING BOARD MEETING
OF THE
TOWN OF STALLINGS, NORTH CAROLINA

The Planning Board of the Town of Stallings met for their regularly scheduled meeting on October 21, 2025, at 6:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28104.

Planning Board members present: Charman Robert Koehler, Vice-Chairman Jacqueline Wilson, Jon Van de Riet, Tony Paren, Glenn Watson, and Mike Couzens

Planning Board members absent: None

Staff members present: Planning Director Max Hsiang, Senior Planning Technician Katie King, and GIS Planning Technician Brig Sheehy

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler called the meeting to order at 6:00 pm.

1. Approval of Agenda

Board Member Couzens made the motion to approve the agenda. The motion was approved unanimously after a second from Board Member Paren.

2. Approval of Minutes

A. September 15, 2025, Minutes

Board Member Couzens made the motion to approve the minutes from September 15, 2025. The motion was unanimously approved after a second from Board Member Van de Riet.

3. TX25.10.01

- A. Staff requests an update to Article 2.13-2 of the Stallings Development Ordinance to clarify fence height and placement standards, and refine requirements for screening and fence materials.
- B. Statement of Consistency and Reasonableness.

GIS Planning Technician Sheehy presented TX25.10.01 text amendment proposal to clarify fence height and placement standards. The text amendment would also refine requirements for screening and fence materials. Additionally, the proposed amendment would include new figures showing height requirements and placement standards, further clarifying difficult to understand language within the ordinance. GIS Planning Technician Sheehy stated that staff recommends approval of the proposed text amendment.

After a brief discussion with the Board and Staff, Vice-Chairman Wilson made a motion to approve the recommendation of TX25.10.01 with a statement that TX25.10.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was unanimously approved after a second from Board Member Van de Riet.

4. Proposed Streetscape Addendum

- A. Staff proposes an amendment to the Stallings Streetscape Plan to simplify and clarify the existing standards by reducing the number of design options and variations.

GIS Planning Technician Sheehy presented a proposed amendment to the Stallings Streetscape Plan to clarify existing standards within the plan. The amendment would also reduce the number of design options and variations within the plan. Additionally, the new amendment would reduce the minimum and maximum size requirements for the streetscape designs, creating a more practical and consistent streetscape design within the Town Center.

GIS Planning Technician stated that staff requests recommendations to include in a future Text Amendment for this addendum. Staff also requests a motion to recommend this amendment be presented to Town Council for their recommendations for a future Text Amendment including this proposed addendum.

After a brief discussion with the Board and Staff, Board Member Couzens made a motion to recommend the addendum be presented to the Twon Council for their recommendations for a new Text Amendment including the proposed addendum. The motion was unanimously approved after a second from Board Member Van de Riet.

5. Adjournment

Vice-Chairman Wilson made the motion for adjournment. The motion was approved unanimously after a second from Board Member Paren.

The meeting adjourned at 6:24 pm.

Robert Koehler, Chairman

Brig Sheehy, GIS Planning Technician

DRAFT

February 17th, 2026

Planning Board/Board of Adjustments Training Presentation:

https://drive.google.com/drive/folders/1iysO27ggvoj-DbJ5LrTungj4Ewdj08Jl?usp=drive_link

MEMO

To: Planning Board
From: Max Hsiang, Planning and Zoning Director
Date: February 17, 2026
RE: **Conditional Zoning Request – Steven’s Village (CZ25.08.01)**

Purpose

This memo summarizes the proposed conditional zoning request for Stevens Village (CZ25.08.01) for Planning Board consideration. It outlines the proposed development, its consistency with adopted plans, key conditions, and the primary issues raised to date

This item was originally scheduled for January 20, 2026, Planning Board, but that meeting was cancelled due to being unable to meet quorum.

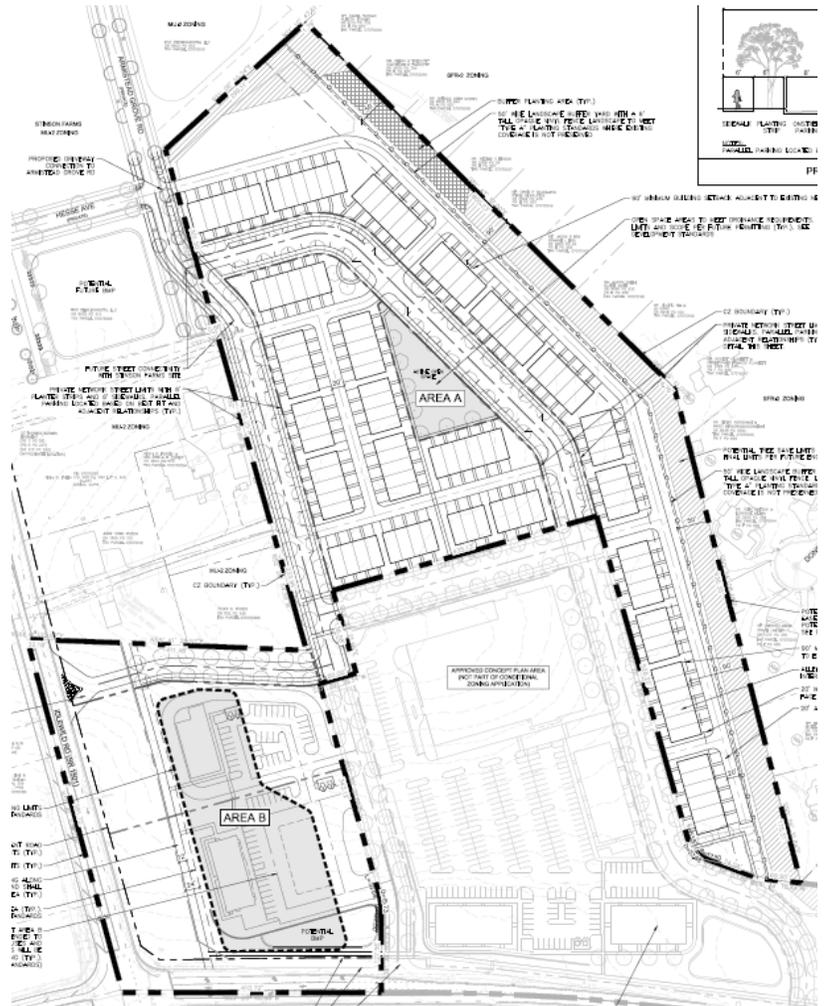
Project Overview

Stevens Village is a proposed mixed-use development on approximately 17.97 acres located at the intersection of Stevens Mill Road and Idlewild Road. The request seeks to rezone the property from Mixed Use 2 (MU-2) to a Conditional Zoning MU-2 (CZ-MU-2) to allow a residential and commercial development subject to site-specific conditions.

The project consists of two development areas:

- Development Area A: up to 118 attached town home units (NOT multi-family or apartments)
- Development Area B: between 3,000 and 15,000 square feet of non-residential uses in up to two buildings, with limits on drive-through and convenience store uses

The plan shows a walkable, internally connected development that takes a step-down approach in uses that transitions intensity away from the adjacent Shannamara neighborhood while retaining neighborhood-serving commercial uses along Idlewild Road and Stevens Mill Rd.



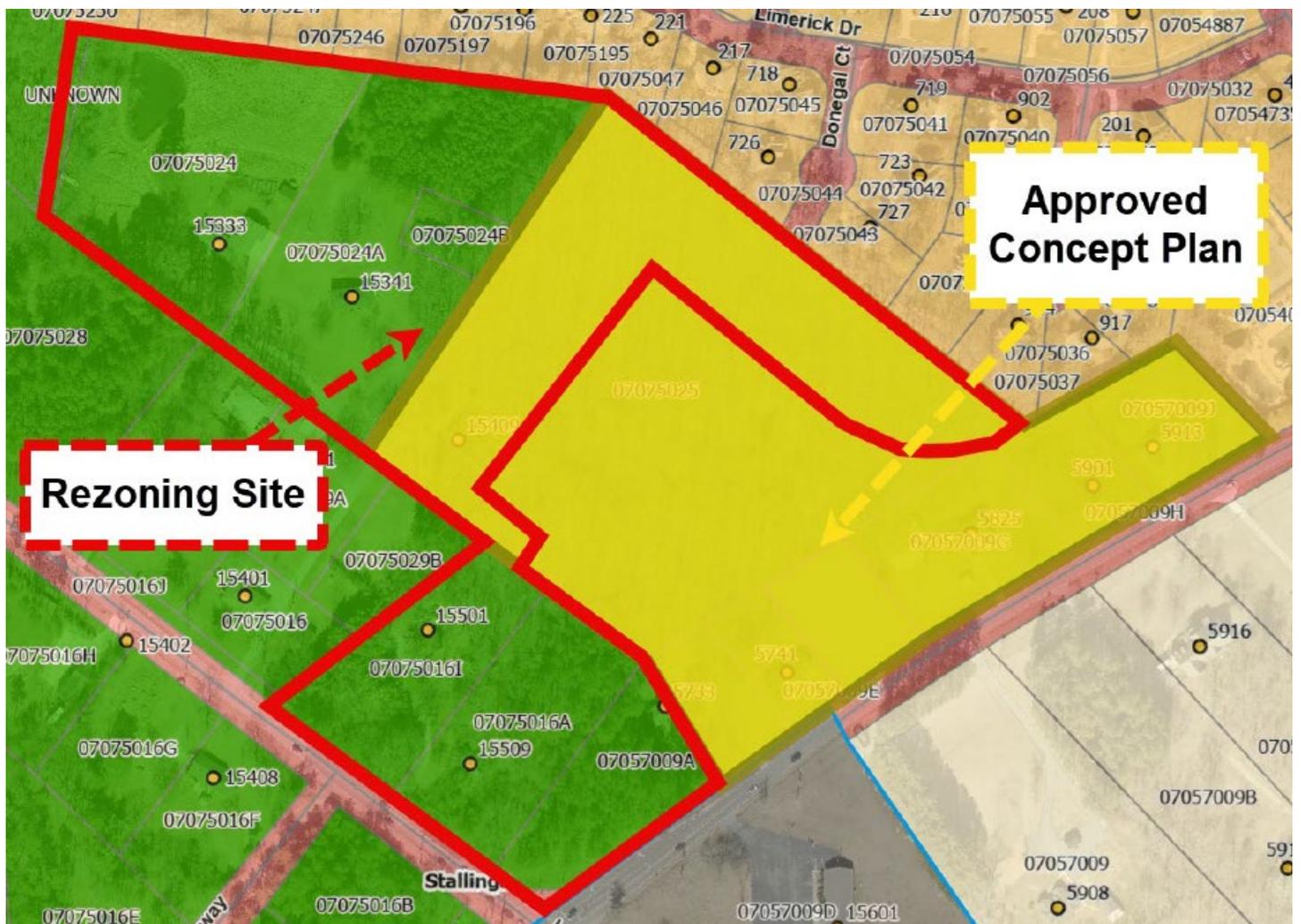
Context and Background

The site is part of a broader development pattern along the Stevens Mill Road corridor on the Northeast area of Idlewild Rd that has included prior concept plan approvals, traffic analysis, and rezonings of adjacent parcels. Under the existing MU-2 zoning, the site allows a wide range of commercial uses by right, including more intensive commercial development adjacent to residential neighborhoods.

Utilizing the map below, the proposed Conditional Zoning (outlined in red) overlaps with an approved 14.59-acre concept plan (shown in yellow) that allows up to 80,673 square feet of commercial development, including grocery, retail, and office uses. If the Conditional Zoning is approved, it would encroach into the area covered by the approved concept plan, requiring the concept plan to be amended. In addition, the approved commercial square footage would need to be significantly reduced to accommodate the proposed townhome development associated with the Conditional Zoning.

For reference, the green area is zoned MU-2. Permitted uses that could be built by-right without a rezoning or council approval include, but are not limited to, bars, department stores, medical offices, multi-tenant retail, drugstores, veterinary offices, and similar commercial uses (see attached zoning description).

The proposed conditional zoning narrows permitted uses, introduces residential buffering, and establishes specific development standards that would not otherwise apply under the current zoning.

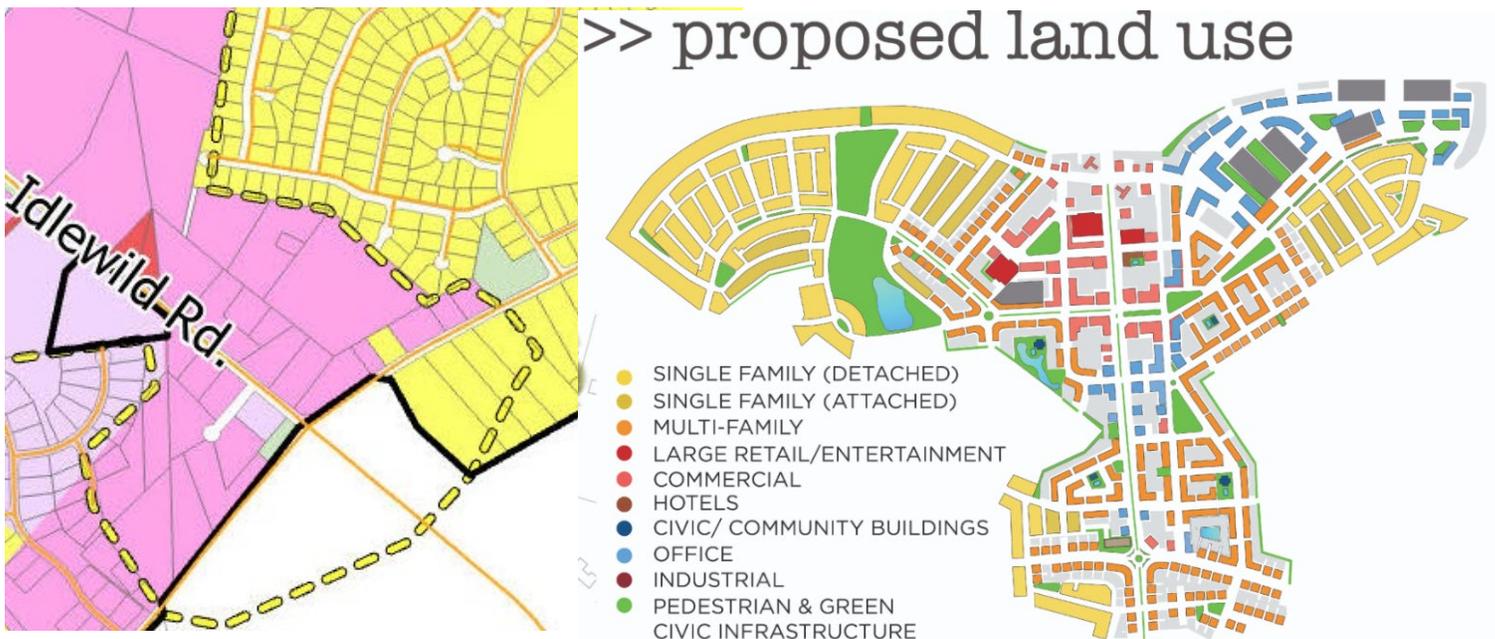


Consistency with Adopted Plans

The proposed rezoning is consistent with the Town's adopted plans

The Future Land Use Plan designates the site as a Walkable Activity Center (shown in pink below), which supports mixed use development that integrates residential and commercial components. The proposal aligns with the Comprehensive Plan goals, including:

- The Future Land Use Plan designates the site as a Walkable Activity Center (shown in pink), which is intended to support broader economic, entertainment, and community activities than a walkable neighborhood. This designation encourages a mix of residential and commercial uses arranged on small blocks with a highly connected street network that promotes pedestrian activity. The proposed rezoning supports these goals by introducing a coordinated mix of residential and commercial uses in a walkable development pattern.
- Walkable Activity Centers are designed to accommodate buildings ranging from one to five stories. Parking strategies emphasize street parking (this plan includes parallel parking). The proposed rezoning is compatible with these form and development parameters and supports a walkable environment.
- Diversified Development. The Town seeks to provide a full range of land uses for employment, services, and residential opportunities at varying densities. Creating a diverse mix of land uses requires increased density at select locations where integrated uses foster a walkable and vibrant environment.
- The Transportation infrastructure establishes the framework for future land use opportunities, and with a finite amount of land available, the Town prioritizes development areas that will have a meaningful impact on Stallings. The updated Armistead Grove Road provides a parallel connection to Idlewild Road and connects through the Stinson Farms development to I 485, supporting alternative transportation routes.
- The Idlewild Small Area Plan identifies this area as appropriate for multifamily and commercial uses.
- The Greenway Master Plan is supported through the proposed multi use path along Idlewild Road and enhanced pedestrian infrastructure along Stevens Mill Road.



Development Standards (Conditions)

Key conditions associated with the rezoning include:

- A maximum of 118 townhomes with a maximum height of 35ft adjacent to Shannamara
- A minimum 50-foot Type A buffer and a minimum 90-foot setback between townhomes and the Shannamara neighborhood
- A landscaped frontage along Idlewild Road with a multi-use path
- Limitations on commercial uses, including prohibiting numerous high-impact uses otherwise allowed in MU-2
- Restrictions on the number and configuration of drive-through facilities

Timeline for Related Developments

The current application builds upon several prior submissions and approvals associated with nearby parcels and coordinated development activity. Withrow Capital entities has acquired the parcels that will constitute the Stevens Village development for many years, going back to 2003. Some parcels are currently under contract. Key milestones include:

- Outparcel Development Agreement Application (DA20.08.01): Submitted August 18, 2020, and currently on hold, the applicant has the right to revisit the DA proposal if this CZ is denied or withdrawn.
- Original Grocery Store Concept Site Plan: Submitted September 11, 2020, and approved October 20, 2023.
- Traffic Impact Analysis (TIA): Initiated in November 2021 and completed in July 2023.
- Rezoning of 5749 Stevens Mill Road (RZ24.10.01): Approved March 10, 2025.
- Updated Grocery Store Concept Site Plan with Developer Commitments: Submitted September 30, 2025, and approved November 13, 2025.
- Steven's Village Conditional Zoning Application (CZ25.08.01): Submitted August 21, 2025, and currently under review through the conditional zoning process.

This timeline reflects the progression from early concept planning and supporting analysis to the current conditional zoning request.

Traffic Impact Summary

- Stevens Village includes previously approved TIA (approved July 2023) improvements along Idlewild Road and Stevens Mill Road, including added turn lanes, extended storage, and traffic signal upgrades.
- Removal of certain commercial components has resulted in an overall reduction in projected trips compared to the original TIA.
- **All original TIA improvements will still be constructed, despite the reduced trip generation.**
- Site access along Idlewild Road includes right-in/right-out movements, protected stem lengths, and dedicated turn lanes.

Updated traffic documentation is under coordination with NCDOT, with final correspondence pending.

Community and Staff Input

The applicant has conducted a required neighborhood meeting and an additional voluntary follow-up meeting. Feedback has focused on building height, buffering, traffic, lighting, and commercial intensity. Town staff has

provided preliminary comments addressing operational limits, site design, landscaping, and safety features, which are being reviewed for incorporation into revised conditions or site plans.

Staff Recommendation

This conditional rezoning request is part of a larger commercial expansion near the intersection of Stevens Mill Road and Idlewild Road and introduces a mixed-use development pattern that is consistent with the existing zoning framework and adopted land use plans. While concerns remain regarding traffic, buffering, and neighborhood impacts, the developer has committed to multiple mitigation strategies intended to address community concerns.

Based on land use compatibility, consistency with adopted plans, economic considerations, and the applicant's continued efforts to engage the community and refine the proposal, staff recommends approval of the conditional rezoning request.

8.4-6 Mixed-Use District (MU-2)

District Description

The Mixed-Use District (MU-2) is intended to provide opportunities for both compatible and sustainable re-development opportunities. This district is primarily used for commercial purposes as well as residential purposes to a lesser extent. This district allows for more variety within its listed uses compared to other zoning districts.

Development standards for this district promote the creation of a pleasant, pedestrian-friendly, auto-oriented environment while enabling compatible connectivity to adjacent districts.



Min. Dimensional Standards

Use	Single Family Detached
Lot Size	6,000 SF
Lot Width	40 Feet
Front Yard Setback	16 Feet
Rear Yard Setback	12 Feet
Side Yard Setback	5 Feet

Primary Uses

Listed Building and Lot Types:
 Highway Commercial (Article 9.8)
 Urban Workplace (Article 9.7)
 Shopfront (Article 9.6)
 Detached House (CZ) (Article 9.2)
 Attached House (CZ) (Article 9.3)
 Multi-family (CZ) (Article 9.4)

Additional Notes

Residential Density Limits:

- Single Family Detached (CZ): 4 units/acre
- Single Family Attached (CZ): 6 units/acre
- Multi-family (CZ): 10 units/acre

Listed Use Examples:

- Apparel Sales
- Bars
- Farmer's Market
- Museum/Art Gallery
- Physical Fitness Center
- Finance/Loan Office
- Photography, Commercial
- Dental, Medical, or Related Office
- Real Estate Office
- Post Office

Relevant Articles

- Article 8 – Table of Uses
- Article 9 – Lot and Building Type Standards
- Article 10 – Uses with Additional Standards and Conditional Uses
- Article 11 – Landscaping and Buffer Requirements
- Article 12 – Parking Requirements
- Article 21 – Open Space Requirements

Listed Accessory Structures:

- Swimming Pools (Article 2.13-7)
- Signs (Article 17)



L = listed use S= use listed with additional standards
 CZ = conditional zoning SUP = special use permit

Allowed Uses in Mixed-Use (MU-2)	
ABC Store (Liquor sales)	CZ
Alteration, Clothing Repair	L
Apparel Sales (Clothing, Shoes, Accessories)	L
Appliance Repair, Refrigerator or Large	L
Appliance Store	L
Arts and Crafts Store	L
Athletic Fields	L
Auditorium, Coliseum or Stadium	L
Bakery	L
Bank, Savings and Loan, or Credit Union	S (10.1-6)
Barber Shop	L
Bars (with/without Beverage Production Accessory Use)	L
Batting Cage, Indoor	L
Batting Cage, Outdoor	S (10.1-7)
Beauty Shop (Hair, Nails, Massage & Spa)	L
Bed & Breakfast (Tourist Home, Boarding House)	S (10.1-8)
Bicycle Assembly (Bike Shop)	L
Billiard Parlors	L
Bookstore	L
Bowling Lanes (Bowling Alley)	L
Brewpub	L
Building Supply Sales (No Outdoor Storage)	L
Bulk Mail and Packaging	L
Bus Terminal	L
Camera Store	L
Candy Store	L
Car Wash	CZ (10.1-9)
Club or Lodge	S (10.1-12)
Coffee Shop/Roastery	L
Communication or Broadcasting Facility, without Tower	L
Computer Sales and Service	L
Convenience Store (With Gasoline Pumps)	CZ
Convenience Store (Without Gasoline Pumps)	L
Country Club with or without Golf Course	S (10.1-13)
Dance School/Academy	L
Day Care Center for Children or Adults (6 or more)	S (10.1-14)
Day Care Center, Home Occupation for less than 6 children	S (10.1-15)
Department, Variety or General Merchandise Store	L
Drive Through Window as Accessory Use	S (10.1-17)
Emergency Disaster Restoration Services with fenced outdoor storage	L
Event and Wedding Venue	L
Fabric or Piece Goods Store	L
Family Care Facility (Family Care Home)	L
Farmers Market	L
Fences & Walls (see 2.13)	L (2.13-2)
Fire, Ambulance, Rescue Station	L
Floor Covering, Drapery, and/or Upholstery Sales	L
Florist	L

Funeral Home with Crematorium	CZ
Funeral Home without Crematorium	L
Furniture Framing	L
Furniture Repair Shop	L
Furniture Sales	L
Game Room, Video Game Room, Coin Operated	SUP (10.2-15)
Garden Center or Retail Nursery	L
Gift or Card Shop	L
Golf Course (See Country Club with Golf Course)	S (10.1-13)
Golf Course, Miniature	L
Golf Driving Range	S (10.1-19)
Grocery Store	L
Group Care Facility	SUP (10.2-8)
Gymnastics/Cheerleading Academy	L
Hardware Store	L
Hobby Shop	L
Home Occupation	S (10.1-21)
Hospital	S (10.1-37)
Hotel or Motel	L
Jewelry Store	L
Kennels or Pet Grooming, No Outdoor Pens or Runs	L
Laboratory, Medical or Dental	L
Laundromat, Coin-Operated	L
Laundry or Dry Cleaning	L
Library	L
Lighting Sales and Service	L
Manufactured Home/Dwelling Sales	CZ
Market Showroom (Furniture, Apparel etc.)	L
Martial Arts Instructional Schools	L
Motion Picture and/or Television Production	L
Moving and Storage Service	L
Multi-Tenant, Retail	L
Museum or Art Gallery	L
Musical Instrument Sales	L
Newsstand	L
Nursing Home, Assisted Living	S (10.1-25)
Office Machine Sales	L
Office Uses,	
Accounting, Auditing or Bookkeeping Services	L
Administrative or Management Services	L
Advertising Agency	L
Architect, Engineer or Surveyor's Office	L
Dental, Medical or Related Office	L
Employment Agency, Personnel Agency	L
Finance or Loan Office	L
Government Office	L
Insurance Agency (w/on-site claims inspections)	L
Insurance Agency (without on-site claims inspections)	L
Law Office	L
Medical, Dental or Related Office	L
Office Uses Not Otherwise Classified	L
Real Estate Office	L

Stock, Security or Commodity Broker	L
Travel Agency	L
Optical Goods Sales	L
Paint and Wallpaper Sales	L
Parks and Recreation Facilities, Public	S (10.1-26)
Personal Training Facility, Health Club	L
Pet Store	L
Pharmacy/Drugstore without Drive Thru	L
Photofinishing Laboratory	L
Photography, Commercial	L
Photography Studio	L
Police Station	L
Post Office	L
Printing and Publishing Operation	L
Printing, Photocopying and Duplicating Services	L
Recorded Media Sales (Record/Compact Disc/Tape)	L
Religious Institutions (Church, Synagogue, Mosque or Place of Worship)	S (10.1-11)
Residential Uses (Dwellings),	
Dwelling, Accessory Unit	S (10.1-3)
Dwelling, Attached House (incl. term "Townhouse; Townhome")	CZ
Dwelling, Multifamily (Apartments or Condominiums)	CZ (10.1-24)
Dwelling, Single Family Detached, including Modular Construction	CZ
Live/Work Units	CZ
Restaurant without drive-thru window	L
Restaurant with drive-thru window accessory Use	CZ
Retail Sales Not Otherwise Listed	L
Secondhand Thrift/Consignment & Antique Stores	L
Shoe Repair or Shoeshine Shop	L
Shooting Range, Indoor	CZ (10.2-13)
Shopping Center	L
Sign (Accessory Use as permitted by Article 17)	L
Sign fabricating	L
Sporting Goods Store	L
Sports and Recreation Clubs, Indoor	L
Stationery Store	L
Swim and Tennis Club	S (10.1-29)
Swimming Pool as Accessory Use	L
Tattoo and/or Body Piercings Studio	L
Taxidermist	L
Television, Radio or Electronics Sales & Repair	L
Temporary Construction Storage and/or Office	S (10.1-30)
Theater, Indoor	L
Towers, Telecommunications and/or Broadcast	CZ (10.2-14)
Tutoring & Mentoring Service	L
Utility Substation	S (10.1-36)
Vending Machine - Outdoor (w/ or w/o advertising copy) as Accessory Use	L
Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs	L
Vocational, Business or Secretarial School	L
Wireless Telecommunication Facilities, Microcell	S (10.1-32)
Wireless Telecommunication Facilities, Concealed	S (10.1-33)
Wireless Telecommunication Facilities, Co-Located	S (10.1-34)
Wireless Telecommunication Facilities, Tower	CZ (10.2-14)

Yard Sale (No more than 3 per year)	L
Wholesale Trade,	
Hardware, Wholesale Dealer	L



Conditional Rezoning Application CZ25.08.01 - Stevens Village

02.17.2026

Staff Report | Planning Board



Conditional Rezoning Request

- Stevens Village, LLC submitted a conditional rezoning request for Mixed-Use 2 (MU-2) to Conditional Zoning Mixed-Use 2 (CZ-MU-2) at the location at the intersection of Stevens Mill Rd and Idlewild Rd for up to 118 townhomes and up to 15,000 sq ft of commercial.
- The Parcel #s for the seven (7) parcels subject to this rezoning application are as follows: 07075016A, 07075016I, 07075024, 07075024A, 07075024B, 07057009A (a portion), and 07075025 (a portion).

Neighborhood Meeting:
10/07/2025



Neighborhood Meeting 2:
12/09/2025

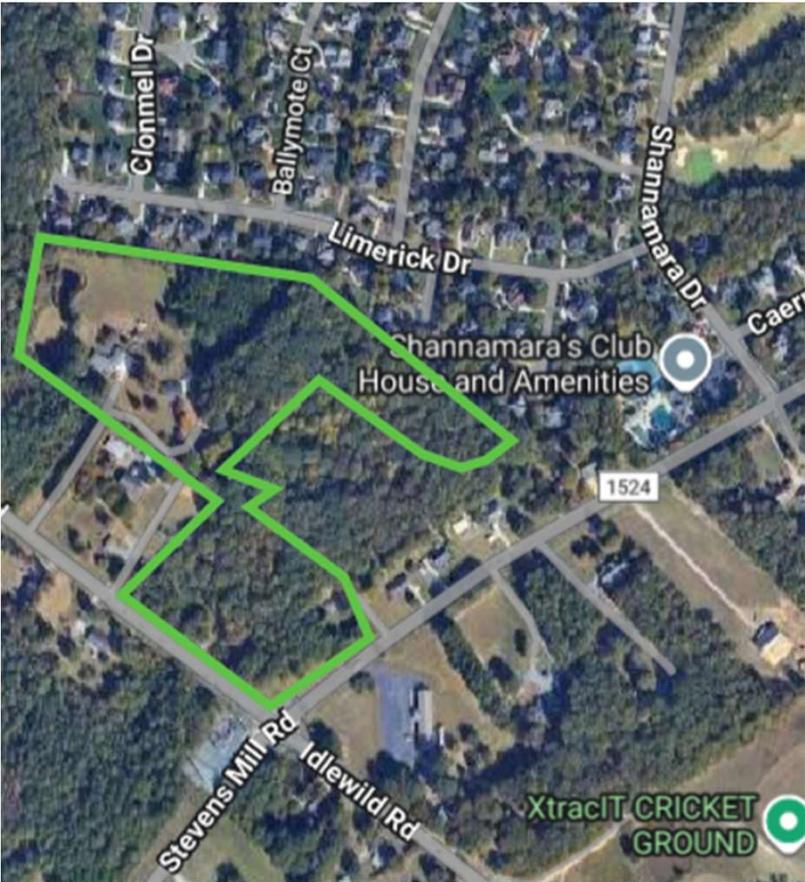


Planning Board:
02/17/2026



Town Council Hearing (TBD):
03/09/2026

Aerial & Streetview



Project Summary

Location:

- Stevens Mill and Idlewild Rd

Ownership:

- Stevens Village, LLC

Current Zoning:

- MU-2

Existing Use:

- Vacant

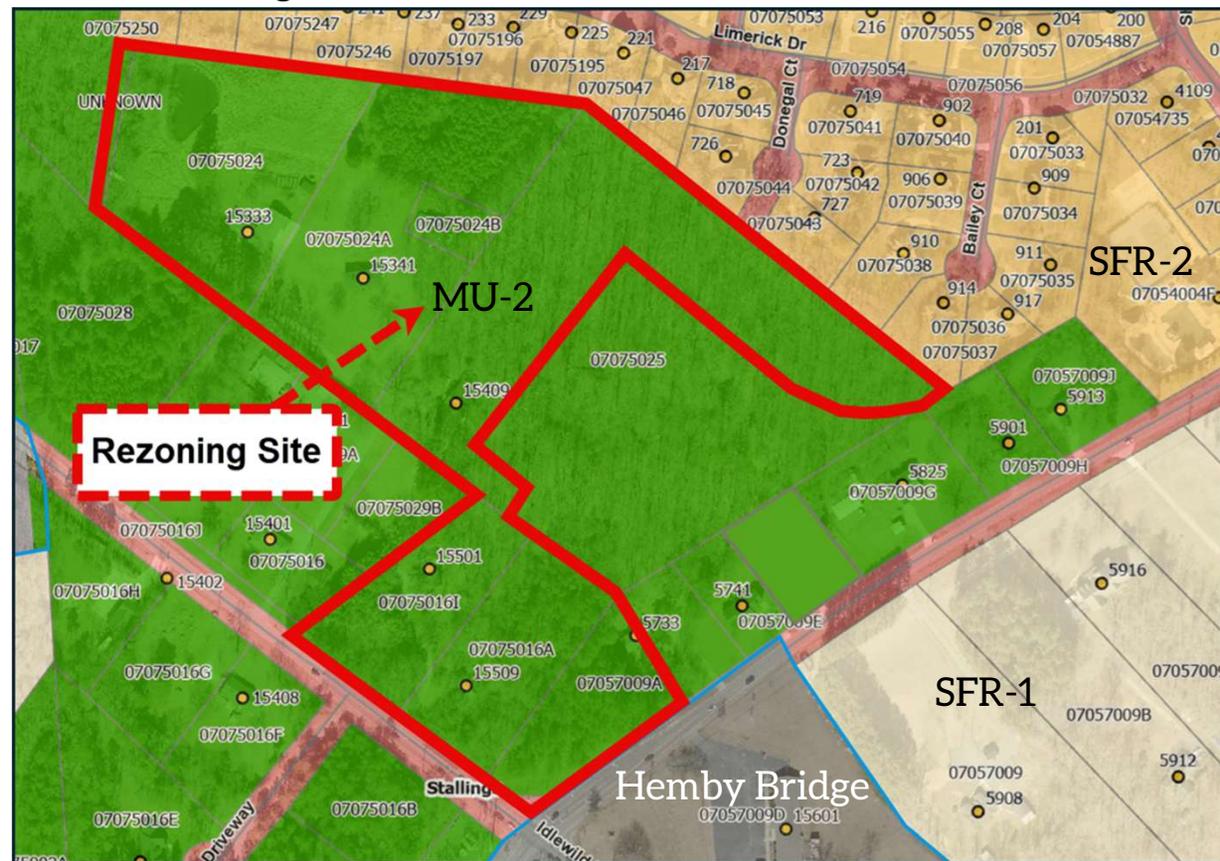
Site/Project Size:

- 17.97 ac total
- Area A (Residential) 12.35 ac
- Area B (Commercial) 5.62 ac

Traffic Generation:

- TIA included from original Stevens Village Commercial development

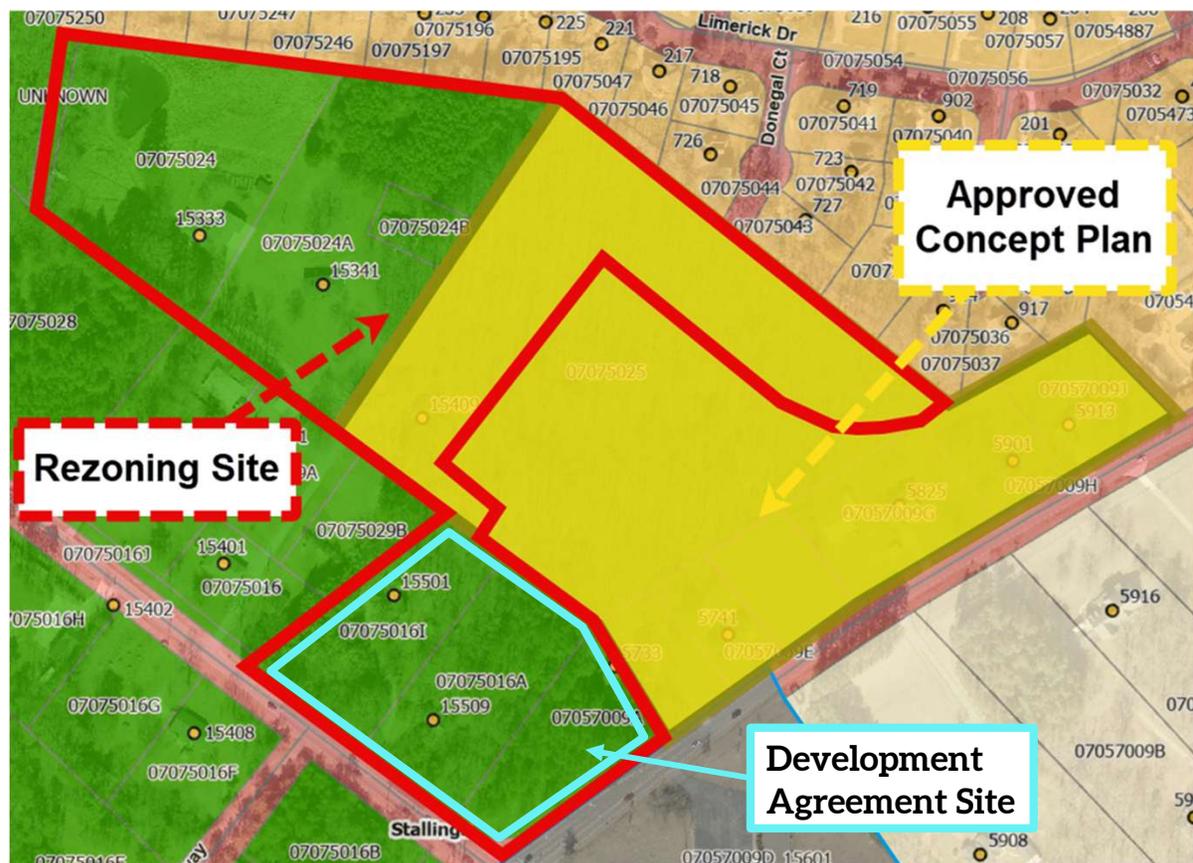
Current Zoning:





History

- The Stevens Village project is composed of multiple planning processes:
 - **By-Right Development:** This includes the anchor grocery store and retail, which can be built without additional approvals beyond standard zoning requirements.
 - **Development Agreement (DA) Development:** This involves two outparcels that require a specific development agreement with the Town.
 - **Conditional Rezoning Request:** Would encompass adjacent properties to the north and overlap with the DA site and by-right approved site.
- **Timeline:**
 - **Outparcel Development:** A Development Agreement application for outparcels (DA20.08.01) was submitted on August 18, 2020. This application is ongoing and has not been approved by the Town Council but may restart if CZ does not go through.
 - **Grocery Store Site Plan:** A site plan for the grocery store was submitted on September 11, 2020. A concept plan for this was approved on October 20, 2023.
 - **Traffic Impact Analysis (TIA):** Due to COVID-19 delays, the TIA began in November 2021 and was completed in July 2023.
 - **Conditional Rezoning:** Request for up to 118 townhomes and up to 15,000 sq ft of commercial.





Future Land Use



Walkable Activity Center

Walkable activity centers serve broader economic, entertainment and community activities as compared to walkable neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activities. Buildings in the core of a walkable activity center may stand three or more stories. Residential units or office space may be found above storefronts. Parking is satisfied by using on-street parking, structured parking and shared rear-lot parking strategies. A large-scale walkable activity center may be surrounded by one or more neighborhoods that encourage active living, with a comprehensive and interconnected network of walkable streets.

Primary Land Uses

- Sit Down Restaurant
- Community-serving Retail
- Professional Office
- Live/work/shop units
- Townhome
- Condominium
- Apartment
- Public Plaza
- Movie Theater



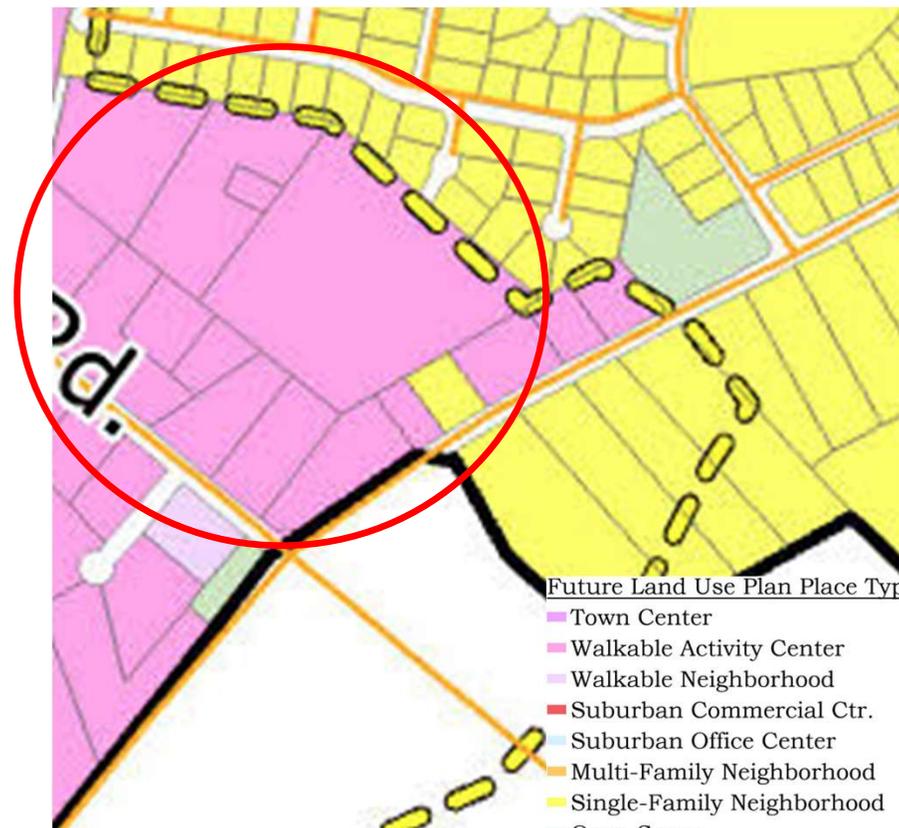
Secondary Land Uses

- Farmer's Market
- Church



FORM & PARAMETERS

General Development Pattern	Mix of Uses
Typical Lot Coverage	50 - 75%
Residential Density	10 - 30 DU/ac
Non-Residential Intensity	0.50 - 2.00 FAR
Prevailing Building Height	1 - 5 Stories
Average Dwelling Unit Size	800 - 1,500 SF
Avg. Non-Resid. Building Size	10,000 - 50,000 SF
Transportation Choices	Walking/Bicycle/Auto/ Transit (Bus, Light Rail)
Typical Block Length	400 - 1,000 LF
Open Space Elements	Neighborhood Parks/ Plazas/Pocket Parks
Street Pattern	Modified Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Parking Deck/ Urban
Typical Street Cross Section	



Future Land Use Plan Place Types

- Town Center
- Walkable Activity Center
- Walkable Neighborhood
- Suburban Commercial Ctr.
- Suburban Office Center
- Multi-Family Neighborhood
- Single-Family Neighborhood
- Open Space
- Civic Space

Idlewild Road Small Area Plan





Traffic Impact Summary

- **Stevens Village – Traffic Impact Summary**
 - Stevens Village includes previously approved TIA (approved July, 2023) improvements along Idlewild Road and Stevens Mill Road, including added turn lanes, extended storage, and traffic signal upgrades.
 - Removal of certain commercial components has resulted in an overall reduction in projected trips compared to the original TIA.
 - **All original TIA improvements will still be constructed, despite the reduced trip generation.**
 - Site access along Idlewild Road includes right-in/right-out movements, protected stem lengths, and dedicated turn lanes.
- Updated traffic documentation is under coordination with NCDOT, with final concurrence pending



Staff Recommendation

- Staff recommends approving CZ25.08.01 to rezone the property to CZ -MU-2. This rezoning:
 - ▣ Creates a step-down transition between single-family residential and commercial uses
 - ▣ Is consistent with the Walkable Activity Center Future Land Use
 - ▣ Is consistent with the Idlewild Rd Small Area Plan

Vote and Statement of Consistency & Reasonableness



- **Step 1.**
 - Motion to recommend **Approval/Denial** for CZ25.08.01.

- **Step 2.**
 - With a statement of consistency that the proposal is **Consistent/Inconsistent** and **Reasonable/Not Reasonable** with the Comprehensive Land Use Plan.

- **Step 3.**
 - Example reasoning:
 - The rezoning is consistent with the Comprehensive Land Use of Walkable Activity Center.



Questions?



Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ 25.08.01

REQUEST: Request for a proposed mixed use development on approximately 17.97 acres located at the intersection of Stevens Mill Road and Idlewild Road, with a request to rezone the property from Mixed Use 2 (MU 2) to Conditional Zoning Mixed Use 2 (CZ MU 2) to allow residential and commercial development subject to site specific conditions, including up to 118 attached townhome units and between 3,000 and 15,000 square feet of commercial.

WHEREAS, The Town of Stallings Town Council, hereafter referred to as the “Town Council”, adopted the Stallings Comprehensive Land Use Plan on November 27, 2017; and

WHEREAS, the Town Council finds it necessary to adopt a new land development ordinance to maintain consistency with the Comprehensive Land Use Plan; and

WHEREAS, the Town Council finds it necessary to revise the Unified Development Ordinance to comply with state law found in NCGS § 160D.

WHEREAS, the Town Council finds it necessary to consider the Planning Board’s recommendations.

THEREFORE, The Planning Board hereby recommends that the proposed zoning amendment is **consistent/inconsistent** and **reasonable/unreasonable** with the Comprehensive Land Use Plan adopted on November 27, 2017, based on the goals and objectives set forth in the document of promoting quality development and consistency with all state mandated land use regulations established through NCGS § 160D. The Planning Board recommends to **APPROVE/DENY** the proposed amendment and stated that the Planning Board finds and determines that the zoning amendment is consistent/inconsistent and **reasonable/unreasonable** with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan for the following reasons:

- 1) The request aligns with the Comprehensive Land Use Plan.
- 2) The proposed use supports the Walkable Activity Center Future Land Use designation.
- 3) The combination of commercial and residential uses is consistent with the adopted Idlewild Small Area Plan.

Recommended this the ___ day of _____, 2026.

Planning Board Chair

Attest:

Planning Staff

ROBINSON
BRADSHAW

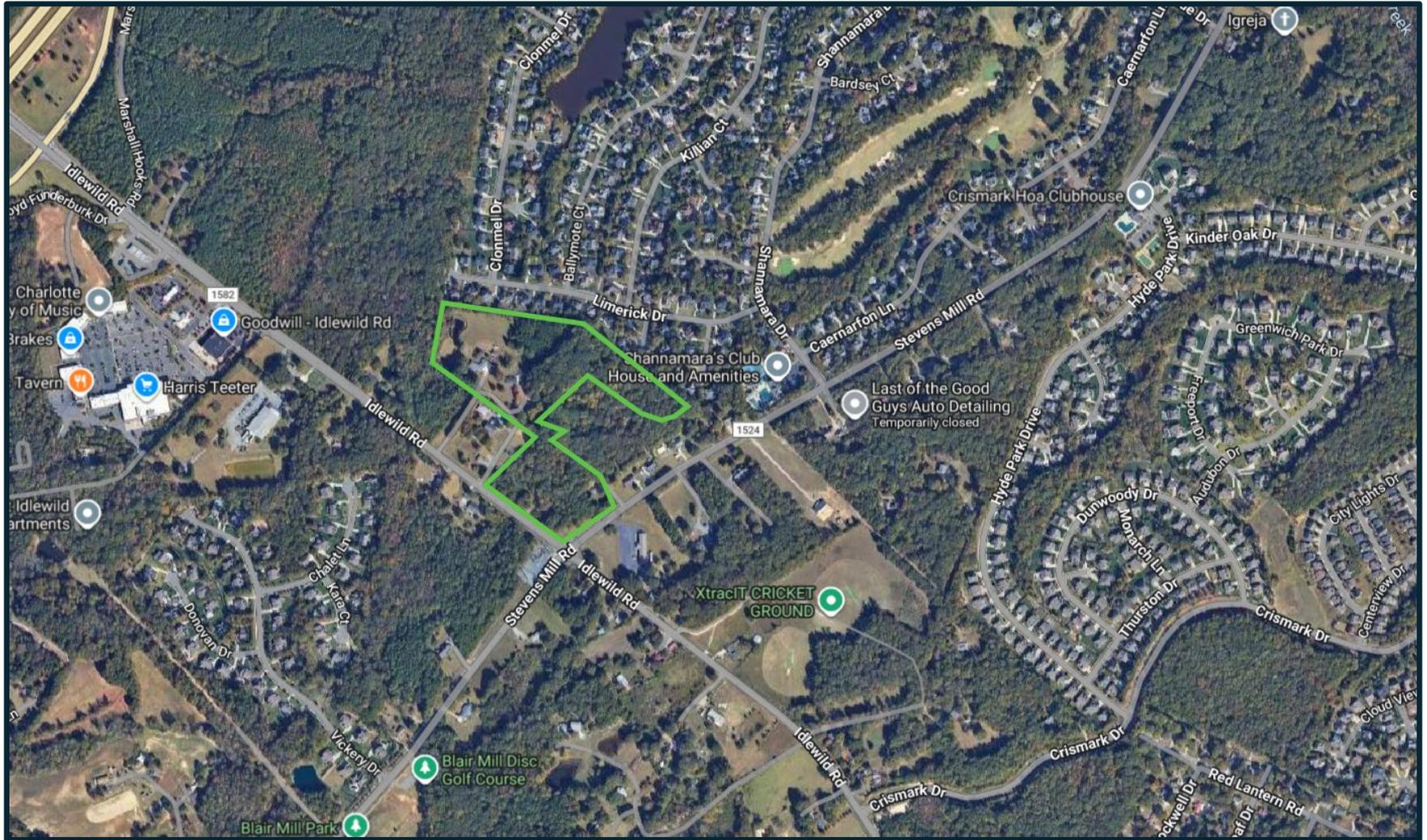
Case Number CZ25.08.01

Stevens Village, LLC, Applicant

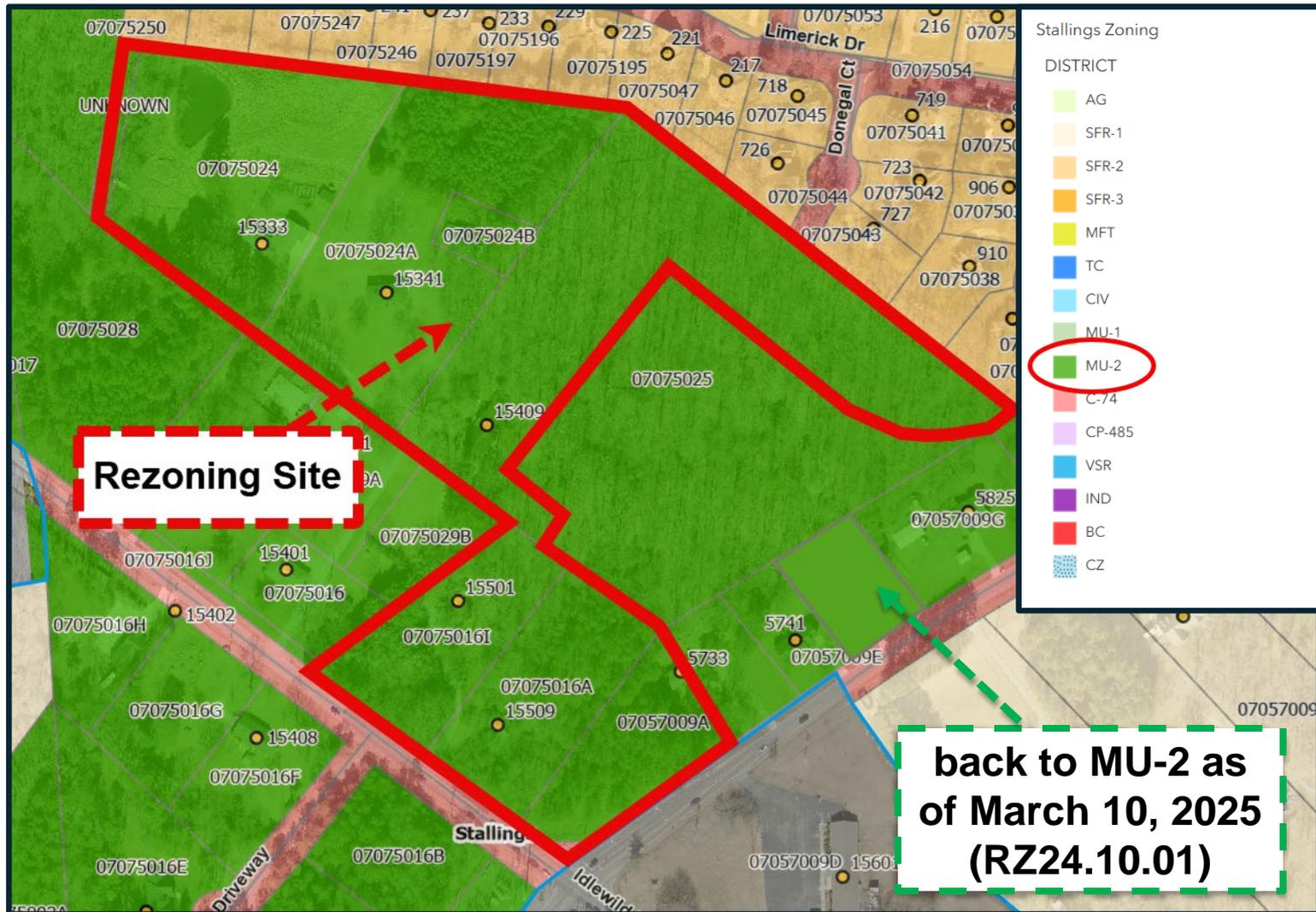
Town Council Subcommittee Meeting

January 14, 2026

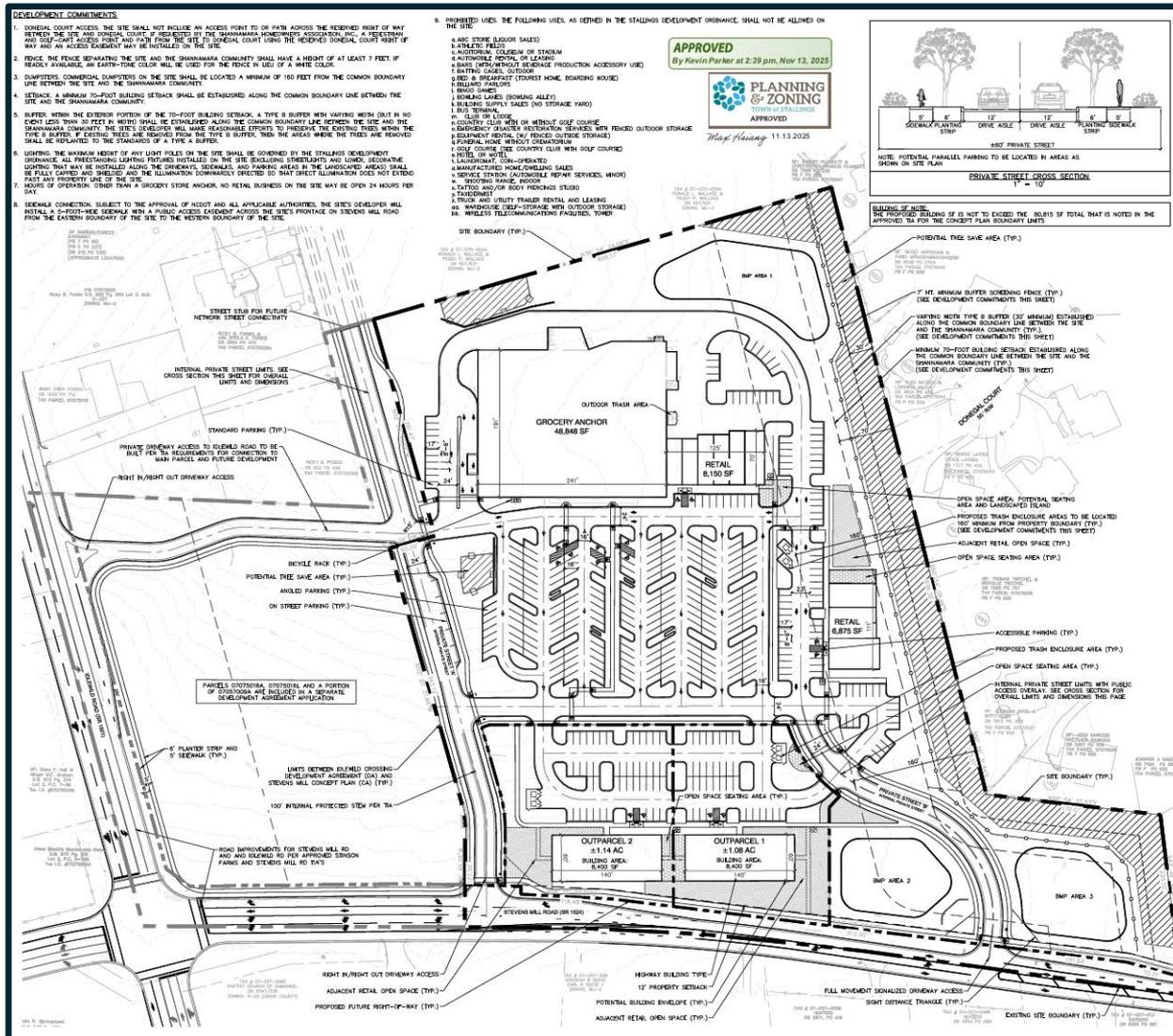
Site — 17.97 acres



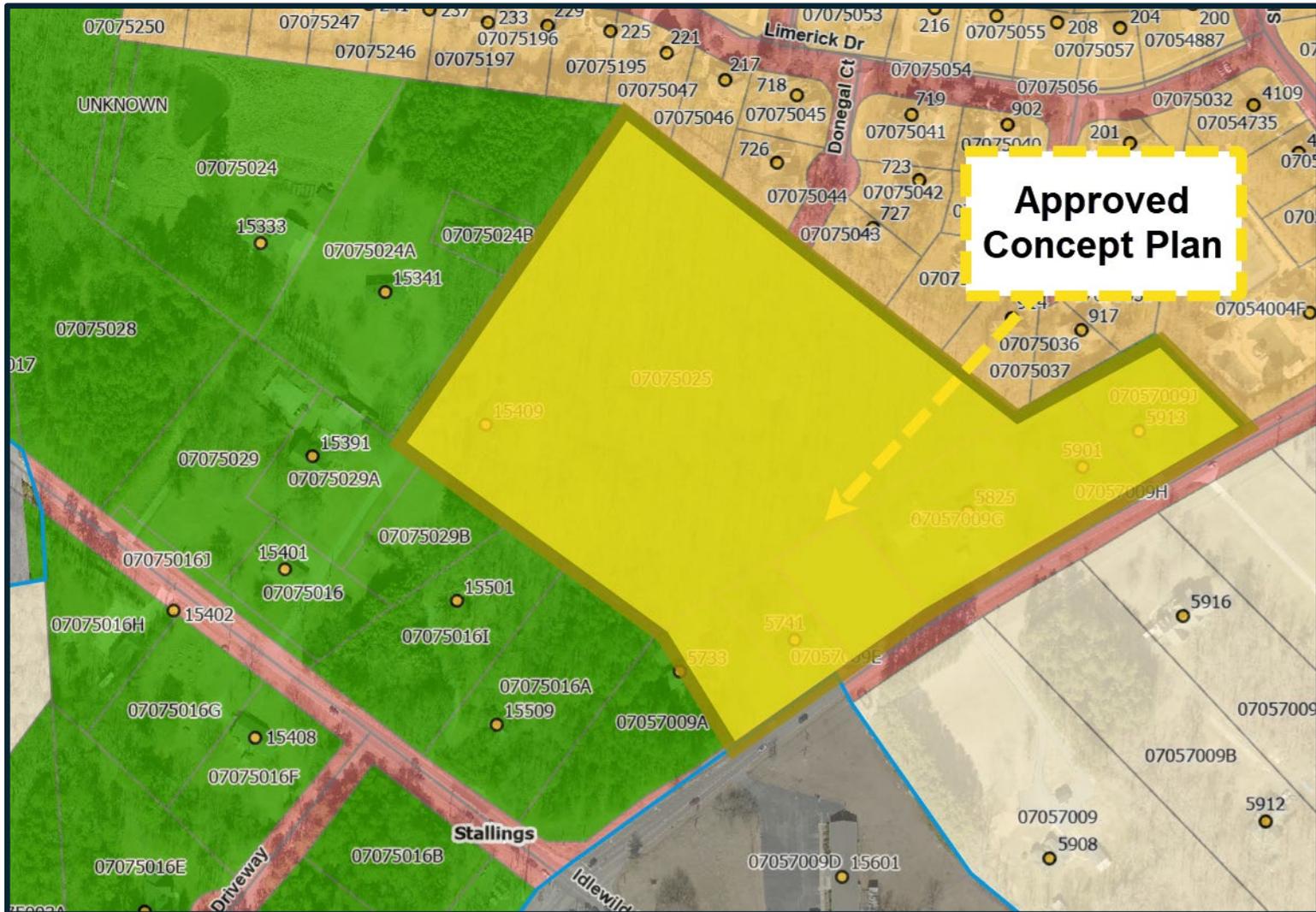
Zoning of the Site and Surrounding Parcels



Approved By-Right Concept Plan for Adjacent Site



Approved By-Right Concept Plan Site



Rezoning Request

Requesting that the Site be rezoned to the CZ-MU-2 zoning district (from MU-2) to accommodate the development of a mixed-use project on the Site that would contain:

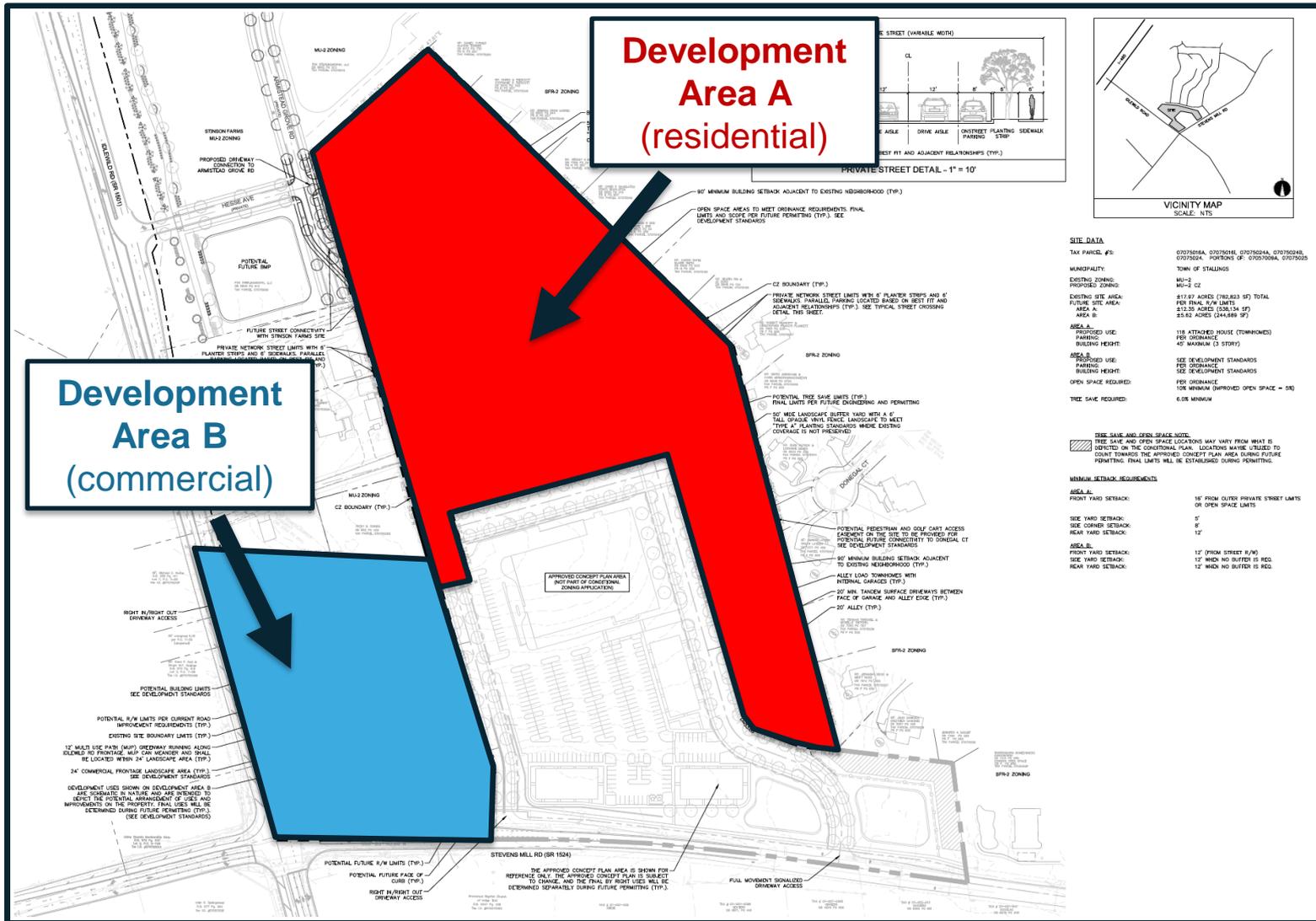
- **Development Area A:**

A maximum of 118 attached house dwelling units (townhomes)

- **Development Area B:**

A total maximum of 15,000 square feet of non-residential uses and a minimum of 3,000 square feet of non-residential uses in a maximum of 2 buildings

Rezoning Request — Development Areas A and B



Rezoning Request

Requirements of and restrictions on **Development Area A** (the residential component of the Site):

- Restricted to residential uses
- Maximum building height* of 45 feet for attached house dwelling units internal to the Site
- Maximum building height* of 35 feet for attached house dwelling units along Shannamara boundary of the Site
- Minimum of 18 inches of brick or stone material at base of buildings

* as defined in the Stallings Development Ordinance

Rezoning Request

Requirements of and restrictions on Development Area B (the non-residential/commercial component of the Site):

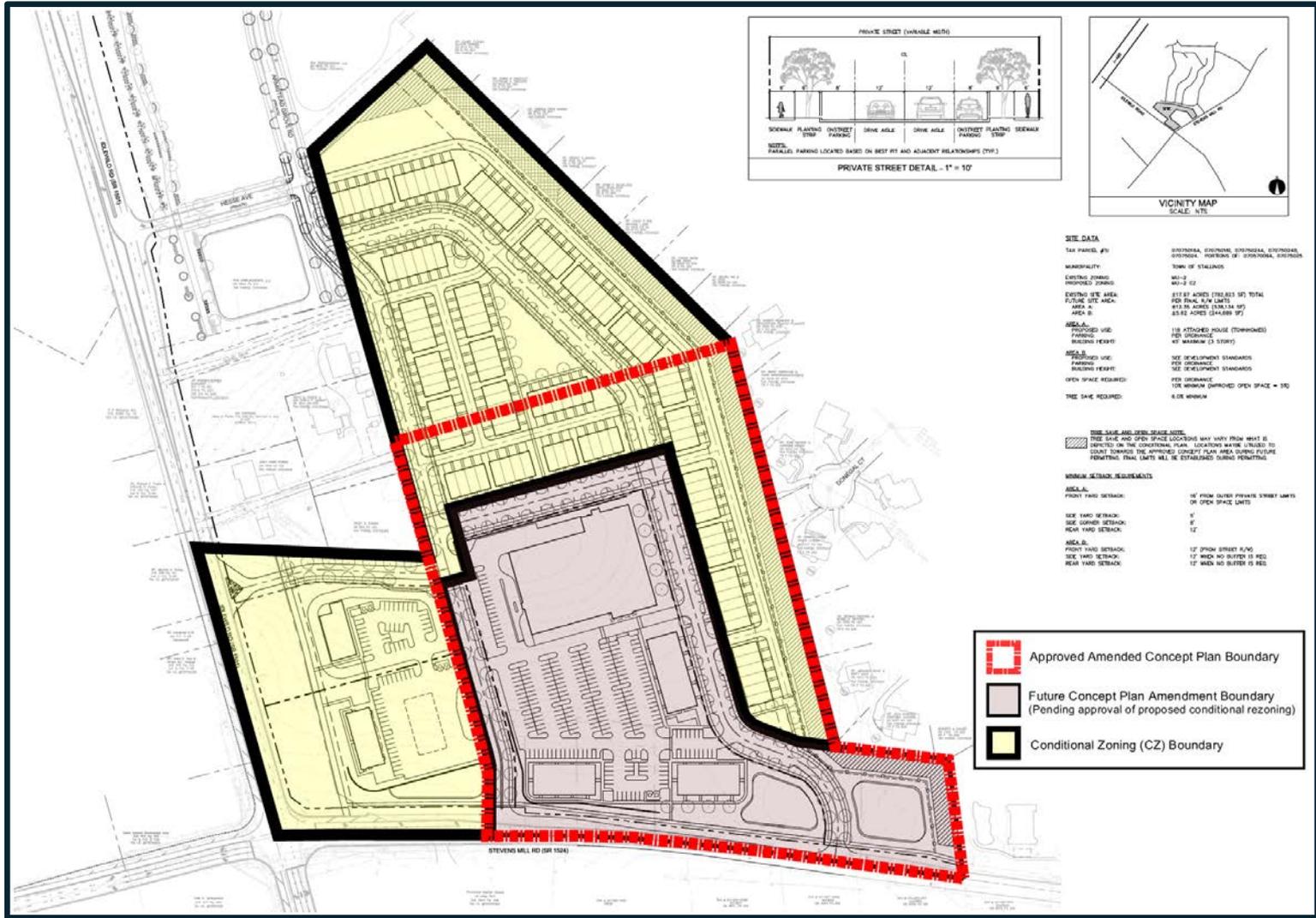
- Maximum of 1 convenience store with gas pumps
- If a convenience store, maximum of 1 restaurant with drive-through windows
- If no convenience store, maximum of 2 restaurants with drive-through windows

Rezoning Request

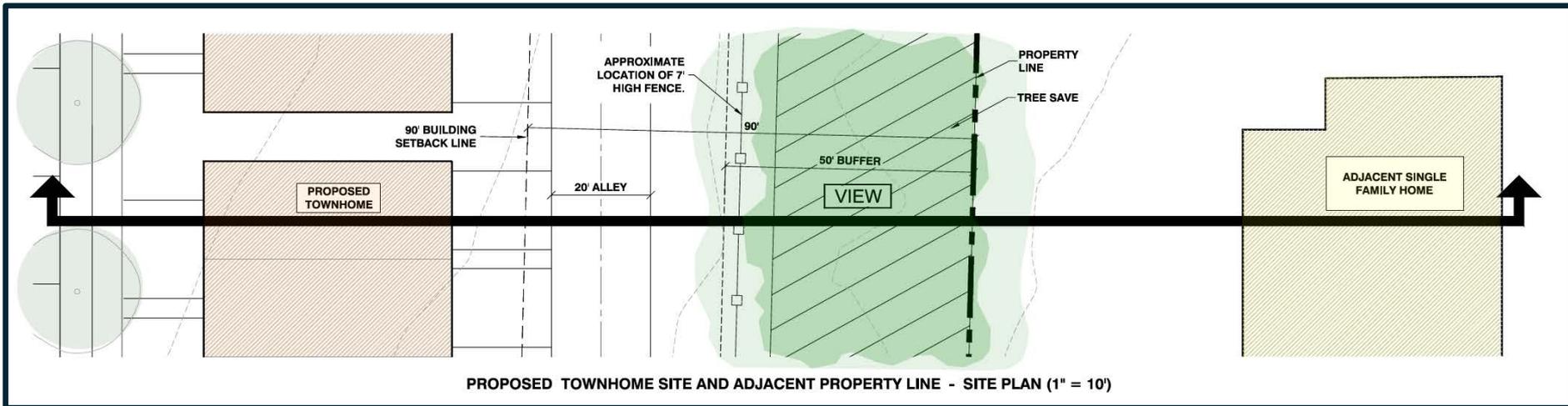
Prohibited uses on **Development Area B** (the non-residential/commercial component of the Site):

- ABC Store (liquor sales)
- Athletic fields
- Auditorium, coliseum or stadium
- Bars (with/without beverage production accessory use)
- Batting cages, outdoor
- Bed & breakfast (tourist home, boarding house)
- Billiard parlors
- Bowling lanes (bowling alley)
- Building supply sales (no storage yard)
- Bus terminal
- Club or lodge
- Country club with or without golf course
- Emergency disaster restoration services with fenced outdoor storage
- Funeral home with or without crematorium
- Game room, video game room, coin operated
- Golf course
- Hotel or motel
- Laundromat, coin-operated
- Manufactured home/dwelling sales
- Shooting range, indoor
- Tattoo and/or body piercings studio
- Taxidermist
- Wireless telecommunications facilities, tower

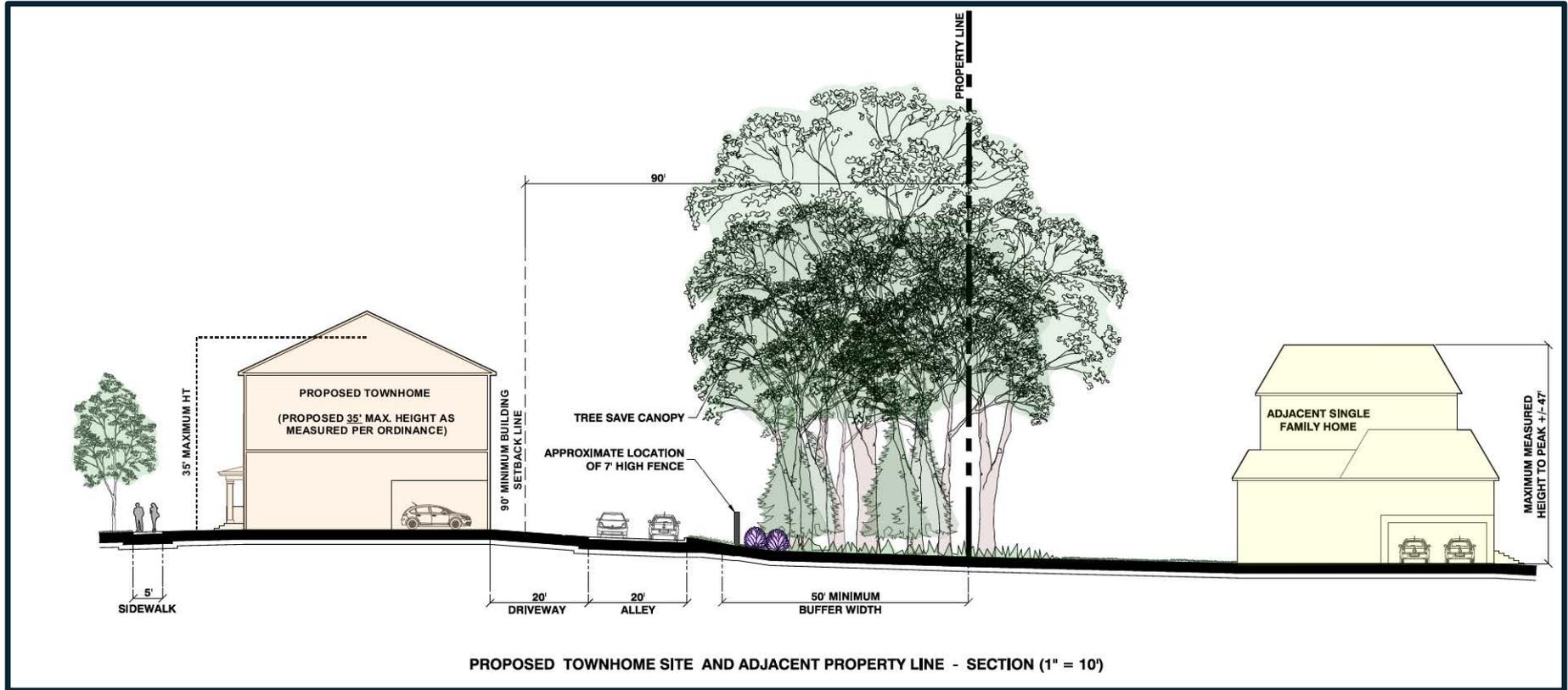
Site



Buffer with Shannamara



Cross Section of Shannamara Boundary





Questions

ROBINSON

BRADSHAW



PLANNING & ZONING DEPARTMENT
TOWN OF STALLINGS
315 STALLINGS ROAD
STALLINGS, NC 28104
704-821-8557

APPLICATION INFORMATION	
Date Filed:	
Application #:	
Fee Paid:	

REZONING APPLICATION

*Please reference the Fee Schedule for cost.

Zoning Information								
Current Zoning (Circle One)	AG	SFR-1	SFR-2	SFR-3	SFR-MH	MFT	TC	CIV
	MU-1	MU-2	C-74	CP-485	VSR	BC	IND	CZ
Proposed Zoning (Circle One)	AG	SFR-1	SFR-2	SFR-3	SFR-MH	MFT	TC	CIV
	MU-1	MU-2	C-74	CP-485	VSR	BC	IND	
Conditional Zoning	Yes	No						

*Please review Article 5 of the Stallings Development Ordinance for requirements on map amendment/rezoning submittals.

Property Information			
Physical Property Address:			
Description of Rezoning:			
Parcel #:		Total Acreage:	
Property Owner(s):			
Owner(s) Address (if different from submittal address):			
Phone:		Email:	
If applicant is different than owner:			
Applicant Name:			
Applicant Address:			
Applicant Phone:		Applicant Email:	

***Disclaimer:** All zoning applications are public records and by providing the above information, you agree that said information can be released to the public by request.

Owner/Applicant Statement:

I hereby certify that all information provided in this application is accurate to the best of my knowledge, and I acknowledge compliance with all requirements of the Town of Stallings Ordinances.

Signature (Owner or Owner Representative): See attached signature pages Date: _____

Signature of Zoning Official: _____

Date: _____

Exhibit A to Rezoning Application
Filed by Stevens Village, LLC

Physical Property Address:

The application requests the rezoning of approximately 17.97 acres comprising all or part of seven (7) parcels (all of Tax Parcel Nos. 07075016A, 07075016I, 07075024, 07075024A, and 07075024B, and portions of 07057009A and 07075025) located to the northwest of Stevens Mill Road and to the northeast of Idlewild Road near the intersection of Stevens Mill Road and Idlewild Road. The seven (7) parcels have the following physical addresses:

- 07075016A — 15509 Idlewild Road, Matthews, NC 28104
- 07075016I — 15501 Idlewild Road, Matthews, NC 28104
- 07075024 — 15333 Idlewild Road, Matthews, NC 28104
- 07075024A — 15335 Idlewild Road, Matthews, NC 28104
- 07075024B — 15337 Idlewild Road, Matthews, NC 28104
- 07057009A — 5733 Stevens Mill Road, Matthews, NC 28104
- 07075025 — 15409 Idlewild Road, Matthews, NC 28104

Description of Rezoning:

The application requests a conditional rezoning from MU-2 to CZ-MU-2, with five-year vested rights per N.C.G.S. 160D-108.1 and Section 7.13 of the Stallings Development Ordinance.

Parcel #s:

The Parcel #s for the seven (7) parcels subject to this rezoning application are as follows:

- 07075016A,
- 07075016I,
- 07075024,
- 07075024A,
- 07075024B,
- 07057009A (a portion), and
- 07075025 (a portion).

Exhibit B to Rezoning Application
Filed by Stevens Village, LLC

Rezoning Site Property Owners' Information

Parcel Numbers 07075024A and 07075024B

Property Owner #1 (with a 29.5702% undivided interest)

Property Owner 1: Withrow Capital Investments, LLC

Property Owner 1's Address: c/o Terry Williams, 1341 E. Morehead Street, Suite 201,
Charlotte, NC 28204

Property Owner 1's Phone: (704) 344-1868 (Terry Williams)

Property Owner 1's Email: twilliams@withrowcapital.com (Terry Williams)

Property Owner #2 (with a 10.8344% undivided interest)

Property Owner 2: MLK 1, LLC

Property Owner 2's Address: c/o Terry Williams, 1341 E. Morehead Street, Suite 201,
Charlotte, NC 28204

Property Owner 2's Phone: (704) 344-1868 (Terry Williams)

Property Owner 2's Email: twilliams@withrowcapital.com (Terry Williams)

Property Owner #3 (with a 59.5954% undivided interest)

Property Owner 3: C'Side, LLC

Property Owner 3's Address: c/o Terry Williams, 1341 E. Morehead Street, Suite 201,
Charlotte, NC 28204

Property Owner 3's Phone: (704) 344-1868 (Terry Williams)

Property Owner 3's Email: twilliams@withrowcapital.com (Terry Williams)

Parcel Number 07075024

Property Owners: Brian N. Groves and Olivia Hyatt Groves

Property Owners' Address: 15333 Idlewild Road, Matthews, NC 28104

Parcel Numbers 07057009A, 07075016A, and 07075016I

Property Owner: Idlewild Village, LLC

Property Owner's Address: c/o Terry Williams, 1341 E. Morehead Street, Suite 201, Charlotte, NC 28204

Property Owner's Phone: (704) 344-1868 (Terry Williams)

Property Owner's Email: twilliams@withrowcapital.com (Terry Williams)

Parcel Number 07075025

Property Owner: Stevens Village, LLC

Property Owner's Address: c/o Terry Williams, 1341 E. Morehead Street, Suite 201, Charlotte, NC 28204

Property Owner's Phone: (704) 344-1868 (Terry Williams)

Property Owner's Email: twilliams@withrowcapital.com (Terry Williams)

Exhibit C to Rezoning Application
Filed by Stevens Village, LLC

Rezoning Applicant's Information

Applicant Name: Stevens Village, LLC

Applicant Address: c/o Terry Williams, 1341 E. Morehead Street, Suite 201, Charlotte,
NC 28204

Applicant Phone: (704) 344-1868 (Terry Williams)

Applicant Email: twilliams@withrowcapital.com (Terry Williams)



CONDITIONAL PETITION

FOR PUBLIC HEARING

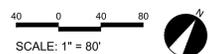
2025-XXX

CONDITIONAL PLAN

STEVENS VILLAGE
STALLINGS, NC

STEVENS VILLAGE, LLC
1341 EAST MOREHEAD STREET, SUITE 201
CHARLOTTE, NC 28204
(704) 344-1688

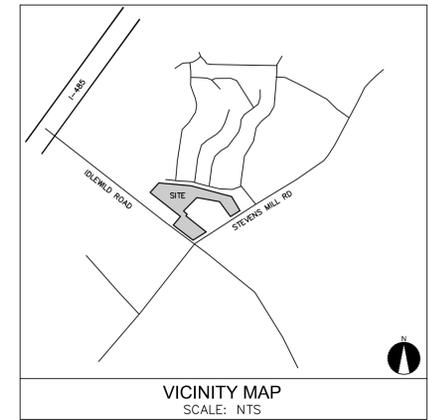
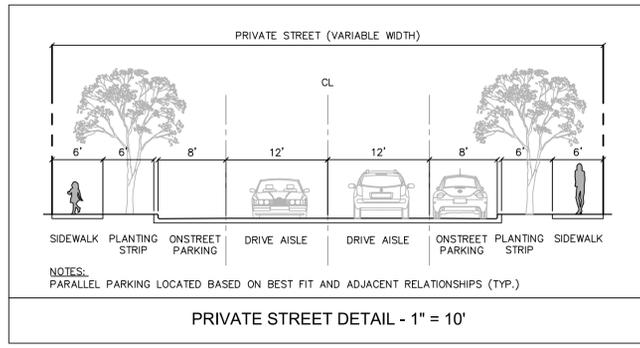
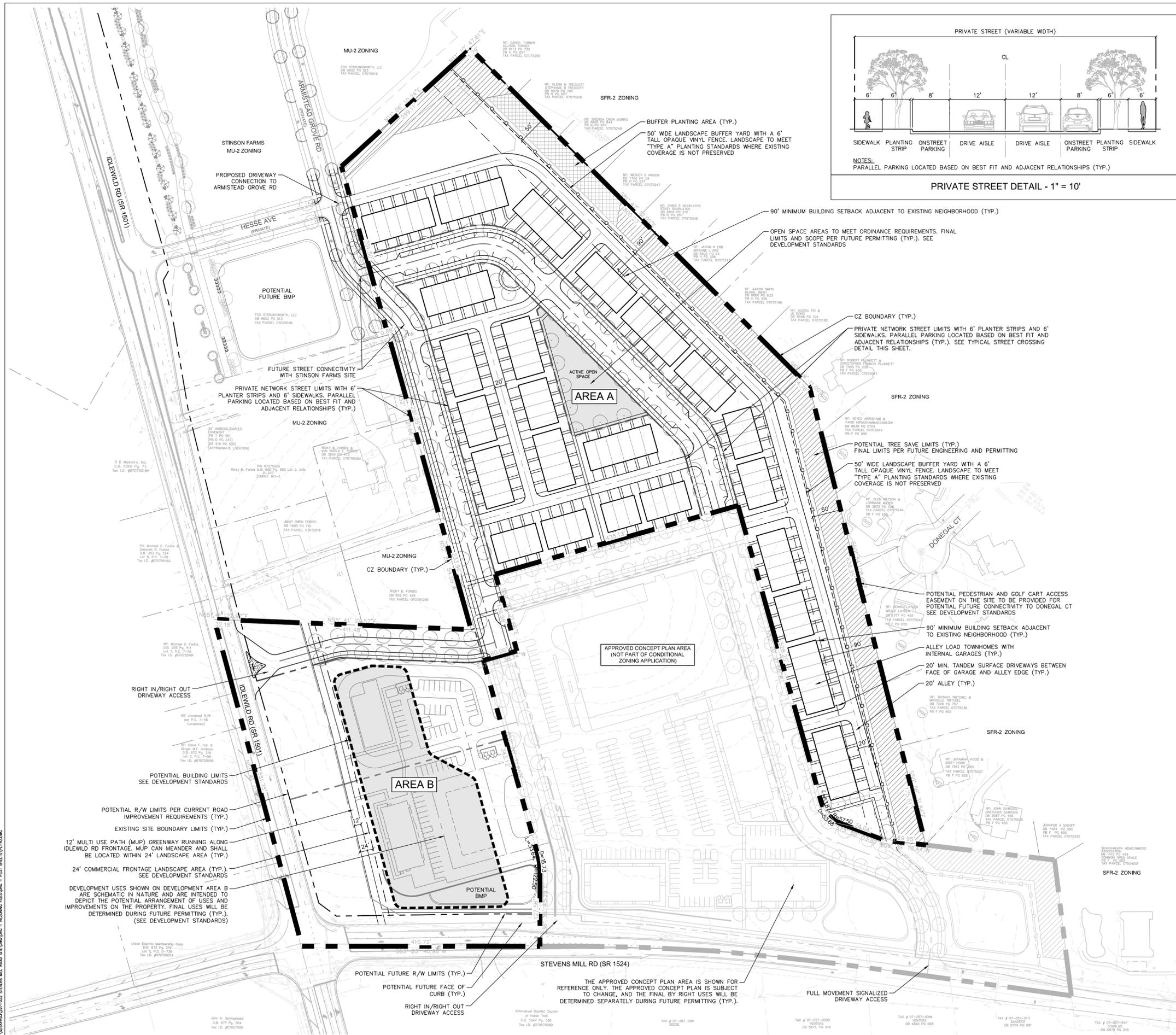
SCHEMATIC
SITE PLAN



PROJECT #: 297-022
DRAWN BY:
CHECKED BY:

AUGUST 22, 2025

REVISIONS:



SITE DATA

TAX PARCEL #S:	07075016A, 07075016I, 07075024A, 07075024B, 07075024. PORTIONS OF: 07057009A, 07075025
MUNICIPALITY:	TOWN OF STALLINGS
EXISTING ZONING:	MU-2
PROPOSED ZONING:	MU-2 CZ
EXISTING SITE AREA:	±17.97 ACRES (782,823 SF) TOTAL
FUTURE SITE AREA:	PER FINAL R/W LIMITS
AREA A:	±12.35 ACRES (538,134 SF)
AREA B:	±5.62 ACRES (244,689 SF)
AREA A PROPOSED USE:	118 ATTACHED HOUSE (TOWNHOMES)
PARKING:	PER ORDINANCE
BUILDING HEIGHT:	45' MAXIMUM (3 STORY)
AREA B PROPOSED USE:	SEE DEVELOPMENT STANDARDS
PARKING:	PER ORDINANCE
BUILDING HEIGHT:	SEE DEVELOPMENT STANDARDS
OPEN SPACE REQUIRED:	PER ORDINANCE
TREE SAVE REQUIRED:	10% MINIMUM (IMPROVED OPEN SPACE = 5%) 6.0% MINIMUM

TREE SAVE AND OPEN SPACE NOTE:
TREE SAVE AND OPEN SPACE LOCATIONS MAY VARY FROM WHAT IS DEPICTED ON THE CONDITIONAL PLAN. LOCATIONS MAYBE UTILIZED TO COUNT TOWARDS THE APPROVED CONCEPT PLAN AREA DURING FUTURE PERMITTING. FINAL LIMITS WILL BE ESTABLISHED DURING PERMITTING.

MINIMUM SETBACK REQUIREMENTS

AREA A:	
FRONT YARD SETBACK:	16' FROM OUTER PRIVATE STREET LIMITS OR OPEN SPACE LIMITS
SIDE YARD SETBACK:	5'
SIDE CORNER SETBACK:	8'
REAR YARD SETBACK:	12'
AREA B:	
FRONT YARD SETBACK:	12' (FROM STREET R/W)
SIDE YARD SETBACK:	12' WHEN NO BUFFER IS REQ.
REAR YARD SETBACK:	12' WHEN NO BUFFER IS REQ.

G:\WORK\297-022 STEVENS VILLAGE - RESIDENCE PLAN\DWG - PLOT SHEETS\VP-162.DWG

DEVELOPMENT STANDARDS

August 22, 2025

1. GENERAL PROVISIONS

- A. These development standards form a part of the Conditional Zoning Plan associated with the Conditional Zoning Application filed by Stevens Village, LLC (the “**Applicant**”) for an approximately 17.97-acre site that is more particularly depicted on the Conditional Zoning Plan (the “**Site**”). The Site comprises Tax Parcel Nos. 07075016A, 07075016I, 07075024, 07075024A and 07075024B, and portions of 07057009A and 07075025.
- B. The development and use of the Site will be governed by the Conditional Zoning Plan, these development standards and the applicable provisions of the Stallings Development Ordinance (the “**Ordinance**”). Subject to paragraph 10 below, the regulations established under the Ordinance for the Mixed Use-2 (MU-2) zoning district shall govern the development and use of the Site.
- C. The development and uses depicted on the Conditional Zoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and the improvements on the Site. Accordingly, the layout, locations and sizes of the development and site elements depicted on the Conditional Zoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard and perimeter landscaping requirements set forth on this Conditional Zoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Conditional Zoning Plan.
- D. For entitlement purposes and ease of reference when placing certain conditions on portions of the Site or describing certain features of the proposed development, the Site is divided into two separate development areas that are designated on the Conditional Zoning Plan as Development Area A and Development Area B.
- Any reference herein to the Site shall be deemed to include Development Area A and Development Area B unless otherwise noted herein.
- E. The Site shall be considered to be a planned/unified development.
- F. Pursuant to the Ordinance and Section 160D-108.1 of the North Carolina General Statutes, the Conditional Zoning Plan, if approved, shall be vested for a period of five (5) years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.
- G. Minor modifications to the Conditional Zoning Plan may be approved by the Development Administrator.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. Development Area A

- (1) Subject to the limitations set out below, that portion of the Site designated as Development Area A on the Conditional Zoning Plan may only be devoted to a residential community containing attached house dwelling units and any accessory and incidental structures and uses relating thereto that are permitted in the MU-2 zoning district. Incidental and accessory structures and uses may include, without limitation, amenities for use by the residents of the residential community, such as those listed in paragraph 8.B. below.
- (2) A total maximum of 118 attached house dwelling units may be constructed on Development Area A.

B. Development Area B

- (1) Subject to the limitations set out below, that portion of the Site designated as Development Area B on the Conditional Zoning Plan may be devoted to any non-residential use or uses listed by right, any non-residential use or uses listed with additional standards and/or any non-residential use or uses permitted with a conditional zoning in the MU-2 zoning district (including any combination of such uses), and to any non-residential accessory and incidental uses relating thereto that are permitted in the MU-2 zoning district.
- (2) A maximum of 1 convenience store with gasoline pumps may be located on Development Area B.
- (3) A maximum of 1 restaurant with accessory drive-through windows may be located on Development Area B.
- (4) Notwithstanding the terms of subparagraph (3) above, in the event that a convenience store with gasoline pumps is not developed on Development Area B, then a maximum of 2 restaurants with accessory drive-through windows may be located on Development Area B.
- (5) A total maximum of 15,000 square feet of gross floor area devoted to the permitted non-residential uses may be developed on Development Area B.
- (6) A minimum of 3,000 square feet of gross floor area devoted to the permitted non-residential uses shall be developed on Development Area B.
- (7) A maximum of two principal buildings may be constructed on Development Area B. This limitation shall not apply to accessory structures.
- (8) Notwithstanding anything contained herein to the contrary, and at the option of the Applicant, the two buildings on Development Area B may be combined into one building.
- (9) Development Area B may be subdivided into two separate lots or parcels.

3. PROHIBITED USES - DEVELOPMENT AREA B

A. Notwithstanding the terms of paragraphs 2.B.(1) above, the uses set out below shall be prohibited on Development Area B.

- (1) ABC Store (liquor sales).
- (2) Athletic fields.
- (3) Auditorium, coliseum or stadium.
- (4) Bars (with/without beverage production accessory use).
- (5) Batting cages, outdoor.
- (6) Bed & breakfast (tourist home, boarding house).
- (7) Billiard parlors.
- (8) Bowling lanes (bowling alley).
- (9) Building supply sales (no storage yard).
- (10) Bus terminal.
- (11) Club or lodge.
- (12) Country club with or without golf course.
- (13) Emergency disaster restoration services with fenced outdoor storage.
- (14) Funeral home with or without crematorium.
- (15) Game room, video game room, coin operated
- (16) Golf course.
- (17) Hotel or motel.
- (18) Laundromat, coin-operated.
- (19) Manufactured home/dwelling sales.
- (20) Shooting range, indoor.
- (21) Tattoo and/or body piercings studio.
- (22) Taxidermist.
- (23) Wireless telecommunications facilities, tower.

4. DIMENSIONAL STANDARDS

- A. Except as otherwise provided in paragraph 10 below, the development of the Site shall comply with the dimensional standards of the MU-2 zoning district.

5. TRANSPORTATION AND PARKING

- A. Vehicular access shall be as generally depicted on the Conditional Zoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and any adjustments required for approval by the Town of Stallings (the “**Town**”) and/or the North Carolina Department of Transportation (“**NCDOT**”).
- B. The alignments of the internal vehicular circulation areas and driveways may be modified by Applicant to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Town, the Union County Fire Marshal and/or NCDOT.
- C. Except as otherwise provided in paragraph 10 below, the Site shall meet the minimum and maximum parking requirements of the Ordinance.
- D. If requested by the Shannamara Homeowners Association, Inc., the Applicant shall install a pedestrian and golf-cart access point and path from the Site to Donegal Court using the reserved Donegal Court right of way and an access easement on the Site.

6. ARCHITECTURAL and DESIGN STANDARDS

A. Development Area A

- (1) The maximum height in feet of any building located on Development Area A shall be 45 feet.
- (2) The maximum height in stories of any building located on Development Area A shall be 3 stories.
- (3) Subject to the terms of paragraph 10 below, any building containing attached house dwelling units located on Development Area A shall meet the “Attached House” Building Type Standards (including architectural standards) set out in Section 9.6 of the Ordinance.
- (4) Buildings located on Development Area A shall be located a minimum of 90 feet from those portions of the Site’s boundary lines that are more particularly depicted on the Conditional Zoning Plan.
- (5) Residential buildings located on Development Area A shall have a minimum of 18 inches of brick or stone material at the base of the building.

B. Development Area B

- (1) Subject to the terms of paragraph 10 below, any building located on Development Area B shall meet the “Highway” Building Type Standards (including architectural standards) set out in Section 9.6 of the Ordinance.

7. MULTI-USE PATH/GREENWAY TRAIL, STREETScape and INTERNAL SIDEWALKS

- A. A 24-foot-wide landscape area shall be established along the Site’s frontage on Idlewild Road as depicted on the Conditional Zoning Plan. A conceptual image of this 24-foot-wide landscape area is set out on Sheet 2 of the Conditional Zoning Plan. The 24-foot-wide landscape area shall meet the following planting standards: 20 evergreen shrubs and 2 canopy trees or 3 small maturing trees per 100 linear feet. Perimeter street trees may be located within this landscape area to satisfy tree requirements. Hedges, garden walls or knee walls may be built within or along the rear/inner edge of the 24-foot-wide landscape area as a continuation of building walls.
- B. Applicant shall install a minimum 12-foot-wide multi-use path/greenway trail along the Site’s frontage on Idlewild Road within the 24-foot-wide landscape area as generally depicted on the Conditional Zoning Plan. This 12-foot-wide multi-use path/greenway trail shall be constructed in accordance with the applicable standards set out in the Town of Stallings Parks, Recreation and Greenway Master Plan.
- C. Applicant shall install a minimum 6-foot-wide planting strip and a minimum 8-foot-wide sidewalk along the Site’s frontage on Stevens Mill Road.
- D. Internal sidewalks and pedestrian connections shall be provided as generally depicted on the Conditional Zoning Plan.

8. OPEN SPACE/TREE SAVE/BUFFERS

- A. The Site shall comply with the open space requirements of the Ordinance.
- B. The Active Open Space Area generally depicted on the Conditional Zoning Plan may include a community clubhouse, auxiliary building, swimming pool, shade structures, dog park, play structure, pocket park, outdoor grilling station, seating benches, enhanced landscaping, community trails/pathways, community mailboxes and/or other features that provide opportunities for recreation or foster community engagement.
- C. The Site shall comply with the tree save requirements of the Ordinance.
- D. The Site shall comply with the landscaping requirements of the Ordinance.
- E. A minimum 50-foot-wide “Type A Buffer” shall be established along those portions of the Site’s boundary lines that are more particularly depicted on the Conditional Zoning Plan.

- F. A minimum 6-foot-tall opaque vinyl fence shall be installed along the inner edge of the minimum 50-foot-wide “Type A Buffer” as depicted on the Conditional Zoning Plan.
- G. As noted above in paragraph 1.E., the development of the Site shall be considered to be a planned/unified development. Accordingly, the tree save and open space requirements of the Ordinance may be calculated and satisfied over the entire Site, rather than within each individual Development Area. As a result, each individual Development Area shall not be required to meet the tree save and open space requirements of the Ordinance provided that the Site as a whole meets such tree save and open space requirements.

9. SIGNS

- A. Except as otherwise provided below in paragraph 10, all signs installed on the Site shall comply with the requirements of the Ordinance.
- B. Notwithstanding the terms of paragraph 9.A. above, Applicant may, either concurrently with this Rezoning Application or subsequent thereto, pursue the approval of a Master Sign Plan for the Site pursuant to Section 17.10 of the Ordinance. The approved Master Sign Plan may include signs of different sizes, types, locations, placements and heights from those otherwise enumerated or permitted in the Ordinance.

10. SPECIFIC CHANGES/EXCEPTIONS TO THE DEVELOPMENT ORDINANCE

- A. Pursuant to Section 5.4-3(C) of the Ordinance, the changes/exceptions to the Ordinance set out below in this paragraph 10 are being requested by Applicant, and such changes/exceptions will be deemed to be approved in the event that the conditional zoning request is approved by Town Council.
- B. Exceptions Applicable to the Entire Site
 - (1) In addition to those changes/exceptions set out below, a change/exception to the Ordinance to allow the Site to be developed as generally depicted on the Conditional Zoning Plan.
 - (2) Building setbacks from internal private streets shall be measured from the back of the curb.
- C. Development Area A
 - (1) A change/exception from Section 2.13-7(A) of the Ordinance to allow a swimming pool to be located in the Active Open Space Area generally depicted on the Zoning Plan.
 - (2) A change/exception from Section 2.13-8(A) of the Ordinance to allow retaining walls to exceed 8 feet in height.
 - (3) A change/exception from Section 8.4-6(E)(2) of the Ordinance to allow the density of the residential community on Development Area A to be 118 dwelling units.

- (4) A change/exception from Section 9.3-2(A)(1) of the Ordinance to allow 10 feet of separation between units that are not attached.
- (5) A change/exception from Section 9.3-2(A)(4) of the Ordinance to allow the buildings to front onto a private street as generally depicted on the Conditional Zoning Plan.
- (6) A change/exception from Section 9.3-3(A)(1) of the Ordinance to allow the attached house buildings to have a maximum height in feet of 45 feet.
- (7) A change/exception from Section 12.12(A)(1) of the Ordinance to allow the attached house buildings to have driveways with a minimum length of 20 feet.
- (8) A change/exception from Section 2.2(E), Section 13.2-5, Section 16.2-6 and Section 16.2-7 of the Ordinance to allow the private streets in Development Area A to be built to the standards set forth on the Conditional Zoning Plan.

D. Development Area B

- (1) A change/exception from Section 2.3 of the Ordinance to allow building placement as generally depicted on the Conditional Zoning Plan.
- (2) A change/exception from Section 9.8-2(A)(1) of the Ordinance to allow building placement as generally depicted on the Conditional Zoning Plan.
- (3) A change/exception from Section 9.8-2(A)(4) of the Ordinance to allow the parking areas to be located as generally depicted on the Conditional Zoning Plan.
- (4) A change/exception from Section 9.8-2(A)(7) of the Ordinance to allow trash containers to be located on the side of a building, provided that the trash containers shall be screened from the right-of-way per standards set forth in Article 11.
- (5) A change/exception from Section 9.8-2(A)(8) of the Ordinance to allow mechanical equipment to be located on the side of a building, provided that the mechanical equipment shall be screened from the right-of-way per standards set forth in Article 11.
- (6) A change/exception from Section 9.8-2(B)(2) of the Ordinance to allow menu board(s), speaker boxes and/or windows associated with drive-through facilities to be located on any façade of a building provided that the drive aisle for circulation purposes shall be screened from adjacent public streets by a garden wall, hedge or knee wall that complies with the design requirements for a garden wall, hedge or knee wall set out in Section 9.8-2(A)(5).
- (7) A change/exception from Section 9.8-3(B)(1) of the Ordinance to allow building elevations fronting or visible from public streets to be primarily clad with brick, stone, architectural block, stucco, synthetic stucco, fiber cement or similar materials.

- (8) A change/exception from Section 9.8-4(D)(3) of the Ordinance to allow a minimum of 30% of the length and 15% of the surface of the primary structures to be in public entrances or windows.
- (9) A change/exception from Section 9.8-4(G)(1) of the Ordinance to allow cement board, metal, vinyl and similar materials as trim materials.
- (10) A change/exception from Section 10.1-6(B)(1) of the Ordinance to allow drive-through facilities to be located on the side of the building for any bank, savings and loan or credit union.
- (11) A change/exception from Section 10.1-6(B)(2) of the Ordinance to allow up to 4 drive-through lanes for any bank, savings and loan or credit union. A separate circulation drive for passage around and escape from the outermost drive-through service lane shall not be required.
- (12) A change/exception from Section 10.1-17(B)(1) of the Ordinance to allow drive-through service windows, stacking lane(s) and circulation to be located in the front setback of the principal building or in an established side yard which abuts a street.
- (13) With respect to each non-bank/savings and loan/credit union use, a change/exception from Section 10.1-17(B)(4) of the Ordinance to allow up to 2 drive-through lanes with no separate circulation drive for passage around and escape from the outermost drive-through service lane for each use with a drive-through accessory use.
- (14) A change/exception from Section 10.1-17(B)(6) of the Ordinance to allow up to 3 drive-through windows and up to 4 automated service devices for each use with a drive-through accessory use.
- (15) A change/exception from Section 10.1-17(B)(7) of the Ordinance to allow as few as 0 electric vehicle charging devices per drive-through window or drive-through device.
- (16) A change/exception from Section 2.2(E), Section 13.2-5, Section 16.2-6 and Section 16.2-7 of the Ordinance to allow the private streets in Development Area B to be built to the standards set forth on the Conditional Zoning Plan.

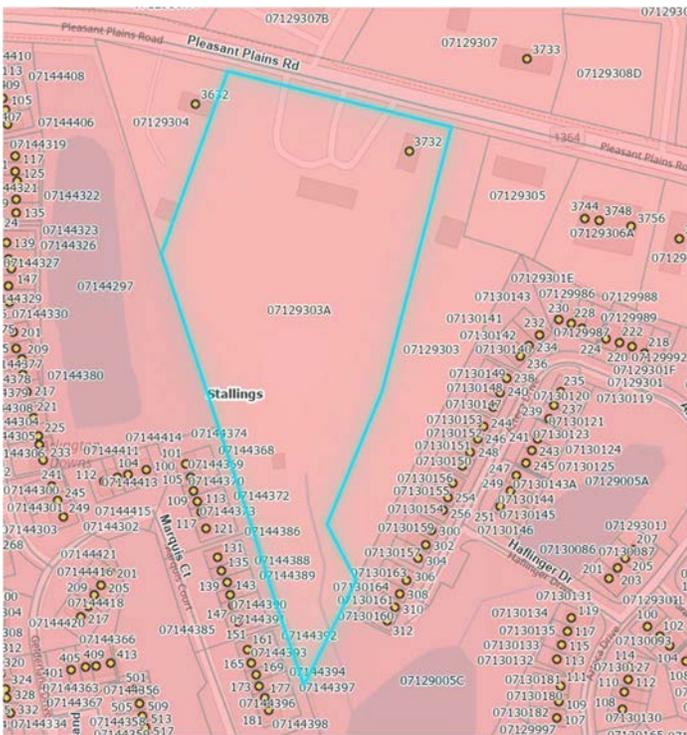
11. FLEXIBLE DEVELOPMENT STANDARDS

- A. Applicant may utilize the flexible design process set out in Article 14 of the Ordinance during the permitting and development process.

12. BINDING EFFECT OF THE REZONING APPLICATION

- A. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Conditional Zoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of

Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these development standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant or the owner or owners of the Site from time to time who may be involved in any future development thereof.



Neighborhood Meeting Summary

The required community meeting was held on June 3, 2025, at Stallings Town Hall from 6:00 to 7:30 p.m. The session was led by Urban Design Partners and attended by local residents. The purpose was to present the rezoning request and gather feedback. Note that this feedback is from the original site plan that included 10 short front units along Pleasant Plains Rd. The feedback is summarized below:

1. **Traffic Impacts:**
Residents expressed frustration over existing congestion on Pleasant Plains Road and inquired about relief from the McKee Road Extension project.
2. **Public Awareness:**
Several participants were upset about limited notice and the absence of Town Council members.
3. **Commercial Uses:**
Some residents opposed commercial or retail components in the Town Center zoning district.
4. **Perimeter and Security:**
Concerns were raised about outsiders accessing neighboring community amenities; suggestions included perimeter fencing.
5. **Tree Preservation:**
The developer intends to retain as much perimeter vegetation as feasible.
6. **Utilities:**
Questions about water and sewer availability were addressed with minimal concern.
7. **Housing Details:**
Price points for townhomes are to be determined; anticipated to target first-time homebuyers.
8. **Parking and Garage Size:**
Multiple attendees voiced dissatisfaction with small garages and insufficient on-site parking.
9. **Timeline:**
Estimated construction duration is 18–24 months after approvals.

10. Ownership and Maintenance:

Townhomes will likely have HOA governance; commercial units may have separate arrangements.

11. Builder Selection:

The applicant has not yet selected specific builders.

Comprehensive Land Use Plan

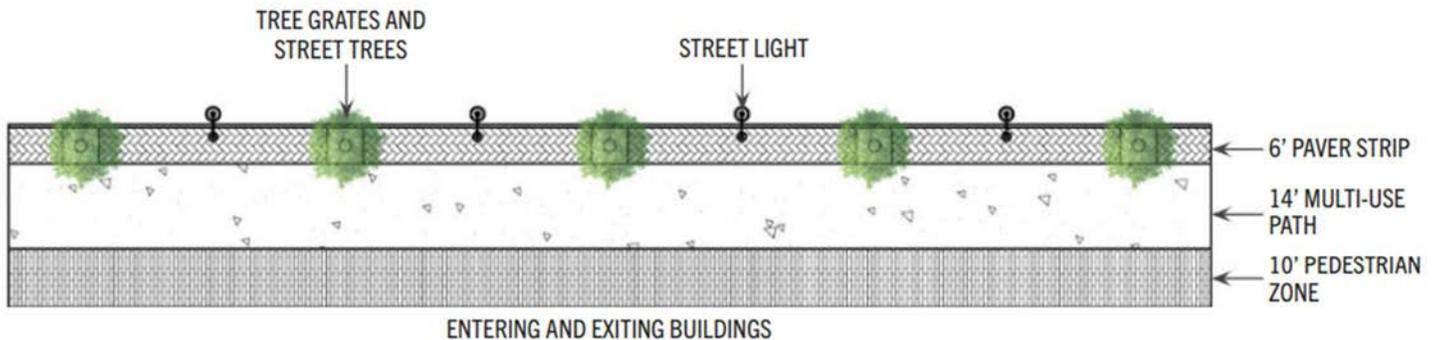
The proposed updated rezoning for 3732 Pleasant Plains Road (from TC to CZ-TC) is now inconsistent with the Town Center Comp Plan Place Type. The project supports the plan’s intent to create a walkable community but no longer creates a mixed-use environment that blends small-scale commercial activity with a range of residential housing options.

Small Area Plan

The Town Center SAP identifies this area as office along the frontage and attached residential in the rear. Staff consider the Town Center SAP inconsistent with this proposal as it removed the shop front units.

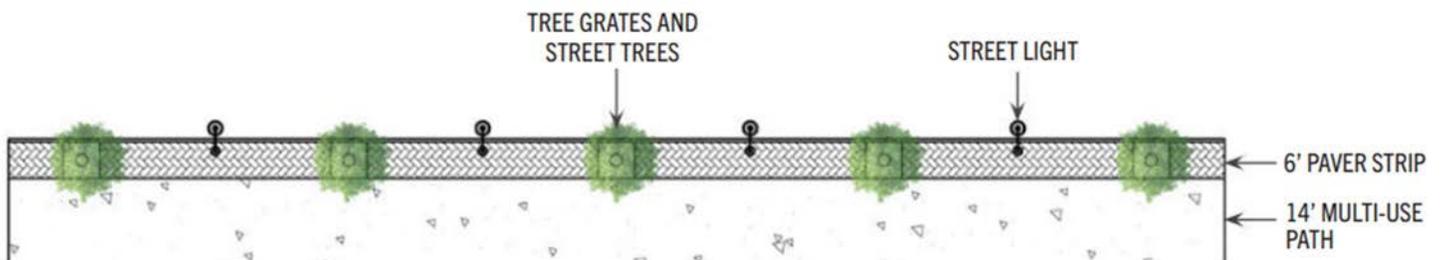
Greenway Master Plan/Streetscape Master Plan

The Greenway Master Plan shows this area as S3 Pleasant Plains Greenway for a Suburban Spine Greenway and the Streetscape Master Plan identifies this area as Streetscape Type 1A with Greenway for a 6’ paver strip, 14’ multi-use path, and 10’ pedestrian zone, which is 30 ft wide.



The applicant is proposing that the final streetscape to be coordinated with NCDOT and approved during the land development permitting phase. Tree Grates and street trees to be determined. And they are showing Streetscape plan type 1B on their rezoning plan.

After discussion with the applicant and Town Council during the Pleasant Plains Town Center (1), staff has determined that a 30’ wide streetscape would be too intense for this area and agree with plan type 1B from the rezoning site plan as an alternative, which is 20 ft wide as seen below.



Staff Recommendation

Staff is split on the recommendation of approval of the rezoning request for 3732 Pleasant Plains Road (CZ25.04.01) from Town Center (TC) to Conditional Town Center (CZ-TC) due to the site features making it difficult to include shopfront. The proposed development is inconsistent with the Town of Stallings Comprehensive Land Use Plan and Small Area Plan, which identifies this area as Town Center, supporting a walkable, mixed-use environment with small-scale commercial uses along the street front and attached residential housing behind. The project provides a compatible transition between the commercial corridor and surrounding residential neighborhoods.

However, staff notes the following items should be addressed for staff recommendation:

1. Final Streetscape/Greenway Design Incorporation
2. Internal pedestrian connections and small open space areas should be integrated to support walkability and Town Center intent.
3. Create a list of conditions like the approved CZ25.02.03 Pleasant Plains Town Center (1) for Town Center design consistency and harmony.



Conditional Rezoning Application CZ25.04.01 – Chestnut Lane Mixed- Use

02.17.2026

Staff Report | Planning Board



Conditional Rezoning Request

- The applicant, Mr. Jolly, with consultant Urban Design Partners, has submitted a rezoning request (CZ25.04.01) to change the property's zoning at 3732 Pleasant Plains Rd, Parcel ID# 07129303A, from Town Center (TC) to Conditional Zoning - Town Center (CZ-TC) to accommodate 60 townhomes.

**Neighborhood Meeting:
06/03/2025**



**Planning Board:
02/17/2026**



**Town Council Hearing (TBD):
02/23/2026**

Site Plan



Project Summary

Location:

- 3732 Pleasant Plains Rd

Ownership:

- PETERSON MICHAEL WAYNE HEIRS C/O
BETTY PETERSON DAVENPORT

Current Zoning:

- Town Center

Existing Use:

- Minor Car Repair

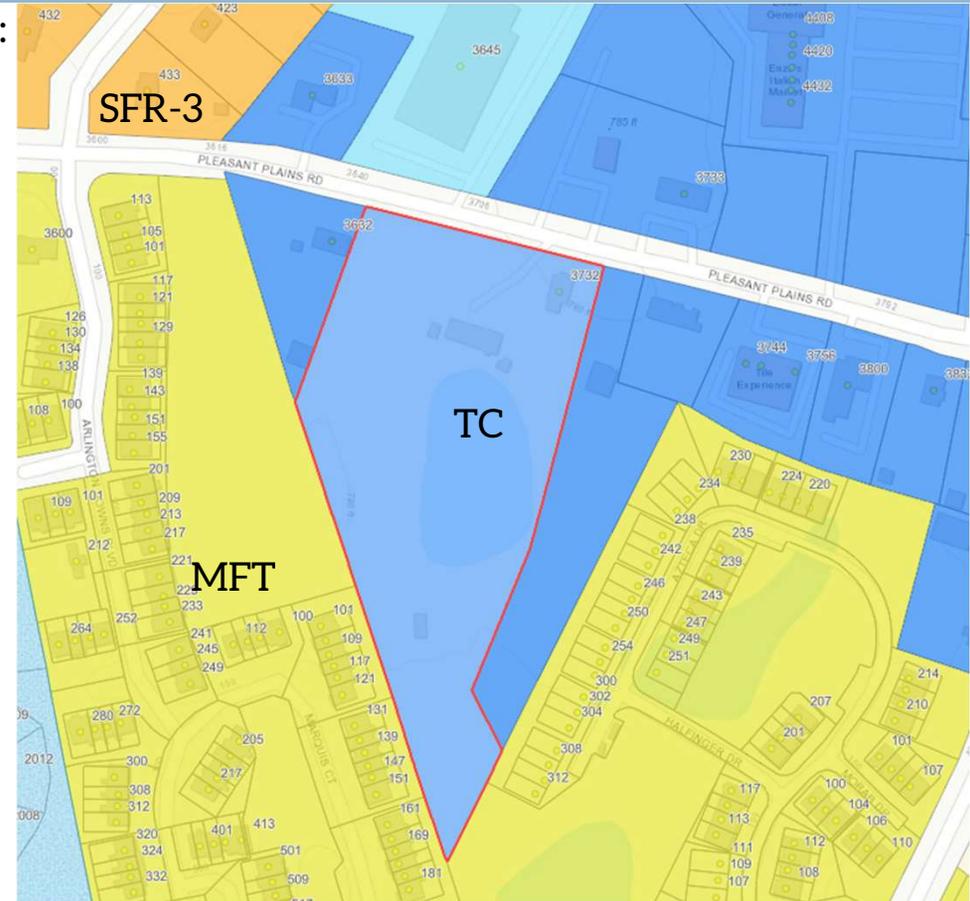
Site/Project Size:

- 6.017 ac total

Traffic Generation:

- TIA TBD

Current Zoning:





Future Land Use



Primary Land Uses

- Sit Down Restaurant
- Community-serving Retail
- Professional Office
- Live/work/shop units
- Townhome
- Condominium
- Apartment
- Public Plaza
- Movie Theater



Secondary Land Uses

- Farmer's Market
- Church

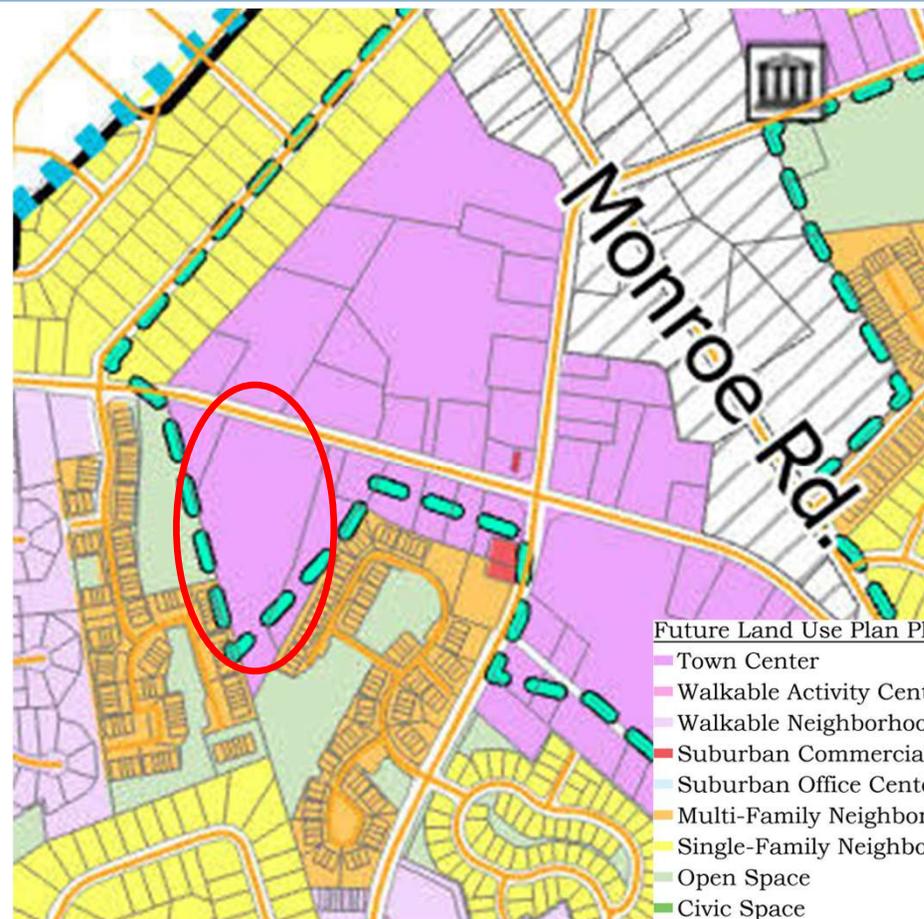


Walkable Activity Center

Walkable activity centers serve broader economic, entertainment and community activities as compared to walkable neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activities. Buildings in the core of a walkable activity center may stand three or more stories. Residential units or office space may be found above storefronts. Parking is satisfied by using on-street parking, structured parking and shared rear-lot parking strategies. A large-scale walkable activity center may be surrounded by one or more neighborhoods that encourage active living, with a comprehensive and interconnected network of walkable streets.

FORM & PARAMETERS

General Development Pattern	Mix of Uses
Typical Lot Coverage	50 - 75%
Residential Density	10 - 30 DU/ac
Non-Residential Intensity	0.50 - 2.00 FAR
Prevailing Building Height	1 - 5 Stories
Average Dwelling Unit Size	800 - 1,500 SF
Avg. Non-Resid. Building Size	10,000 - 50,000 SF
Transportation Choices	Walking/Bicycle/Auto/ Transit (Bus, Light Rail)
Typical Block Length	400 - 1,000 LF
Open Space Elements	Neighborhood Parks/ Plazas/Pocket Parks
Street Pattern	Modified Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Parking Deck/ Urban
Typical Street Cross Section	



Future Land Use Plan Place Types

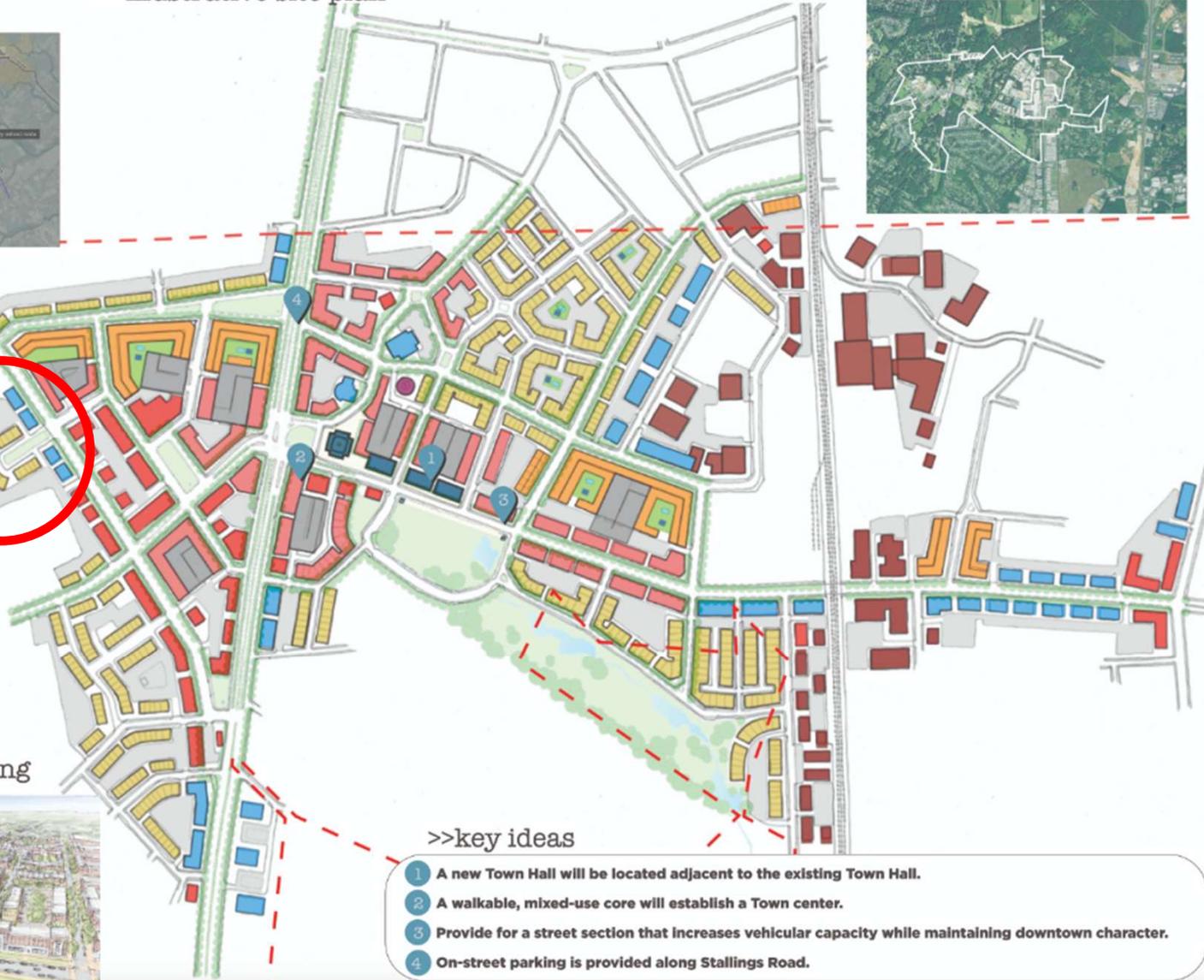
- Town Center
- Walkable Activity Center
- Walkable Neighborhood
- Suburban Commercial Ctr.
- Suburban Office Center
- Multi-Family Neighborhood
- Single-Family Neighborhood
- Open Space
- Civic Space

Town Center Small Area Plan

>> vicinity map



>> illustrative site plan



>> proposed land use

- land use legend:
- ATTACHED RESIDENTIAL
 - MULTI-FAMILY
 - MIXED USE
 - RETAIL
 - OFFICE
 - WORKPLACE
 - CIVIC
 - UTILITY
 - SURFACE PARKING
 - STRUCTURED PARKING
 - MUNICIPAL LIMITS

>> bird's-eye rendering



>>key ideas

- 1 A new Town Hall will be located adjacent to the existing Town Hall.
- 2 A walkable, mixed-use core will establish a Town center.
- 3 Provide for a street section that increases vehicular capacity while maintaining downtown character.
- 4 On-street parking is provided along Stallings Road.



Staff Recommendation

- Staff recommends approving CZ25.04.01 to rezone the property to CZ-TC, if the following items are addressed:
 - ▣ Final Streetscape/Greenway Design Incorporation
 - ▣ Internal pedestrian connections and small open space areas should be integrated to support walkability and Town Center intent.
 - ▣ Create a list of conditions like the approved CZ25.02.03 Pleasant Plains Town Center (1) for Town Center design consistency and harmony.

Vote and Statement of Consistency & Reasonableness



- **Step 1.**
 - Motion to recommend **Approval/Denial** for CZ25.04.01.

- **Step 2.**
 - With a statement of consistency that the proposal is **Consistent/Inconsistent** and **Reasonable/Not Reasonable** with the Comprehensive Land Use Plan.

- **Step 3.**
 - Example reasoning:
 - The rezoning is consistent with the Comprehensive Land Use of Walkable Activity Center.



Questions?



Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ25.04.01

REQUEST: A Conditional Rezoning request (CZ25.04.01) to change the property's zoning from Town Center (TC) to Conditional Zoning – Town Center (CZ-TC) to accommodate 60 townhomes.

WHEREAS, The Town of Stallings Town Council, hereafter referred to as the “Town Council”, adopted the Stallings Comprehensive Land Use Plan on November 27, 2017; and

WHEREAS, the Town Council finds it necessary to adopt a new land development ordinance to maintain consistency with the Comprehensive Land Use Plan; and

WHEREAS, the Town Council finds it necessary to revise the Unified Development Ordinance to comply with state law found in NCGS § 160D.

WHEREAS, the Town Council finds it necessary to consider the Planning Board's recommendations.

THEREFORE, The Planning Board hereby recommends that the proposed zoning amendment is **consistent/inconsistent** and **reasonable/unreasonable** with the Comprehensive Land Use Plan adopted on November 27, 2017, based on the goals and objectives set forth in the document of promoting quality development and consistency with all state mandated land use regulations established through NCGS § 160D. The Planning Board recommends to **APPROVE/DENY** the proposed amendment and stated that the Planning Board finds and determines that the zoning amendment is consistent/inconsistent and **reasonable/unreasonable** with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan for the following reasons:

- 1) The request aligns with the Town's Greenway Master Plan.

Recommended this the ___ day of _____, 2026.

Planning Board Chair

Attest:

Planning Staff

*SUB-COMMITTEE PRESENTATION
CZ25.04.01 – PLEASANT PLAINS TC*

January 12, 2026

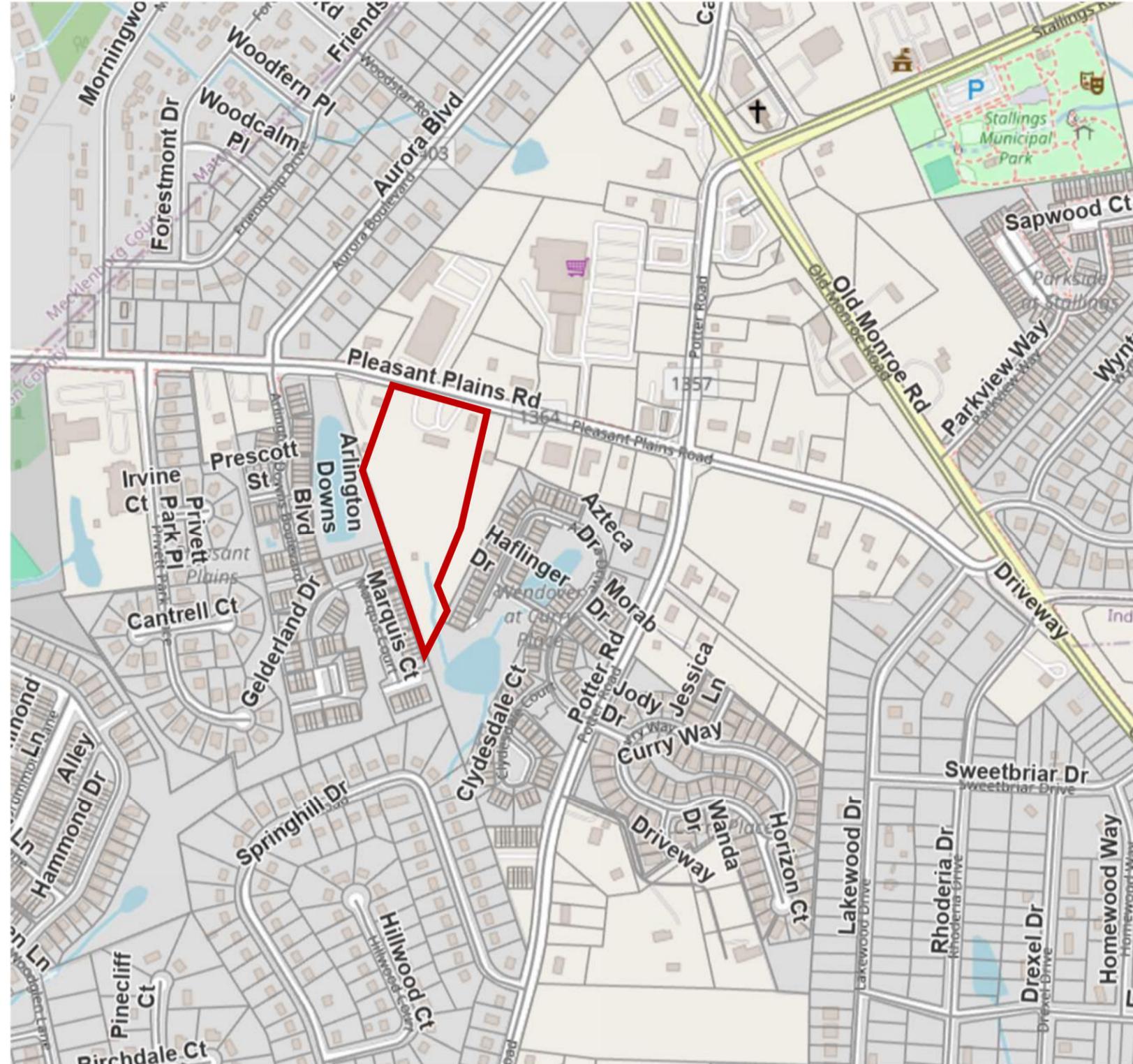


URBAN
DESIGN
PARTNERS

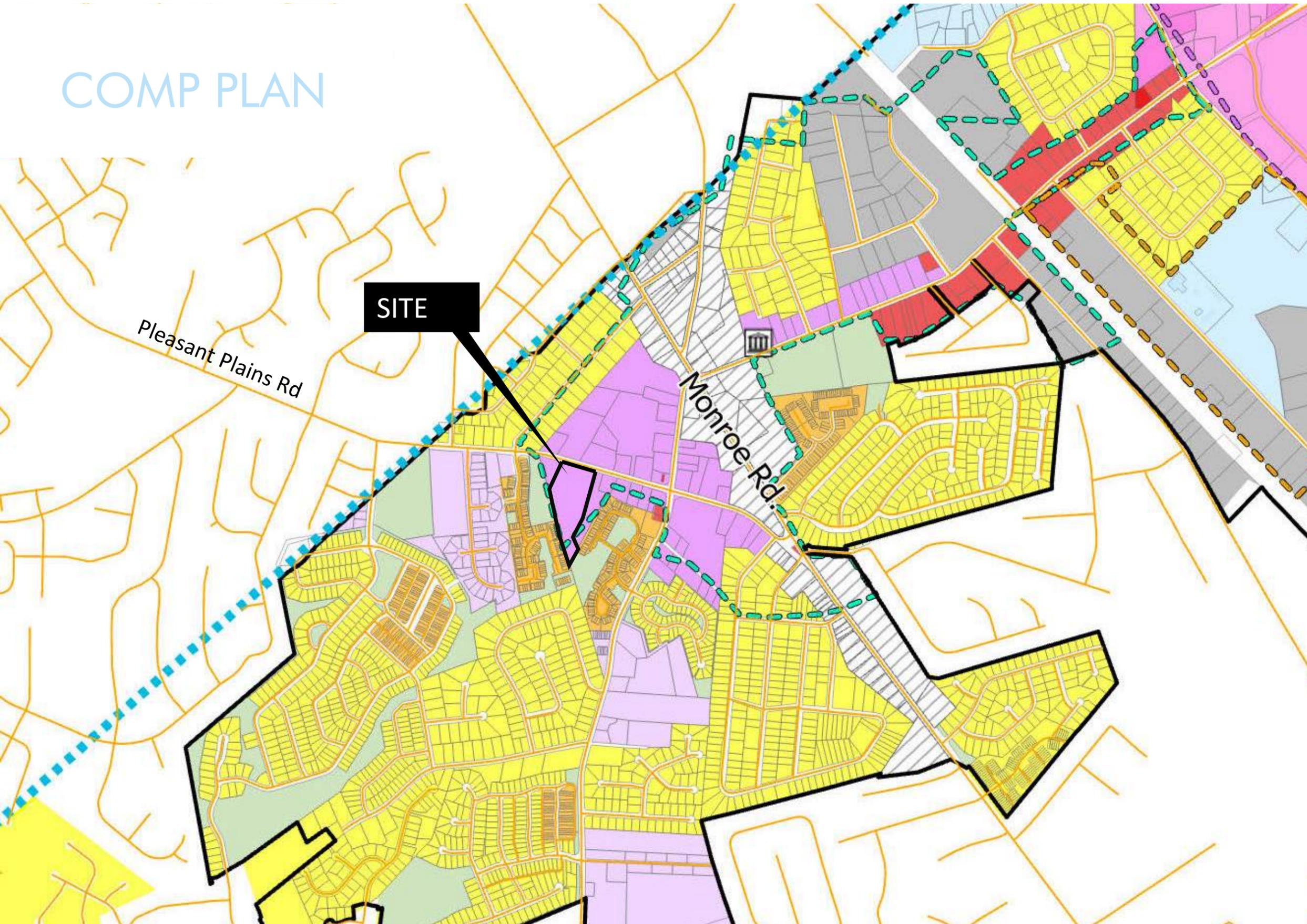
TRANSFORMING COMMUNITIES THROUGH COLLABORATIVE DESIGN

SITE

3732 Pleasant Plains Rd
Parcel Id: 07129303A
Area: 6.017 AC (262,101 SF)
Existing Zoning: TC
Proposed Zoning: CZ-TC



COMP PLAN



Town of Stallings Future Land Use Map

Effective Date:
March 25, 2024

- ### Legend
- County Line
 - Town of Stallings Boundary
 - Small Area Plans
 - Chestnut Lane
 - Idlewild Road Corridor
 - Monroe Bypass
 - Smith Farm Business District
 - Stallings Downtown
 - Stallings Elementary School Node
 - Future Land Use Plan Place Types
 - Town Center
 - Walkable Activity Center
 - Walkable Neighborhood
 - Suburban Commercial Ctr.
 - Suburban Office Center
 - Multi-Family Neighborhood
 - Single-Family Neighborhood
 - Open Space
 - Civic Space
 - Industrial Center
 - NCDOT Right of Way
 - Stallings Landmarks
 - Town Hall
 - Stallings Elementary School
 - Atrium Hospital

TOWN CENTER (TC)

Provides for new development, revitalization, reuse, and infill development in Stallings's core downtown.

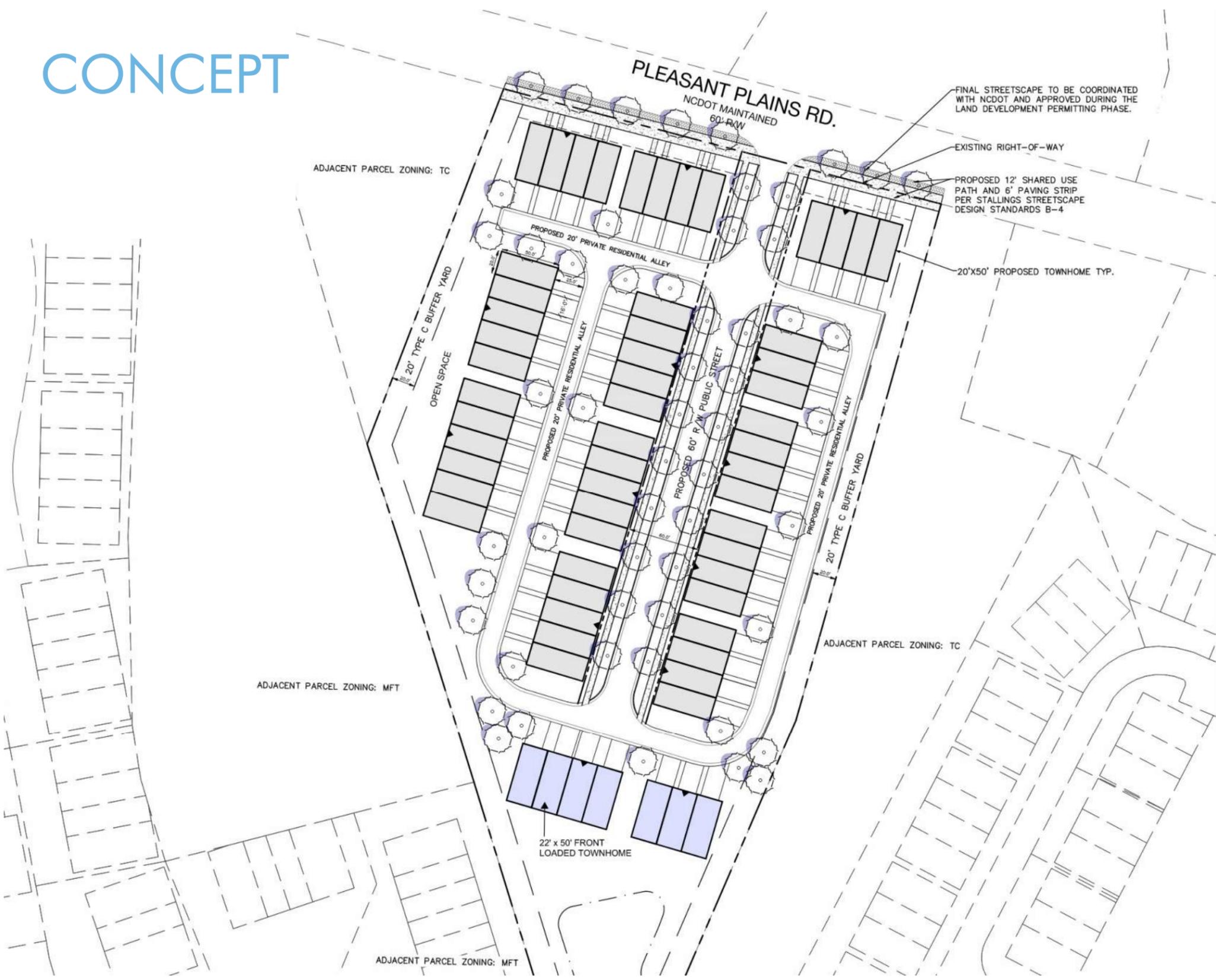
Allowed building/lot types in this district are Urban Workplace, Shopfront, Detached House, Attached House, Multi-family Building, and Civic Building.

The development pattern seeks to integrate shops, restaurants, services, workplaces, civic, educational, religious facilities, and higher density housing in a compact, pedestrian-oriented environment.

The Town Center District serves as the hub of the surrounding neighborhoods and of the broader community.



CONCEPT



DEVELOPMENT SUMMARY

TAX PARCEL ID #:	07129303A (UNION COUNTY)
TOTAL SITE AREA:	6.017 AC (262,101 SF)
EXISTING ZONING:	TC
PROPOSED ZONING:	CZ-TC
LOT REQUIREMENTS:	
LOT SIZE:	0 SF
LOT WIDTH:	0'
BUILD TO LINE:	0'-10' OFF EDGE OF SIDEWALK
REAR YARD SETBACK:	8'
SIDE YARD SETBACK:	0'
BUILDING SEPARATION:	12'
PROPOSED USE:	
DWELLING, ATTACHED HOUSE:	
FRONT LOADED 20'X50':	7 UNITS
REAR LOADED 20'X50':	53 UNITS
TOTAL:	60 UNITS
VEHICULAR PARKING:	
REQUIRED:	1 DRIVEWAY SPACE PER UNIT
PROPOSED:	2 DRIVEWAY SPACES PER UNIT

CHARACTER IMAGERY



CHARACTER IMAGERY



CHARACTER IMAGERY



BENEFITS OF RESIDENTIAL ON PUBLIC STREETS

COMMUNITY BENEFITS

Increased "Eyes on the Street": Provides natural surveillance, deterring crime and creating a greater sense of security.

Enhanced Walkability: Homes with stoops and front yards directly engage the sidewalk, encouraging walking and neighborly interaction.

Social Interaction: A more active streetscape with people outside fosters familiarity and strengthens community bonds

Reduced Traffic & Accidents: By promoting walking and transit, fronting homes can decrease reliance on cars, leading to fewer accidents and a healthier environment.

URBAN DESIGN & ECONOMIC BENEFITS

Placemaking: Streets become "public living rooms" rather than just car conduits, creating more valuable and coherent places.

Economic Boost: More foot traffic and a vibrant street life can stimulate local businesses and increase property values.

Efficient Infrastructure: Townhomes allow for higher density with shorter, cheaper road and utility networks compared to single-family homes.

Better Transit Support: Compact, pedestrian-friendly developments make it more cost-effective to provide comprehensive public transit.



THANK YOU



URBAN
DESIGN
PARTNERS

TRANSFORMING COMMUNITIES THROUGH COLLABORATIVE DESIGN



PLANNING & ZONING DEPARTMENT
TOWN OF STALLINGS
 315 STALLINGS ROAD
 STALLINGS, NC 28104
 704-821-8557

APPLICATION INFORMATION	
Date Filed:	
Application #:	
Fee Paid:	

REZONING APPLICATION

*Please reference the Fee Schedule for cost.

Zoning Information								
Current Zoning (Circle One)	AG	SFR-1	SFR-2	SFR-3	SFR-MH	MFT	TC	CIV
	MU-1	MU-2	C-74	CP-485	VSR	BC	IND	CZ
Proposed Zoning (Circle One)	AG	SFR-1	SFR-2	SFR-3	SFR-MH	MFT	TC	CIV
	MU-1	MU-2	C-74	CP-485	VSR	BC	IND	
Conditional Zoning	Yes	No						

*Please review Article 5 of the Stallings Development Ordinance for requirements on map amendment/rezoning submittals.

Property Information			
Physical Property Address:	3732 Pleasant Plains Rd.		
Description of Rezoning:	Conditional Rezoning to accommodate the proposed shop front commercial and residential units within the existing Town Center (TC) zoning district.		
Parcel #:	07129303A	Total Acreage:	6.017 Acres
Property Owner(s):	Peterson Michael Wayne Heirs		
Owner(s) Address (if different from submittal address):	c/o Sabrina Pearson (Power of Attorney for Betty Davenport) 831 N. 9th St, Albemarle, NC 28001		
Phone:	704-783-5968	Email:	willowtreemomof3@gmail.com
If applicant is different than owner:			
Applicant Name:	Josh Jolley		
Applicant Address:	1120 Maremont Ct, Matthews, NC 28104		
Applicant Phone:	828-319-7206	Applicant Email:	joshjolley11@gmail.com

*Disclaimer: All zoning applications are public records and by providing the above information, you agree that said information can be released to the public by request.

Owner/Applicant Statement:

I hereby certify that all information provided in this application is accurate to the best of my knowledge, and I acknowledge compliance with all requirements of the Town of Stallings Ordinances.

Signature (Owner or Owner Representative): Sabrina Pearson Date: 04/11/2025

Signature of Zoning Official: _____ Date: _____



MEMO

To: Planning Board
 From: Max Hsiang, Planning and Zoning Director
 Date: February 17, 2026
 RE: **Conditional Zoning Request – Chestnut Lane Mixed-Use (CZ25.10.01)**

Purpose

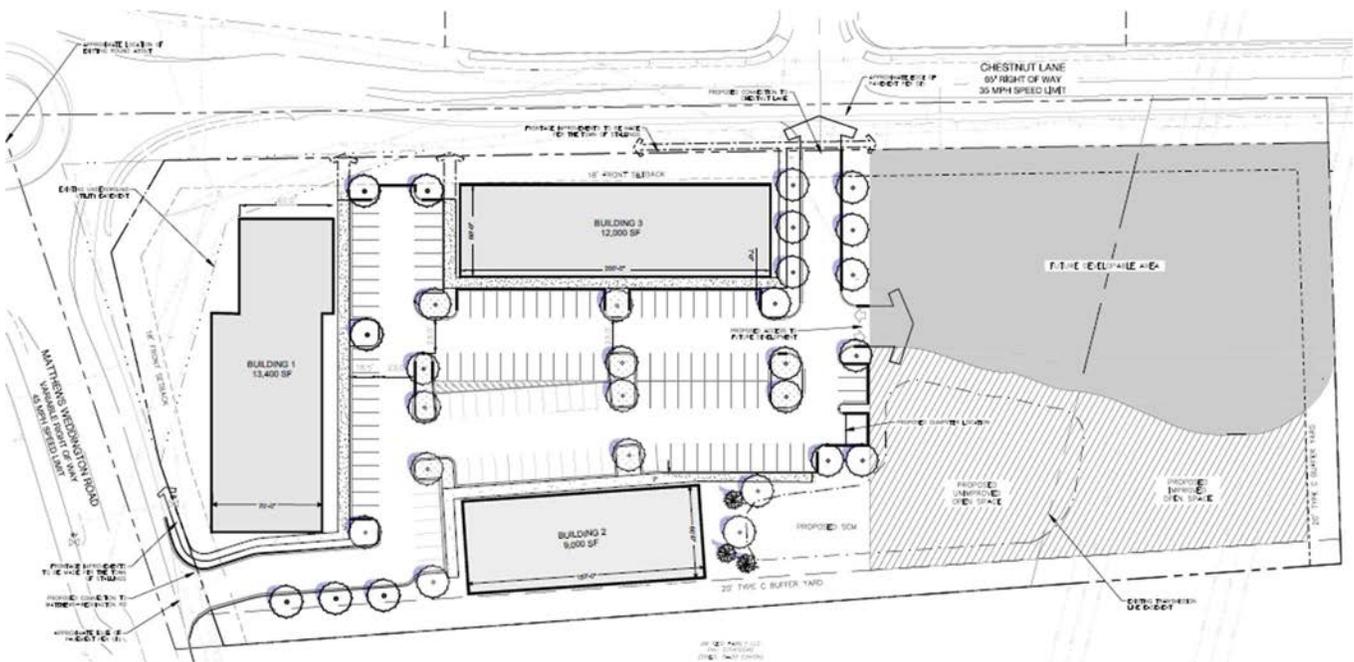
This memo summarizes the proposed conditional zoning request for Chestnut Lane Mixed-Use (CZ25.10.01) for Planning Board consideration. It outlines the proposed development, provides relevant context, evaluates consistency with adopted plans, summarizes key development conditions, and presents staff’s recommendations.

Project Overview

Chestnut Lane Mixed-Use is a proposed non-residential mixed-use development on approximately 5.86 acres located at the southeast corner of the roundabout at Matthews-Weddington Road and Chestnut Lane parcel ID#07141003. The request seeks to rezone the property from R-20 (Union County) to Conditional Zoning Mixed-Use (CZ-MU-2) in conjunction with annexation into the Town of Stallings.

The proposed development is primarily non-residential and is intended to accommodate medical office, general office, retail, and neighborhood-serving commercial uses within a coordinated mixed-use setting. The submitted rezoning site plan depicts up to three non-residential buildings totaling approximately 34,000 square feet arranged along internal drives and parking areas, with buildings oriented toward street frontages and pedestrian connections.

The rezoning plan also identifies an approximately one-acre area labeled as “Future Developable Area,” reserved for future development consistent with MU-2 zoning standards and subject to administrative site plan approval.



Context and Background

The site is currently located in Union County and zoned R-20, a low-density residential zoning district. The proposed annexation and concurrent rezoning to MU-2 would allow the property to develop in a manner consistent with the Town's mixed-use and corridor-oriented development objectives along Matthews-Weddington Road.

Under MU-2 zoning, a wide range of commercial, office, and mixed-use development types are permitted. Through the conditional zoning process, the applicant proposes to limit uses, prohibit certain higher-intensity or automotive-oriented uses, and establish site-specific development standards that would not otherwise apply under a general rezoning. These conditions provide additional predictability regarding site layout, building orientation, buffering, and permitted uses.

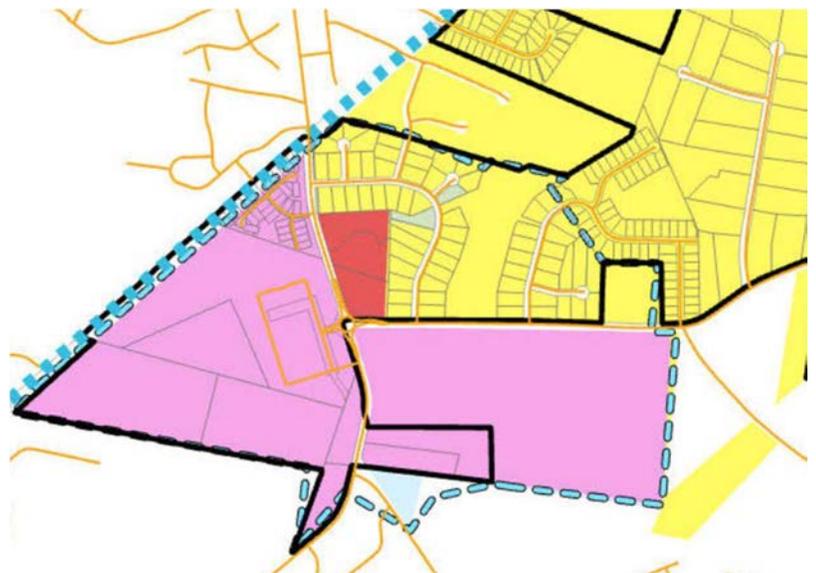
Consistency with Adopted Plans

The proposed rezoning is generally consistent with the Town's adopted plans.

The Future Land Use Plan designates the site as a Walkable Activity Center. This designation is intended to support compact, pedestrian-oriented development that integrates commercial, office, and civic uses with enhanced connectivity along major corridors. The proposed rezoning to MU-2, with non-residential mixed-use development and pedestrian-oriented building placement, aligns with the intent of this designation.

Walkable Activity Centers are intended to accommodate development that promotes internal connectivity, building orientation toward streets, and reduced reliance on auto-oriented design. The submitted site plan reflects these principles through internal pedestrian connections, building frontage along public streets, and coordinated site design.

The Chestnut Lane Small Area Plan identifies this area for multifamily residential development. While the proposed Chestnut Lane Mixed-Use project does not include residential units, the MU-2 zoning district allows for a range of mixed-use and non-residential development types. The proposed office, medical, and retail uses are compatible with the surrounding context and support the broader Small Area Plan goals related to walkability, development intensity, and



corridor-oriented growth. MU-2 zoning would not permit residential development on the site without a future conditional rezoning.

The Town's Greenway Master Plan identifies a Suburban Spine Trail along the frontage of the site. This trail designation is intended to provide a continuous multi-use pedestrian and bicycle connection along major corridors. Staff anticipates that future development of the site will accommodate this planned greenway connection, subject to coordination during site plan review and permitting.

Development Standards (Conditions)

Key conditions associated with the proposed conditional zoning include:

- Limitation of permitted uses to medical office, general and professional office, indoor retail, and restaurant uses without drive-through facilities, except as may be allowed within the designated Future Developable Area
- Prohibition of automotive-oriented uses, outdoor storage, industrial uses, warehousing, and heavy service uses
- Building orientation and design standards intended to promote pedestrian activity and street engagement
- A request to reduce the required buffer from 40 feet to 20 feet, subject to conditional zoning approval
- Establishment of a Future Developable Area requiring administrative site plan approval for any future development
- Compliance with Town stormwater, landscaping, transportation, and right-of-way dedication requirements

Traffic Summary

Vehicular access and circulation will be further evaluated during the site plan and permitting phases.

Staff Recommendation

The Chestnut Lane Mixed-Use rezoning request is located within a designated Walkable Activity Center and proposes a non-residential mixed-use development that is compatible with surrounding uses and the intent of the MU-2 zoning district. While the applicable Small Area Plan identifies the area for multifamily development, the proposed office and commercial uses support walkability, corridor-oriented activity, and the Town's broader land use goals.

The conditional zoning approach narrows permitted uses, establishes site-specific development standards, and provides additional predictability regarding future development of the site. Based on land use compatibility, general consistency with adopted plans, and the applicant's proposed development standards, staff recommends approval of the conditional rezoning request.





Conditional Rezoning Application CZ25.10.01 – Chestnut Lane Mixed- Use

02.17.2026

Staff Report | Planning Board



Conditional Rezoning Request

- Chestnut Lane Mixed-Use is a proposed non-residential mixed-use development on approximately 5.86 acres located at the southeast corner of the roundabout at Matthews-Weddington Road and Chestnut Lane parcel ID#07141003. The request seeks to rezone the property from R-20 (Union County) to Conditional Zoning Mixed-Use (CZ-MU-2) in conjunction with annexation into the Town of Stallings.

**Neighborhood Meeting:
12/02/2025**



**Planning Board:
02/17/2026**



**Town Council Hearing (TBD):
02/23/2026**

Aerial & Streetview



Project Summary

Location:

- Southeast corner of the roundabout at Matthews-Weddington Road and Chestnut Lane

Ownership:

- MONEMI NEELY BLACK ET AL
- SLAUGHTER NANCY CAROLYN
- C/O TED M BLACK

Current Zoning:

- Union County R-20

Existing Use:

- Vacant

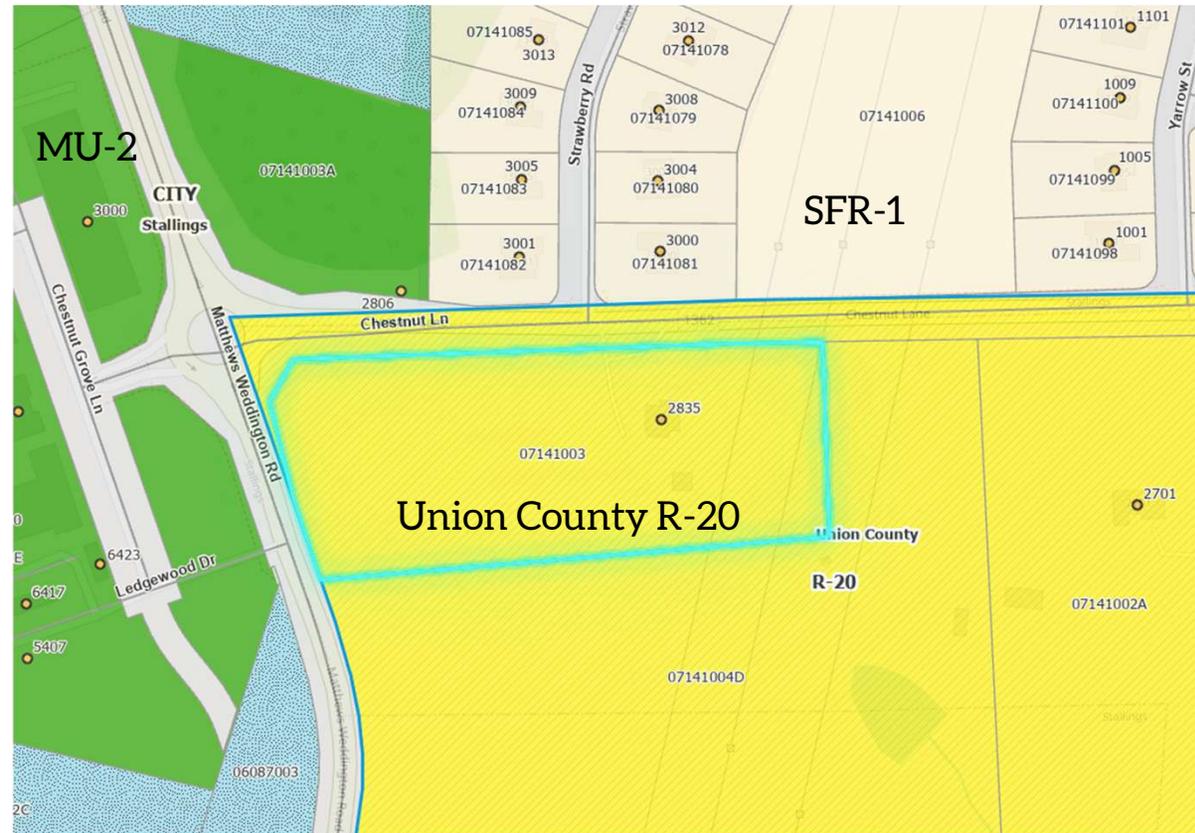
Site/Project Size:

- 5.862 ac total

Traffic Generation:

- TIA not required

Current Zoning:





Future Land Use



Primary Land Uses

- Sit Down Restaurant
- Community-serving Retail
- Professional Office
- Live/work/shop units
- Townhome
- Condominium
- Apartment
- Public Plaza
- Movie Theater



Secondary Land Uses

- Farmer's Market
- Church

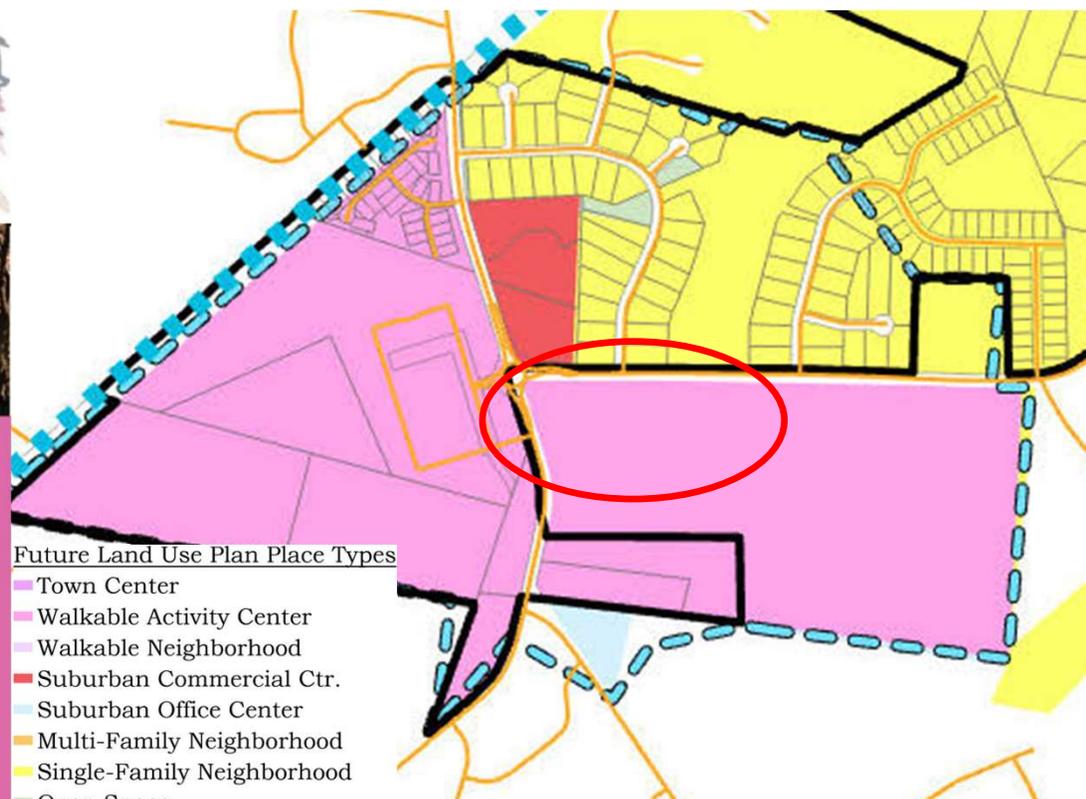


Walkable Activity Center

Walkable activity centers serve broader economic, entertainment and community activities as compared to walkable neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activities. Buildings in the core of a walkable activity center may stand three or more stories. Residential units or office space may be found above storefronts. Parking is satisfied by using on-street parking, structured parking and shared rear-lot parking strategies. A large-scale walkable activity center may be surrounded by one or more neighborhoods that encourage active living, with a comprehensive and interconnected network of walkable streets.

FORM & PARAMETERS

General Development Pattern	Mix of Uses
Typical Lot Coverage	50 - 75%
Residential Density	10 - 30 DU/ac
Non-Residential Intensity	0.50 - 2.00 FAR
Prevailing Building Height	1 - 5 Stories
Average Dwelling Unit Size	800 - 1,500 SF
Avg. Non-Resid. Building Size	10,000 - 50,000 SF
Transportation Choices	Walking/Bicycle/Auto/ Transit (Bus, Light Rail)
Typical Block Length	400 - 1,000 LF
Open Space Elements	Neighborhood Parks/ Plazas/Pocket Parks
Street Pattern	Modified Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Parking Deck/ Urban
Typical Street Cross Section	

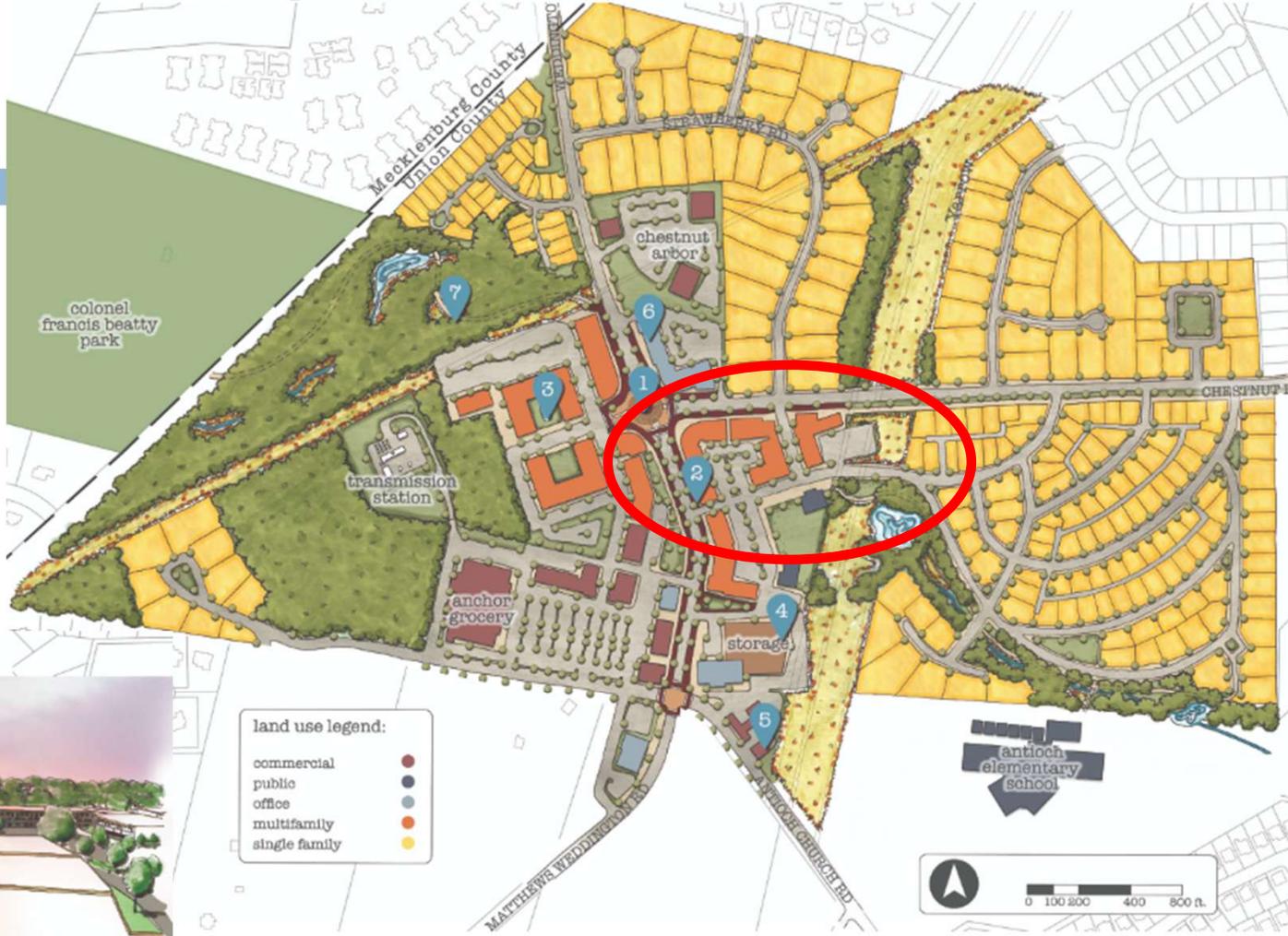


Future Land Use Plan Place Types

- Town Center
- Walkable Activity Center
- Walkable Neighborhood
- Suburban Commercial Ctr.
- Suburban Office Center
- Multi-Family Neighborhood
- Single-Family Neighborhood
- Open Space
- Civic Space

Chestnut Lane Small Area Plan

>> illustrative site plan



>> bird's-eye rendering





Staff Recommendation

- Staff recommends approving CZ25.10.01 to rezone the property to CZ -MU-2. This rezoning:
 - ▣ Proposes a non-residential mixed-use development that is compatible with surrounding uses and the intent of the MU-2 zoning district
 - ▣ Is consistent with the Walkable Activity Center Future Land Use
 - ▣ Is inconsistent with the Chestnut Lane Small Area Plan but reasonable

Vote and Statement of Consistency & Reasonableness



- **Step 1.**
 - Motion to recommend **Approval/Denial** for CZ25.10.01.

- **Step 2.**
 - With a statement of consistency that the proposal is **Consistent/Inconsistent** and **Reasonable/Not Reasonable** with the Comprehensive Land Use Plan.

- **Step 3.**
 - Example reasoning:
 - The rezoning is consistent with the Comprehensive Land Use of Walkable Activity Center.



Questions?



Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ 25.10.01

REQUEST: Request for conditional zoning located at the southeast quadrant at the roundabout of Chestnut Ln and Matthews Weddington Rd, Parcel #07141003.
Requesting a conditional rezoning from R-20 (Union County) to CZ-MU-2 for the development of a non-residential, mixed-use commercial center.

WHEREAS, The Town of Stallings Town Council, hereafter referred to as the “Town Council”, adopted the Stallings Comprehensive Land Use Plan on November 27, 2017; and

WHEREAS, the Town Council finds it necessary to adopt a new land development ordinance to maintain consistency with the Comprehensive Land Use Plan; and

WHEREAS, the Town Council finds it necessary to revise the Unified Development Ordinance to comply with state law found in NCGS § 160D.

WHEREAS, the Town Council finds it necessary to consider the Planning Board’s recommendations.

THEREFORE, The Planning Board hereby recommends that the proposed zoning amendment is **consistent/inconsistent** and **reasonable/unreasonable** with the Comprehensive Land Use Plan adopted on November 27, 2017, based on the goals and objectives set forth in the document of promoting quality development and consistency with all state mandated land use regulations established through NCGS § 160D. The Planning Board recommends to **APPROVE/DENY** the proposed amendment and stated that the Planning Board finds and determines that the zoning amendment is consistent/inconsistent and **reasonable/unreasonable** with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan for the following reasons:

- 1) The request aligns with the Comprehensive Land Use Plan.
- 2) The proposed use supports the Walkable Activity Center Future Land Use designation.

Recommended this the __ day of _____, 2026.

Planning Board Chair

Attest:

Planning Staff



PLANNING & ZONING DEPARTMENT
 TOWN OF STALLINGS
 315 STALLINGS ROAD
 STALLINGS, NC, 28104
 704-821-6841

APPLICATION INFORMATION	
Date Filed:	
Application #:	
Fee Paid:	

REZONING APPLICATION

*Please reference the Fee Schedule for cost.

Zoning Information	
Current Zoning (Circle One)	R-20 - Union County
Proposed Zoning (Circle One)	AG SFR-1 SFR-2 SFR-3 SFR-MH MFT TC CIV MU-1 MU-2 C-74 CP-485 VSR BC IND
Conditional Zoning	<input checked="" type="checkbox"/> Yes No

*Please review Article 5 of the Stallings Development Ordinance for requirements on map amendment/rezoning submittals.

Property Information			
Physical Property Address:	0 Chestnut Lane		
Description of Rezoning:	Proposed conditional rezoning for the development of a non-residential, mixed-use, commercial center		
Parcel #:	07141003	Total Acreage:	5.86
Property Owner(s):	Gilbert Black, Rayona Black, Ted Black, Nancy Slaughter, Sherry Vance, Ross Vance, William Black, Jr. Cecilia Vaughan, Dana Monemi, & Neely Monemi		
Owner(s) Address (if different from submittal address):	C/O Ted M Black 6630 Burnsville Road Peachland, NC 28133		
Phone:	704-779-0253	Email:	te43bl@windstream.net
If applicant is different than owner:			
Applicant Name:	Curative Professional One, LLC		
Applicant Address:	5623 Royal Troon Ct, Charlotte, NC 28277		
Applicant Phone:	(704) 877-9154	Applicant Email:	brollar@proj-x-inc.com

*Disclaimer: All zoning applications are public records and by providing the above information, you agree that said information can be released to the public by request.

To the Planning Board and Town Council of Stallings, NC,

I (we), the undersigned, do hereby respectfully make an application and request the Planning Board and Town Council to amend the zoning map of the Town of Stallings.

Signature (Owner or Owner Representative):



Date: 7.25.25

Signature of Zoning Official:

Date:

Rezoning Property Owner/Joinder Agreement

I, the undersigned, as the property owner, hereby agree to the rezoning petition subject to the application filed with the *Town of Stallings Planning & Zoning Department* and associated documents containing conditions and/or site plans (if applicable) for the parcel(s) of land or portions thereof, as designated below, in Union County, North Carolina.

*Tax Parcel ID(s) or portions thereof: 07141003

*Owner's Name (individual or company): Ross Vance

*Owner's Signature (or representative if applicable): Ross Vance

Representative's Title or relationship (if applicable): _____ *Date: 7/31/2025

Rezoning Property Owner/Joinder Agreement

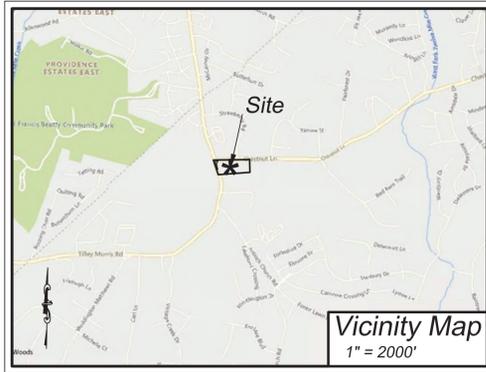
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*Tax Parcel ID(s) or portions thereof: 07141003

*Owner's Name (individual or company): Sherry Lane Vance

*Owner's Signature (or representative if applicable): Sherry Lane Vance

Representative's Title or relationship (if applicable): _____ *Date: 7/31/2025



SUE CERTIFICATION

THE LOCATION OF SUB SURFACE UTILITIES AS SHOWN HEREON ARE BASED ON LEVEL B UTILITY DESIGNATING BY EAGLE ENGINEERING INCORPORATED (EEI), FOLLOWING ASCE 38-02 STANDARDS THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE OWNER, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. EEI CERTIFIES THAT THE UTILITIES LOCATED ARE DONE SO AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

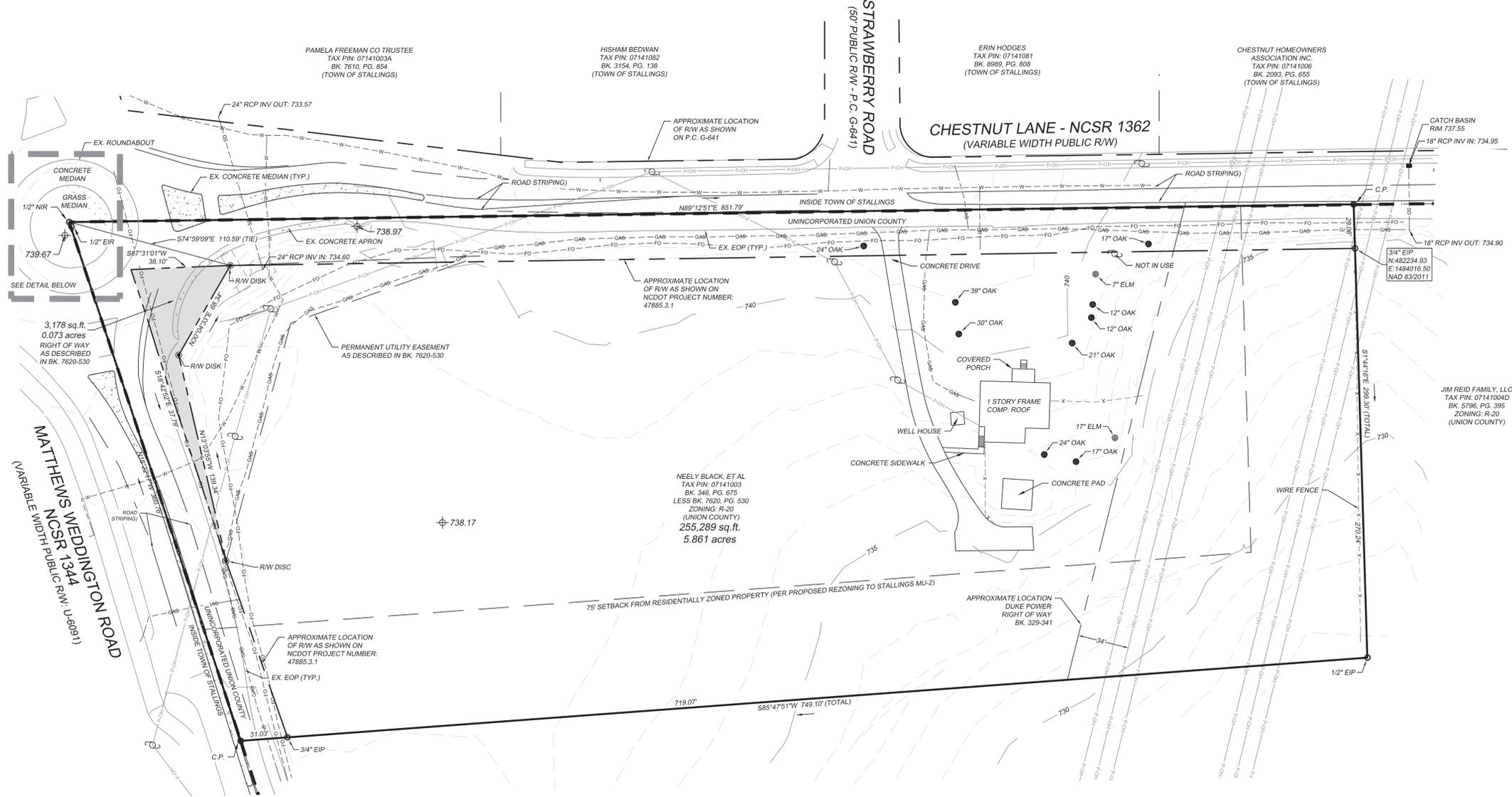
ZONING INFORMATION

ACCORDING TO THE UNION COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ADDRESS ON 4/20/22, THE SUBJECT PROPERTY IS ZONED "R-20" BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO UNION COUNTY FOR ADDITIONAL INFORMATION.

EAGLE ENGINEERING
 FIRM LICENSE # C-0873
 2013A VAN BUREN AVE.
 INDIAN TRAIL, NC 28079
 (704) 882-4222
 www.eagleonline.net

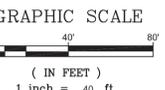
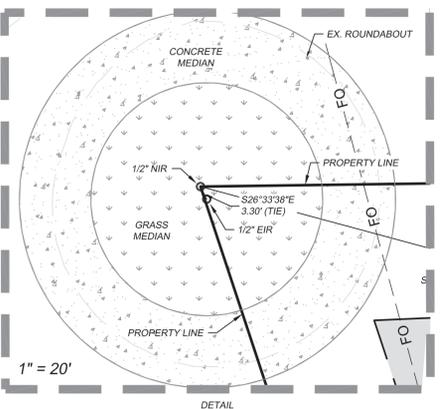
MISCELLANEOUS NOTES

- NO USGS MONUMENTATION WITHIN 2000' OF SITE. GRID POSITIONS WERE DETERMINED USING A TRIMBLE R-12 GNSS GPS RECEIVER UTILIZING THE NORTH CAROLINA GEODETIC SURVEY VRS NETWORK. ALL COORDINATES AND BEARING SHOWN ARE BASED ON NAD 83/2011.
- AREAS COMPUTED USING COORDINATE GEOMETRY.
- IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- DEED REFERENCE: AS SHOWN.
- ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".
- RAW ERROR OF CLOSURE: 1:10,000+. BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.
- THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
- ALL DISTANCES SHOWN ARE HORIZONTAL GRID DISTANCES.
- PROJECT DATUM IS REFERENCED TO NAVD 88.
- CONTOUR INTERVAL = 1 FOOT.
- COMBINED GRID FACTOR = 0.99984279
- THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3710448800K, EFFECTIVE DATE 2/19/2014.



LEGEND OF SYMBOLS & ABBREVIATIONS

- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON REBAR
- NIR - NEW IRON REBAR
- R/W - RIGHT OF WAY
- C.P. - COMPUTED POINT
- EX. - EXISTING
- RCP - REINFORCED CONCRETE PIPE
- TYP. - TYPICAL
- INV. - INVERT
- U - UTILITY POLE
- GAP - UNDERGROUND GASLINE
- FOH - OVERHEAD UTILITY LINE
- SS - SANITARY SEWER LINE
- SD - STORM DRAIN
- W - WATER LINE
- X - FENCE LINE
- Z - ZONING LINE
- T&E - UNDERGROUND TELEPHONE
- FO - FIBER OPTIC LINE
- S - SURVEYED BOUNDARY LINE
- ST - SURVEYED / TIE LINE
- SL - SETBACK LINE
- RL - RIGHT OF WAY LINE
- RA - RIGHT OF WAY AREA



SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT ON THE 2ND DAY OF JULY, 2025, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND IMPROVEMENTS, IF ANY, ARE SHOWN HEREON, EXCEPT AS NOTED. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA BOARD RULE .1600 (21 NCAC 56) AND THE ERROR OF CLOSURE FOR THIS PARCEL DOES NOT EXCEED ONE (1) FOOT PER 10,000' LINEAR FEET OF PERIMETER SURVEYED, NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

RUSSELL L. WHITEHURST, PLS
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. L-3681

07/24/25
 DATE

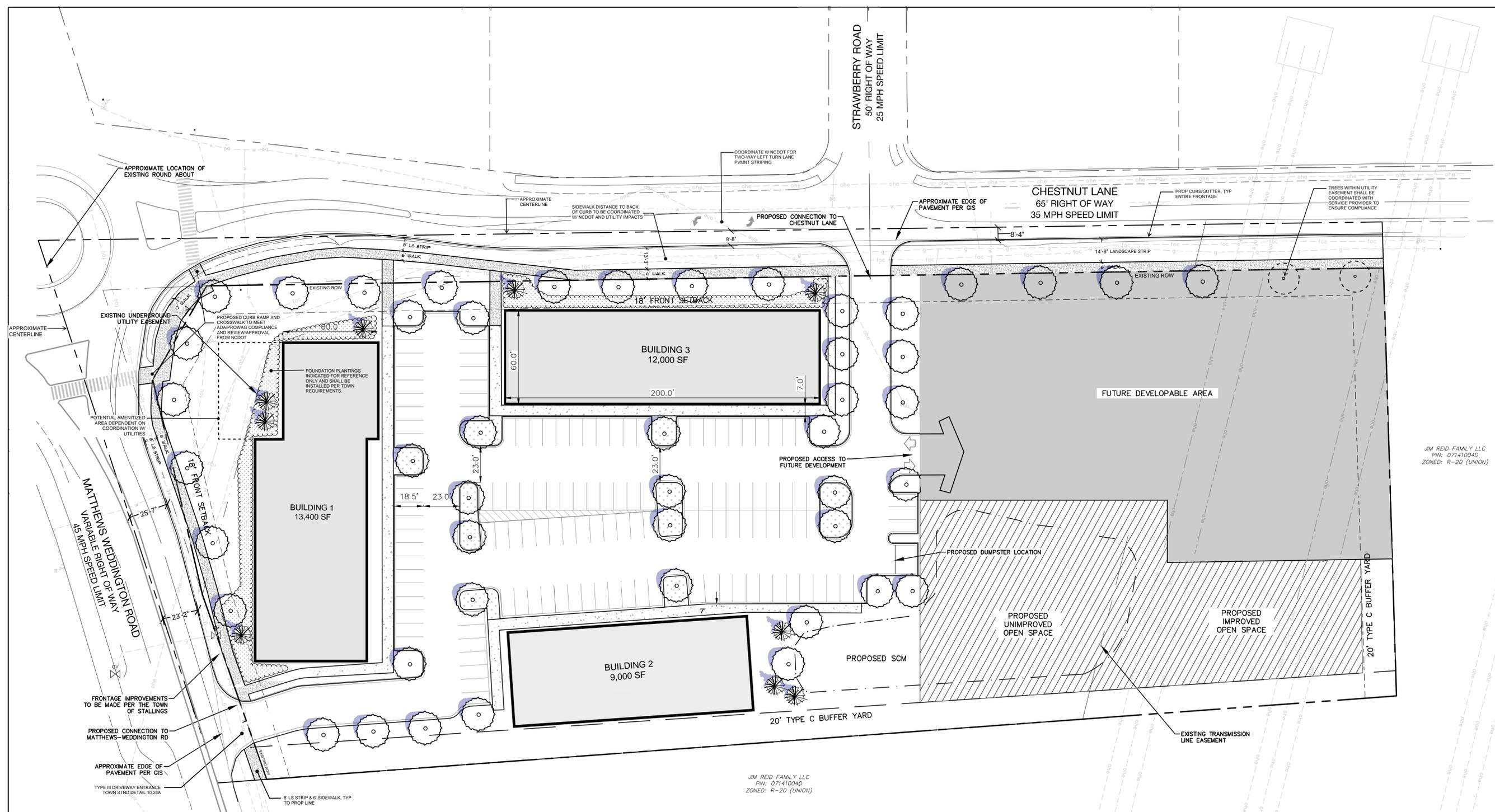
NEELY BLACK, ET AL PROPERTY
 UNION COUNTY, VANCE TOWNSHIP, NORTH CAROLINA
 FOR THE BENEFIT OF:
 CURATIVE, LLC

DESIGNED BY	rw	CHECKED BY	RLW
DRAWN BY	JWC/ATZ	DATE	07/07/25
SCALE	1" = 40'	JOB NUMBER	7608



Chestnut Lane Mixed Use Rezoning Site Plan

UNION COUNTY, NC



SITE PLAN LEGEND:

	PROPOSED CURB AND GUTTER		COMMON OPEN SPACE
	PROPERTY BOUNDARY LINE		PROPOSED BUILDING
	RIGHT OF WAY LINE		
	SETBACK LINE		
	EASEMENT LINE		
	LIGHT DUTY CONCRETE / CONCRETE SIDEWALK		

- NOTES:**
- PARKING REQUIRED WILL INCREASE BASED ON FUTURE DEVELOPMENT.
 - TOTAL OPEN SPACE IS 10% OF THE TOTAL SITE AREA AND SHALL REMAIN REGARDLESS OF FUTURE DEVELOPMENT.
 - LAND USED FOR STORM WATER RETENTION PROVIDED SUCH LAND IS NATURAL IN APPEARANCE AND IS NOT SEPARATELY FENCED IS AN ACCEPTABLE FORM OF UNIMPROVED OPEN SPACE.

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	07141003
TOTAL SITE AREA:	5.862 AC (255,349 SF)
EXISTING ZONING:	R-20 (UNION COUNTY)
PROPOSED ZONING:	MU-2 (TOWN OF STALLINGS)
BUILDING LOT TYPE:	WORKPLACE LOT AND BUILDING TYPE FOR OFFICE BUILDINGS HIGHWAY LOT TYPE AND BUILDING TYPE STANDARDS FOR OFFICE BUILDINGS
SETBACKS FOR WORKPLACE OFFICE BUILDINGS:	FRONT: 10'-18' FROM CURB CORNER: REPLICATES FRONTAGE SIDE: VARIES BASED ON BUFFER REQUIREMENTS
SETBACKS FOR HIGHWAY OFFICE BUILDINGS:	FRONT: 12'-115' FROM STREET ROW SIDE: VARIES BASED ON BUFFER REQUIREMENTS

DEVELOPMENT SUMMARY CONT

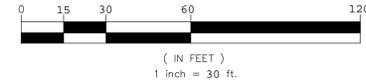
SETBACKS FOR HIGHWAY OFFICE BUILDINGS:	FRONT: 12'-115' FROM STREET ROW SIDE: VARIES BASED ON BUFFER REQUIREMENTS
BUILDING GFA:	BUILDING 1: 13,400 SF BUILDING 2: 9,000 SF BUILDING 3: 12,000 SF
VEHICULAR PARKING:	REQUIRED: MINIMUM: 52 SPACES (1.5 SP/1,000 SF) MAXIMUM: 172 SPACES (5 SP/1,000 SF) PROPOSED: 132 SPACES (3.8 SP/1,000 SF)
OPEN SPACE:	REQUIRED: UNIMPROVED: .59 AC (10% OF TOTAL SITE AREA) IMPROVED: .295 AC (5% OF TOTAL SITE AREA) PROPOSED: .295 AC (5% OF TOTAL SITE AREA) PER ORDINANCE



BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!



GRAPHIC SCALE



CZ25.10.01 Chestnut Lane Rezoning

PROJECT DESCRIPTION

The site is 5.862 acres and is further described as parcel number 07141003. It is located at the southeast corner of the intersection of Matthews-Weddington Road and Chestnut Ln. The site is currently zoned R-20, Union County and will require annexation to the Town of Stallings. Additionally, and concurrently, the site will require Rezoning to the Mixed-Use District (MU-2) to accommodate the envisioned medical office, commercial and retail uses.

I. General Provisions:

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Project-X, Inc, (the “Petitioner”) to accommodate development of the site with medical office, office, commercial, and retail uses.
2. Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Stallings Unified Development Ordinance (the “Ordinance”).
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Mixed-Use (MU-2) zoning district shall govern the development and use of the Site.
4. The development, inclusive of proposed buildings and parking layout out depicted on the Rezoning Site Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Site Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Site Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
5. Future amendments to the Rezoning Site Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of the Ordinance.

II. Permitted Uses

1. Allowed uses on the Site shall be limited to the following:
 - Medical office and clinic uses
 - General and professional office uses
 - Neighborhood-serving commercial uses, including restaurants and specialty food establishments, with limited accessory service lanes intended to support customer convenience, where integrated into the overall site circulation and pedestrian framework.
 - Indoor retail sales and shop-front retail establishments
2. No other uses permitted within the MU-2 zoning district shall be allowed unless specifically approved by the Town through a future rezoning or amendment to these Development Standards.

3. The following uses are expressly prohibited on the Site:
 - Vape shops
 - Tobacco sales establishments
 - CBD retailers
 - Smoke shops
 - Hookah lounges
 - Similar businesses primarily engaged in the sale or consumption of tobacco, nicotine, or cannabinoid-based products
4. Drive-through facilities and automotive-oriented uses are prohibited, except as expressly permitted within the Future Developable Area as set forth in Section IV below.
5. Outdoor storage, industrial uses, warehousing, and heavy service uses are prohibited.
6. Any permitted uses requiring supplemental standards under the Ordinance shall comply with the applicable provisions of Article 10 of the Town of Stallings Unified Development Ordinance.

III. Building & Site Development Standards

1. Buildings shall conform to the MU-2 permitted building types, including Urban Workplace and Highway Commercial, as applicable.
2. Building orientation shall prioritize pedestrian access from public streets, sidewalks, and internal walkways.
3. Maximum building height shall comply with MU-2 zoning district standards
4. The approved rezoning establishes a maximum permitted total building area of 45,000 square feet. The building square footage depicted on the Rezoning Plan is illustrative and does not represent a limitation, provided the maximum permitted building area is not exceeded and all applicable Development Standards are met.

IV. Future Developable Area

1. The area labeled “Future Developable Area” on the Rezoning Plan, approximately 1.0 acre in size, is reserved for future development consistent with the MU-2 zoning district.
2. Future development within this area shall be reviewed and approved administratively for any permitted uses allowed under these Development Standards and the MU-2 zoning district.
3. A range of medical office, retail, commercial, and financial institution uses may be developed within the Future Developable Area, including banks or similar financial institutions with or without drive-through facilities, provided such uses are permitted within the MU-2 zoning district and are approved through administrative review in accordance with the Town of Stallings Unified Development Ordinance and applicable NCDOT requirements in effect at the time of permitting. No additional rezoning or conditional rezoning shall be required solely due to the inclusion of such uses.
4. Any future development or redevelopment within the Future Developable Area shall require submittal of an administrative site plan (or equivalent review as determined by the Town) demonstrating compliance with these Development Standards, MU-2 zoning requirements, and applicable Town design standards.
5. Interim uses of the Future Developable Area may include open space, lawn, landscaping, stormwater facilities, grading, or utility areas, provided the area is stabilized, maintained in good condition, and free of debris

6. Vehicular access, internal drives, parking, and stormwater infrastructure may be extended or stubbed to serve this area, consistent with the approved site layout for the overall development.
7. Development of the Future Developable Area may occur as a separate phase or concurrently with other portions of the Site, subject to all applicable Town development and permitting requirements in effect at the time of submittal.
8. Any future development or change in use within the Future Developable Area that results in an increase in trip generation beyond that evaluated as part of the approved rezoning shall require submission of a trip generation analysis and/or Traffic Impact Analysis (TIA) at the time of permitting, as cumulative site-generated trips approach or exceed thresholds established by the Town of Stallings and/or NCDOT, based on the proposed use, intensity, access configuration, or phasing. The scope and level of analysis shall be determined at that time through administrative review in accordance with applicable Town and NCDOT standards.

V. Transportation Improvements - General

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Site Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and as required for approval by the Town of Stallings or NCDOT.
2. The alignment of internal private drives, vehicular circulation areas, and driveways are subject to minor modification during the permitting process to accommodate change in traffic patterns, parking layouts, and/or any adjustments required by the Town of Stallings or NCDOT.
3. All public roadway improvements will be subject to the standards and criteria of Stallings and NCDOT, as applicable, to the roadway improvements within their respective road system authority.
4. Public streets within the site shall follow Town of Stallings typical local street sections as set forth on the Rezoning Plan.
5. Right-of-way Conveyance. IF APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, the Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Site Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy.
6. A Traffic Impact Analysis (TIA) shall be prepared in accordance with Town of Stallings and NCDOT requirements. The TIA shall evaluate trip generation for the proposed development as depicted on the Rezoning Site Plan and for the maximum potential build-out of the Site, including the Future Developable Area. Where future uses are not yet defined, trip generation shall be based on a reasonable worst-case scenario permitted under these Development Standards.
7. Chestnut Lane shall be improved to include a two-way left-turn lane (TWLTL) at the proposed site access, subject to NCDOT standards and approval
8. Curb and gutter shall be installed along the Site's entire frontage on Chestnut Lane and Matthews-Weddington Road, subject to Town of Stallings and NCDOT standards and approval. The back-of-curb location shall be labeled and dimensioned from the existing roadway centerline.
9. Sidewalks and planting strips along Chestnut Lane and Matthews-Weddington Road shall be labeled and dimensioned in accordance with the Town of Stallings Streetscape Standards.

10. The sidewalk along Matthews–Weddington Road shall be extended to the Site’s southern property boundary.
11. Access points associated with Cottage Green shall be evaluated, and any TIA-recommended transportation improvements related to the proposed access on Matthews–Weddington Road shall be identified. NCDOT input shall be obtained for the proposed driveway, and right-in/right-out or other access restrictions may be required.
12. Three (3) ADA/PROWAG-compliant pedestrian crossings shall be completed at the northeast and southeast legs of the roundabout, subject to NCDOT review and approval. Existing sidewalks at each corner shall be removed and replaced in accordance with the Town of Stallings Streetscape Standards.

VI. Greenway and Open Space

1. A greenway connection shall be provided through or along the Site in general accordance with the Town of Stallings Greenway Master Plan, including the recommended alignments identified on pages 86 and 87 of the Plan, as reasonably applicable to existing site conditions and surrounding pedestrian infrastructure.
2. A 10- 12-foot-wide Suburban Spine greenway connection shall be provided at the Chestnut Lane / Matthews–Weddington Road roundabout, along subject property frontage, connecting the pedestrian crosswalks and tying into the existing 12-foot-wide concrete trail located on the west side of the roundabout, consistent with the Suburban Spine typologies identified on page 48 of the Greenway Master Plan.
3. Outside of the roundabout area, pedestrian connectivity shall be accommodated through the existing and proposed sidewalk network, including:
 - Existing sidewalk along the north side of Chestnut Lane; and
 - Proposed minimum 6-foot-wide sidewalks along the subject site’s frontages.
4. The greenway and sidewalk network is intended to provide continuous pedestrian connectivity while avoiding unnecessary duplication of trail facilities where adequate infrastructure already exists.
5. Final alignment, limits, and design details of the greenway connection shall be determined during administrative permitting, based on coordination with the Town, existing pedestrian facilities, right-of-way constraints, and NCDOT requirements.
6. Required open space areas may be utilized to satisfy greenway requirements, provided they meet Town standards for accessibility, connectivity, and design.

VII. Environmental Features

1. The petitioner shall comply with the Town of Stallings approved and adopted Post Construction Stormwater Ordinance.
2. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved from an engineering perspective with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.
3. Open space shall comply with the standards of the Ordinance.

VIII. Signage

1. All signage installed on Site shall comply with the requirements of the Town of Stallings Unified Development Ordinance.

IX. Landscaping and Screening

1. Perimeter landscaping buffers shall be provided along the Site boundaries as generally depicted on the Rezoning Site Plan.
2. A minimum twenty-foot (20') wide landscaping buffer shall be provided along the rear and side property lines where a buffer is required by the Ordinance, adjacent to other parcels.
3. The 20-foot buffer width is approved as part of this conditional rezoning and shall supersede any greater buffer width that may otherwise be required under the Town of Stallings Unified Development Ordinance.
4. Required buffers shall be designed to provide effective visual screening through a combination of:
 - Existing tree preservation where feasible;
 - Supplemental evergreen and understory plantings;
 - Berms, fencing, walls, or other screening elements as appropriate; and
 - Integration with required open space and greenway improvements, where applicable.
5. Buffer plantings shall meet or exceed the opacity and screening intent of the Town of Stallings Unified Development Ordinance, notwithstanding the reduced buffer width.
6. Landscaping buffers may be crossed by permitted access drives, sidewalks, greenway trails, utilities, and stormwater features, provided the overall screening intent is maintained.
7. Final buffer design, planting quantities, and installation details shall be reviewed and approved administratively as part of the site plan permitting process.
8. Street trees shall be provided along all public street frontages at an average spacing of approximately fifty (50) feet on center, consistent with Town of Stallings Urban Forestry standards.
9. In accordance with Urban Forestry comments, street trees shall be located outside of the public right-of-way, unless otherwise approved during administrative permitting due to site-specific constraints or coordination with NCDOT.
10. Foundation plantings at building frontages may be provided to enhance architectural character and pedestrian experience, consistent with Urban Forestry recommendations and Town standards.
11. Final plant species selection, spacing, quantities, and layout for frontage and foundation landscaping shall be determined during administrative site plan review, taking into account utilities, sight distance, soil conditions, and long-term plant health.

12. Parking lot islands and all other plantings should have construction fill/compacted clay removed and replaced with amended soil (per Town specifications) at a rate of 900 cu ft per tree.

X. Tree Preservation

1. The development shall identify and make reasonable efforts to preserve select large mature oak trees located within the area labeled “Future Developable Area,” particularly during initial site work and demolition of the existing residential structure.
2. Tree protection fencing shall be installed around trees designated for preservation in accordance with Town of Stallings Urban Forestry standards prior to the commencement of demolition, grading, or other land-disturbing activities, and shall remain in place throughout construction of the initial development phase.
3. Tree preservation and protection measures shall be coordinated with the Town during administrative site plan review, based on final grading, utility layouts, access needs, and future development considerations for the Site.
4. Nothing herein shall be interpreted to prohibit future development within the Future Developable Area in accordance with the approved rezoning, provided required tree protection, mitigation, or replacement requirements in effect at the time of permitting are satisfied.

XI. Binding Effect of the Rezoning Documents and Definitions

1. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Site Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.
2. Throughout these Development Standards, the terms, “Petitioner” and “Owner” or “Owners” shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.



MEMO

To: Planning Board
From: Katie King, Senior Planning Technician
Date: 02/17/2026
Re: TX26.01.01 - Indoor Amusement

Request:

The applicant submitted a text amendment application proposing the addition of a new use to the *Table of Uses* in *Article 8: Zoning Districts* and a corresponding definition to *Article 3: Definitions, Abbreviations & Symbols* of the Stallings Development Ordinance.

Amendments:

Article 8 - Table of Uses

Add "Amusement/Entertainment, Indoor" as a Listed Use (L) in the Mixed-Use 2 (MU-2) zoning district.
Staff also requests to add this new use as a Listed Use (L) in the US Highway 74 Commercial (C-74) zoning district.

Article 3 - Definitions

AMUSEMENT/ENTERTAINMENT, INDOOR. A commercial use conducted entirely within an enclosed building that provides amusement or entertainment activities to the public for a fee or admission charge. Such activities are intended primarily for recreation and enjoyment and may involve participant interaction or observation. Typical uses include, but are not limited to, escape rooms, indoor gaming facilities, and other similar indoor entertainment establishments. This use does not include movie theaters, nightclubs, bars, or instructional or athletic training facilities.

Staff Recommendation:

Staff recommends approval of TX26.01.01. The proposed amendment provides clarification within the ordinance and expands permitted commercial uses within the MU-2 and C-74 zoning districts in a manner consistent with the intent of the Stallings Development Ordinance and the Town's long-term economic development goals.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX26.01.01

REQUEST: The applicant is the addition of a new use to the Table of Uses in Article 8: Zoning Districts and a corresponding definition to Article 3: Definitions, Abbreviations & Symbols of the Stallings Development Ordinance.

WHEREAS, The Town of Stallings Town Council, hereafter referred to as the "Town Council", adopted the Stallings Comprehensive Land Use Plan on November 27, 2017; and

WHEREAS, the Town Council finds it necessary to adopt a new land development ordinance to maintain consistency with the Comprehensive Land Use Plan; and

WHEREAS, the Town Council finds it necessary to revise the Unified Development Ordinance to comply with state law found in NCGS § 160D.

WHEREAS, the Town Council finds it necessary to consider the Planning Board's recommendations.

THEREFORE, The Planning Board recommends APPROVING/DENYING the proposed text amendment, finding it consistent/inconsistent and reasonable/unreasonable with the Comprehensive Land Use Plan's goals of promoting quality development and adhering to state regulations (NCGS §160D), based on the following reasons:

- 1) Expand permitted commercial uses in the MU-2 and C-74 zoning districts.
- 2) Encourages growth that aligns with the Town's long-term economic development goals.

Recommended this the ___ day of _____, 2026.

Planning Board Chair

Attest:

Planning Staff



MEMO

To: **Planning Board**
From: Brig Sheehy, GIS Planning Technician
Date: February 17, 2026
Re: **TX26.01.03 – Fence Ordinance Update**

Overview:

The purpose of this proposed amendment is to improve clarity, consistency, and enforceability. The revisions reorganize Article 2.13-2 for easier reference, clarify height and placement standards – particularly for corner lots and fences abutting streets or alleys – and refine requirements for screening and materials such as chain link fencing.

Background:

The Planning Department has recently experienced an increase in Accessory Structure Permit applications for fences, during which both residents and contractors have expressed confusion regarding the interpretation of Article 2.13-2. Specifically, the standards applicable to fences on corner lots and fences located behind a line parallel to the front of the principal structure have proven difficult to consistently interpret and apply.

In response, staff conducted a review of fence regulations adopted by surrounding municipalities to evaluate common practices and design standards. Based on this research, the proposed revisions reflect standards that are most consistent with the overall intent of the Development Ordinance and promote a more uniform and cohesive appearance throughout the Town. As a result, staff is proposing this text amendment to revise language and add supporting figures to improve clarity, ensure consistent interpretation, and provide clear guidance for residents, contractors, and enforcement staff.

Summary of Proposed Text Amendment:

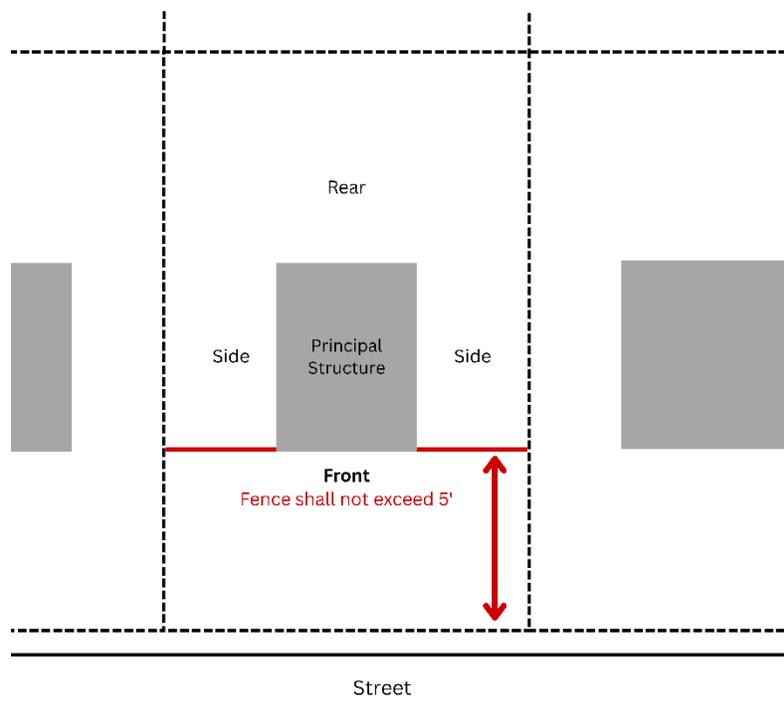
TX26.01.03 amendment will:

1. Improve clarity and organization by restructuring subsections, using consistent language, and incorporating illustrative diagrams for better interpretation.
2. Add a new subsection (F) to clearly define fence height standards for corner lots abutting streets or alleys.
3. Clarify and strengthen standards and allowances for chain link and similar fences, ensuring proper placement and effective screening for improved appearance and consistency.
4. Refine and standardize language throughout Article 2.13-2 to enhance clarity, readability, and alignment with the overall ordinance format.

Proposed Text Amendments:

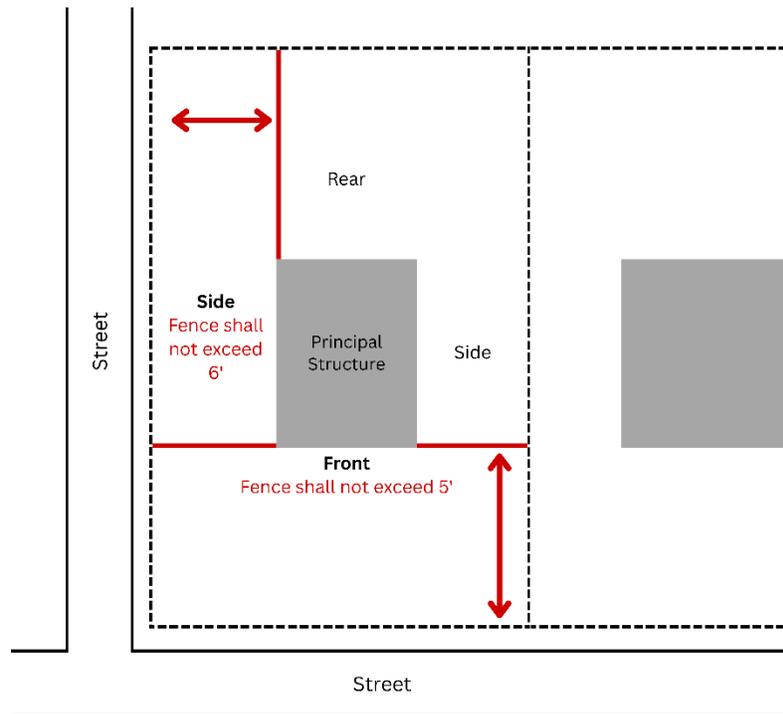
2.13-2 Fences and Walls. Fences and walls meeting the requirements of sections 2.10-2 and 2.10-3 are permitted in all districts in accordance with the following specifications:

- (A.) A zoning permit issued by the Development Ordinance Administrator shall be required for all fences and walls. The process for obtaining a zoning permit is set forth in Article 7 of this Ordinance.
- (B.) Decorative elements such as caps or spires that extend above the top rail are not included in height measurements. Chain-link fencing, vinyl-coated chain-link fencing, or any fence of similar appearance or construction shall not be permitted. If welded wire or similar fencing materials are used, they must be placed on the inside of a masonry wall, solid wood fence, or decorative wood/vinyl fence of equal or greater height that provides effective screening. For example, a four-foot (4') welded wire fence installed behind a decorative split-rail or board fence of equal or greater height meets these standards. All finished sides of a fence shall face off-site.
- (C.) In a residential, mixed-use, or commercial district, a fence or wall located in the front yard shall not exceed five feet (5') in height, unless otherwise regulated by 2.13-2 (D) below or Article 9 (Building or Lot Type Standards).
- (D.) Fences along interior side property lines in a residential, mixed-use, or commercial district abutting a street shall not exceed five (5') feet in height in front of a line drawn parallel to the front of the principal structure on the lot.



- (E.) In a residential or mixed-use district (SFR, MU, TC, or TNDO), a fence or wall in an established rear yard that abuts an alley ~~may~~ shall not exceed six (6') feet in height unless placed fifteen (15') feet or more inside property boundary.
 - a. Within the first fifteen (15') feet, fences of chain link or similar material are permitted only if screened on the exterior side by evergreen shrubs planted no farther apart than six (6') feet on center, minimum height three (3') feet at installation, or if obscured from view by the screening method(s) set out in the paragraph immediately above 2.13-2 (B).

- (F.) In a residential or mixed-use district, a fence or wall in an established front yard that abuts a street or alley on a corner lot shall be a maximum of five feet (5') in height. A fence or wall in an established side yard that abuts a street or alley on a corner lot shall be a maximum of six feet (6') in height



- (G.) In a residential or mixed-use district, a fence or wall in an established rear or side yard that does not abut a street or alley ~~may shall~~ not exceed eight (8') feet in height, measured as the average over any one hundred (100') linear foot run of said fence or wall.
- (H.) In a residential or mixed-use district, a fence or wall in an established rear or side yard that does not abut a street or alley ~~may shall~~ not exceed eight (8') feet in height, measured as the average over any one hundred (100') linear foot run of said fence or wall. In a commercial or industrial district where the side or rear yard abuts a residential or mixed-use district, chain link, welded wire, or similar fencing materials, if used, shall be ~~placed located~~ on the interior side of a masonry wall, solid wood fence, or decorative wood fence that is equal to or greater in height than the secure fencing and ~~demonstrates provides~~ effective screening capability. Additionally, a semi-opaque vegetative screen shall be required on the exterior side of the fence.
- a. Fences shall not be erected over easements ~~such as including~~, but not limited to, access easements, utility easements, drainage easements, or any other public easement, without the explicit approval of the Public Works and Planning Departments. ~~If fences or other barriers are allowed a fence or barrier is permitted~~ to cross such easements, the Town Engineer may require the installer or landowner to install gates or other access points per standards and specifications set by the Town Engineer to ensure access to such easements in the future as necessary and to minimize damage to private property.

- (I.) In a commercial district, a fence or wall located outside the established front yard, side yard, and rear yard of a building abutting a street may have a height of up to eight (8') feet, measured as the average over any one hundred (100') linear foot run of said fence or wall. Fences of chain link or similar material are permitted in the first fifteen (15') feet of an established yard abutting a street or alley only if placed on the interior side of a masonry wall or solid wood fence and planted with a semi-opaque vegetative screen between wall or fence and street or alley. Beyond the first fifteen (15') feet abutting a street or alley, such materials may be used if screened on the exterior side by evergreen shrubs planted no farther apart than six (6') feet on center, minimum height two and one half (2 ½') feet installed, or if obscured from view by other screening method(s) which perform at the same or a higher level and are approved by the Development Ordinance Administrator
- (J.) In a commercial or industrial district where the side or rear yard abuts a residential or mixed-use district, chain link, welded wire, or similar fencing materials, if used, shall be placed on the interior side of a masonry wall, solid wood fence, or decorative wood fence that is equal to or greater in height than the secure fencing and demonstrates effective screening capability. Additionally, a semi-opaque vegetative screen shall be required on the exterior side of the fence. Fences shall not be erected over easements such as, but not limited to, access easements, utility easements, drainage easements, or any other public easement, without the explicit approval of the Public Works and Planning Departments. If fences or other barriers are allowed to cross such easements, the Town Engineer may require the installer or landowner to install gates or other access points per standards and specifications set by the Town Engineer to ensure access to such easements in the future as necessary and to minimize damage to private property.

Staff Recommendation:

Staff recommends approval of TX26.01.01. The proposed amendment clarifies existing fence standards within Article 2.13-2 of the Stallings Development Ordinance, improves consistency in interpretation and application related to fence placement on corner lots, and aligns local regulations with common practices in surrounding municipalities. The amendment is consistent with the intent of the Development Ordinance and promotes a more uniform and cohesive appearance throughout the Town.



Text Amendment TX26.01.03 Fences

02-17-2024

Staff Report | Planning Board



Request

□ Request

Improve clarity, consistency, and enforceability of fence regulations. The revisions reorganize Article 2.13-2 for easier reference, clarify height and placement standards – particularly for corner lots and fences abutting streets or alleys – and refine requirements for screening and materials such as chain link fencing.

Planning Board
2/17/2026



Town Council Public
Hearing
3/23/2026

History



- ▣ The Town has seen an increase in fence permit applications, leading to confusion over Article 2.13-2.
- ▣ Standards for corner lots and fences behind the front building line have been difficult to interpret consistently.

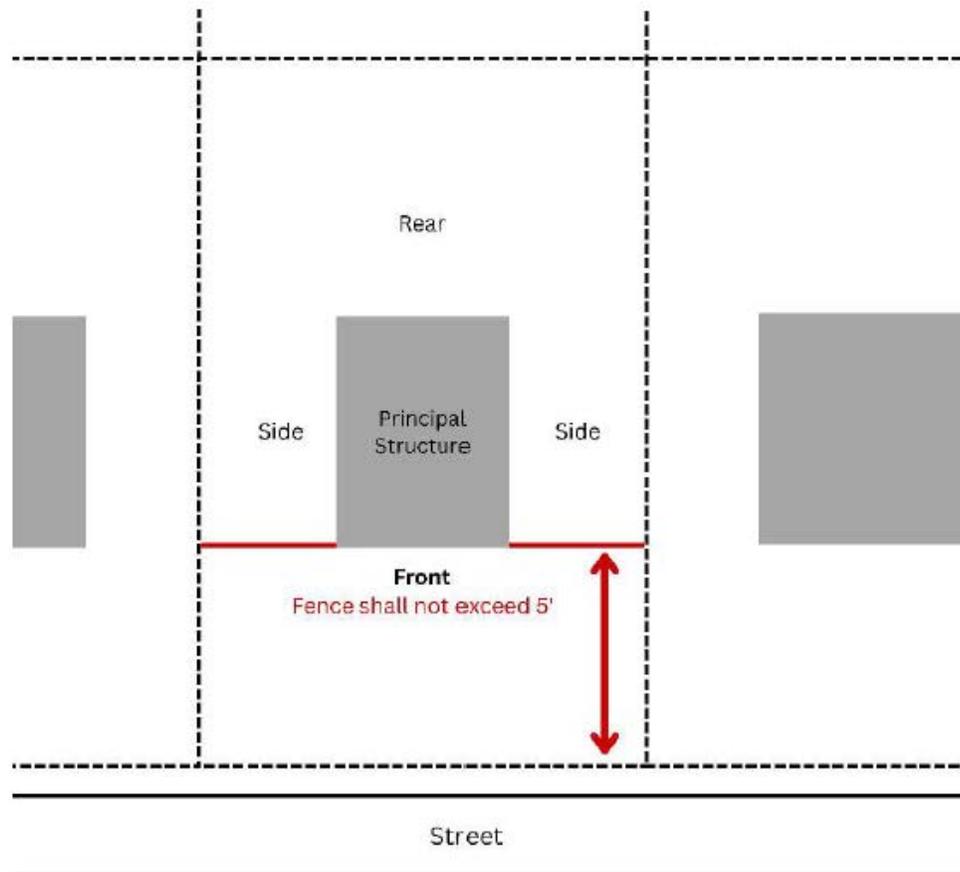
Text Amendment

2.13-2 Fences and Walls. Fences and walls meeting the requirements of sections 2.10-2 and 2.10-3 are permitted in all districts in accordance with the following specifications:

- (B.) Decorative elements such as caps or spires that extend above the top rail are not included in height measurements. Chain-link fencing, vinyl-coated chain-link fencing, or any fence of similar appearance or construction shall not be permitted. If welded wire or similar fencing materials are used, they must be placed on the inside of a masonry wall, solid wood fence, or decorative wood/vinyl fence of equal or greater height that provides effective screening. For example, a four-foot (4') welded wire fence installed behind a decorative split-rail or board fence of equal or greater height meets these standards. All finished sides of a fence shall face off-site.
- (C.) In a residential, mixed-use, or commercial district, a fence or wall located in the front yard shall not exceed five feet (5') in height, unless otherwise regulated by 2.13-2 (D) below or Article 9 (Building or Lot Type Standards).

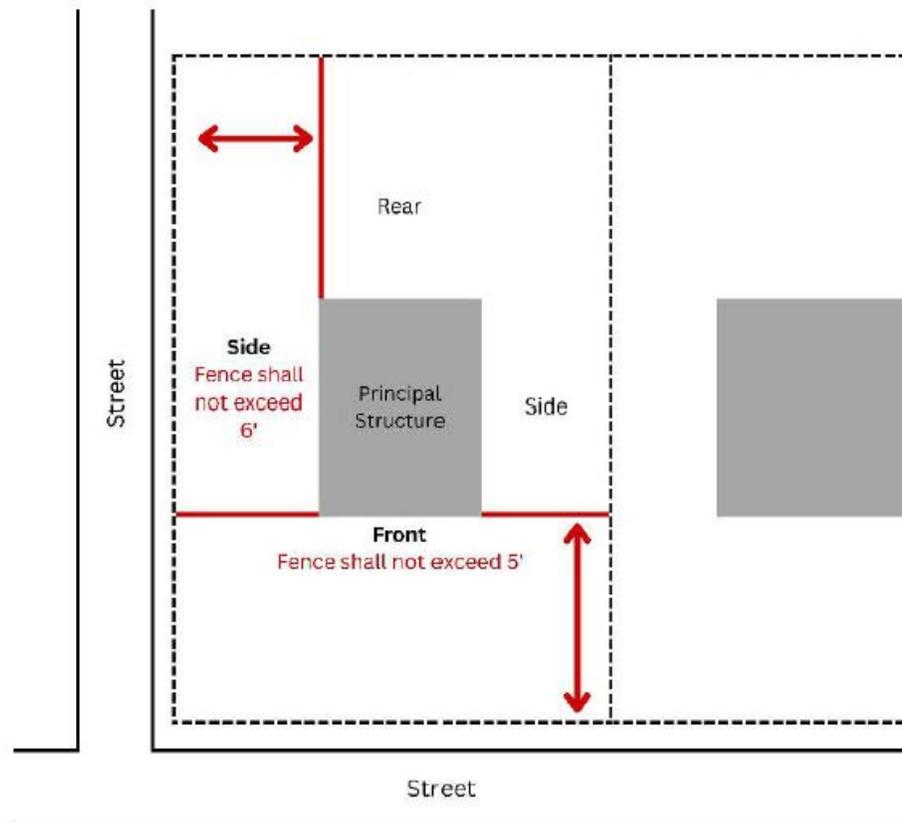
Text Amendment

- (D.) Fences along interior side property lines in a residential, mixed-use, or commercial district abutting a street shall not exceed five (5') feet in height in front of a line drawn parallel to the front of the principal structure on the lot.



Text Amendment

- (F.) In a residential or mixed-use district, a fence or wall in an established front yard that abuts a street or alley on a corner lot shall be a maximum of five feet (5') in height. A fence or wall in an established side yard that abuts a street or alley on a corner lot shall be a maximum of six feet (6') in height





Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX26.01.03

REQUEST: Staff requests a text amendment to improve clarity, consistency, and enforceability of Article 2.13-2. The revisions reorganize Article 2.13-2 for easier reference, clarify height and placement standards – particularly for corner lots and fences abutting streets or alleys – and refine requirements for screening and materials such as chain link fencing.

WHEREAS, The Town of Stallings Town Council, hereafter referred to as the “Town Council”, adopted the Stallings Comprehensive Land Use Plan on November 27, 2017; and

WHEREAS, the Town Council finds it necessary to adopt a new land development ordinance to maintain consistency with the Comprehensive Land Use Plan; and

WHEREAS, the Town Council finds it necessary to revise the Unified Development Ordinance to comply with state law found in NCGS § 160D.

WHEREAS, the Town Council finds it necessary to consider the Planning Board’s recommendations.

THEREFORE, The Planning Board recommends APPROVING/DENYING the proposed text amendment, finding it consistent/inconsistent and reasonable/unreasonable with the Comprehensive Land Use Plan's goals of promoting quality development and adhering to state regulations (NCGS §160D), based on the following reasons:

- 1) Reorganizing and clarifying Article 2.13-2 will make fencing standards easier to understand and apply for residents and staff.
- 2) Refining height, placement, and screening requirements will improve consistency and enforceability - especially for corner lots and fences abutting streets or alleys.

Recommended this the __ day of _____, 2026.

Planning Board Chair

Attest:

Planning Staff

Examples



5ft front yard/front of house

6ft side yard/rear yard abutting street

Visual of a corner lot fence design standard



Staff Recommendation

- ▣ Staff recommends approval of TX26.01.03.
- ▣ The proposed amendment clarifies existing fence standards within Article 2.13-2 of the Stallings Development Ordinance, improves consistency in interpretation and application related to fence placement on corner lots, and aligns local regulations with common practices in surrounding municipalities. The amendment is consistent with the intent of the Development Ordinance and promotes a more uniform and cohesive appearance throughout the Town.

Vote and Statement of Consistency & Reasonableness



□ Step 1 - Motion

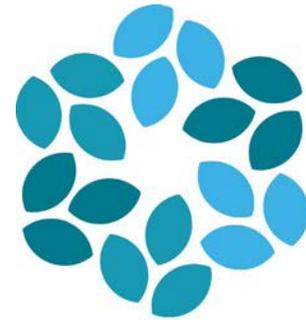
- Motion to recommend [Approval/Denial](#) for TX26.01.03.

□ Step 2 - Statement of Consistency and Reasonableness

- With a statement of consistency that the proposal is [Consistent/Inconsistent](#) and [Reasonable/Not Reasonable](#) with the Comprehensive Land Use Plan.

□ Step 3 - Reasoning

- Staff suggested reasoning:
 - Reorganizing and clarifying Article 2.13-2 will make fencing standards easier to understand and apply for residents and staff.
 - Refining height, placement, and screening requirements will improve consistency and enforceability – especially for corner lots and fences abutting streets or alleys.



**PLANNING
& ZONING**
TOWN of STALLINGS

Questions?



MEMO

To: **Planning Board**
From: Brig Sheehy, GIS Planning Technician
Date: February 17, 2026
Re: **TX26.01.02 - Stallings Streetscape Addendum & Text Amendment**

Overview:

This purpose of this text amendment is to incorporate updates to the Staff and Board recommended design standards within the Stallings Streetscape Plan. These revisions simplify and clarify the existing standards by reducing the number of design options and variations, helping to create a more cohesive and consistent streetscape character throughout the Town Center District. The updated measurements and design standards were selected through a review of the original Stallings Streetscape designs and a comparison with standards used in nearby municipalities such as Matthews, Waxhaw, and Mint Hill. This comparative analysis helped determine the most appropriate dimensions and design elements to align with regional best practices and the Town's long-term vision for a unified Town Center Streetscape.

In addition, the amendment revises the fee-in-lieu structure for the Streetscape and Greenway plans. The current fee-in-lieu structure may not generate sufficient funding for the Town to construct required Greenway Trails or Streetscape improvements when a developer is unable to install them. This amendment establishes a clear fee-in-lieu structure to allow the Town to fund Greenway and Streetscape projects as an alternative where not practical for the developer.

Background:

The Planning Department has recently processed two conditional zoning applications within the Town Center District. During the review of these developments, staff identified that several of the existing streetscape design standards were difficult to achieve in practice. In particular, required widths were often too large for typical site conditions, and the number of design options created unnecessary complexity during project review and site design.

In addition, staff identified that the current fee-in-lieu structure for required streetscape improvements is not based on actual construction costs and may not generate sufficient funding for the Town to construct the required improvements when a developer is unable to install them. This creates a potential gap between the unintended streetscape improvements and the Town's ability to deliver those improvements in the future.

Based on these reviews, staff has determined that amendments to both the Streetscape Plan and the fee-in-lieu structure are necessary to improve clarity, consistency, and feasibility, while ensuring the Town can adequately fund and implement the adopted streetscape standards.

Summary of Proposed Streetscape Addendum:

Greenway Section

1. Remove 4 current Greenway sub-plan types.
2. Add 3 new main plan types with new width standards:
 - a. Greenway Against Building
 - i. Stamped Concrete Strip: 6'-8'
 - ii. Multi-Use Path: 10'-14'
 - iii. Additional Pedestrian Zones: 0'-4'
 - b. Greenway Not Against Building
 - i. Stamped Concrete Strip: 6'-8'
 - ii. Multi-Use Path: 10'-14'
 - c. Greenway Landscape Form
 - i. Landscape Strip: 3'
 - ii. Stamped Concrete Strip: 5'
 - iii. Multi-Use Path: 10'-14'
 - iv. Additional Pedestrian Zone: 0'-4'

Typical Section

1. Remove 4 current Typical sub-plan types.
2. Add 3 new main plan types with new width standards:
 - a. Typical Against Building
 - i. Stamped Concrete Strip: 6'-8'
 - ii. Multi-Use Path: 8'-10'
 - iii. Additional Pedestrian Zones: 0'-4'
 - b. Typical Not Against Building
 - i. Stamped Concrete Strip: 6'-8'
 - ii. Multi-Use Path: 8'-10'
 - c. Typical Landscape Form
 - i. Landscape Strip: 3'
 - ii. Stamped Concrete Strip: 5'
 - iii. Multi-Use Path: 8'-10'
 - iv. Additional Pedestrian Zone: 0'-4'

Narrow Section

1. Remove 4 current Narrow sub-plan types.
2. Add 3 new main plan types with new width standards:
 - a. Narrow Against Building
 - i. Stamped Concrete Strip: 2'-4'
 - ii. Multi-Use Path: 6'-8'
 - iii. Additional Pedestrian Zones: 0'-2'
 - b. Narrow Not Against Building
 - i. Stamped Concrete Strip: 2'-4'
 - ii. Multi-Use Path: 6'-8'
 - c. Narrow Landscape Form
 - i. Landscape Strip: 2'
 - ii. Stamped Concrete Strip: 2'
 - iii. Multi-Use Path: 6'-8'
 - iv. Additional Pedestrian Zone: 0'-2'

Proposed Text Amendments:

21.3 Fee-in-Lieu.

All developments requiring major site plan review within the Town shall provide the improvements identified in the ~~Stallings Parks, Recreation and Greenway Master Plan~~ following plans when those improvements are located on property involved with the proposed development.

- (A.) ~~Stallings Recreation and Greenway Master Plan, and~~
- (B.) ~~Stallings Streetscape Design Standards and Details Plan~~

The Development Administrator will identify the suitable trail type ~~or streetscape plan type~~ based on the plan. ~~(Amended October 28, 2024)~~

When ~~no~~ improvements as identified by the ~~Stallings Parks, Recreation and Greenway Master Plan~~ ~~Stallings Recreation and Greenway Master Plan~~ and/or the ~~Stallings Streetscape Design Standards and Details Plan~~ are associated with a proposed project, the developer shall be required to install improvements per the plan or follow the fee-in-lieu structure if improvements are not feasible or practical as determined by staff, ~~pay a fee in lieu thereof~~, in accordance with this section along with dedicating an easement and alignment to the Town of Stallings for future installations of improvements. ~~This fee shall be calculated as follows:~~ The fee-in-lieu structure is as follows:

- (A.) The required easement and/or Right of Way size to be dedicated to the town will be based on identified suitable trail type or streetscape type by the Development Administrator.
- (B.) The Town shall require the developer to prepare and submit a detailed cost estimate for the construction of the required Greenway Trail or Streetscape improvements.
- (C.) The fee-in-lieu amount shall be equal to the approved cost estimate for the required Greenway Trail or Streetscape improvements, as reviewed and approved by the Town Engineer or his designee, plus a twenty percent (20%) contingency.
- (D.) Use of Funds. Any fee-in-lieu collected for Streetscape improvements shall be used solely for Streetscape improvements. Any fee-in-lieu collected for Greenway Trail improvements shall be used solely for Greenway Trail improvements. Funds shall not be transferred or applied to a different improvement category than that for which they were collected. Where an improvement serves both Streetscape and Greenway Trail functions, fee-in-lieu funds may be applied only to the proportional share of the improvement attributable to the category for which the fee was collected, as determined by the Town Engineer or his designee.

~~1/35 of an acre per lot X tax value of the property (per acre):~~

~~Example:~~

~~100-lot subdivision with a per acre tax value of \$10,000:~~

~~(1/35) * 100 [acres in property] = 2.85714286~~

~~2.85714286 * \$10,000 [per acre value] =~~

~~\$28,571.43~~

- (1.) ~~At least one thirty-fifth (1/35) of an acre shall be dedicated for each dwelling unit planned or proposed in the subdivision plan or development.~~

- ~~(2.) The payment of fees, in lieu of the dedication of land under subsection above shall be made to the Town of Stallings after having received a recommendation from the Planning Board and having evaluated the proposed dedication and the relationship the dedication would have with the town's Parks, Recreation and Greenway Master Plan.~~
- ~~(3.) The fees in lieu of dedication shall be paid prior to final plat approval.~~
- ~~(4.) The amount of the payment shall be the product of:~~
- ~~(a.) The number of acres to be dedicated, as required by subsection, above;~~
 - ~~(b.) The assessed value for property tax purposes of the land being subdivided, adjusted to reflect its current fair market value at the time the payment is due to be paid.~~
- ~~(Amended May 10, 2021)~~

21.4 Streetscape

- 21.4-1 Purpose. This ordinance establishes streetscape requirements identified in the Stallings Streetscape Design Standards and Details Plan
- 21.4-2 Applicability. This ordinance applies to all new developments identified in the Stallings Streetscape Design Standards and Details Plan area and Town Center (TC) zoning. For purposes of this requirement, "developments" shall mean any development requiring a Major Site Development Plan Review. The Development Administrator will identify the suitable Streetscape Plan type based on the plan and corridor location according to the Town Center Streetscape map. ~~(Amended October 28, 2024)~~
- 21.4-3 Exemptions. The following developments are exempt from Article 21.4:
- (A) Developments that are owned and operated by a government agency
 - (B) Developments that do not require a Major Site Development Plan Review.
- 21.4-4 Timing of Improvements. All improvements shall be completed or guaranteed with adequate surety prior to issuance of any permits past 60% Certificate of Occupancy or 60% completion for the entire development or project. *(Amended March 25, 2024)*
- 21.4-5 Fee-in-Lieu. When the improvements as identified by the Stallings Streetscape Design Standards and Details Plan are associated with a proposed project are not included in a proposed development, the developer shall be required to follow the fee-in-lieu structure, in accordance with section 21.3.

Staff Recommendation:

Staff recommends approval of TX26.01.02. The proposed amendment updates the streetscape design standards and establishes a fee-in-lieu structure for required streetscape and greenway improvements, providing clarity within the ordinance while maintaining consistency with the intent of the Stallings Development Ordinance and adopted transportation and greenway plans.



Text Amendment TX26.01.02 Streetscape Addendum & Amendment

02-17-2024

Staff Report | Planning Board



Request

□ Request

Update the Staff and Board recommended design standards within the Stallings Streetscape Plan to simplify options, improve clarity, and create a more cohesive Town Center character consistent with regional best practices. It also revises the fee-in-lieu structure for Streetscape and Greenway improvements to ensure adequate funding when construction by a developer is not practical.

Planning Board
2/17/2026



Town Council Public
Hearing
3/23/2026

History



- ▣ Recent CZ applications in the Town Center district have highlighted challenges with the current Streetscape standards.
- ▣ Required widths were often impractical for typical sites, and too many design options created unnecessary complexity.
- ▣ The existing fee-in-lieu structure is not based on actual construction costs and may not generate sufficient funding.
- ▣ Staff determined that amendments are needed to improve clarity, feasibility, and long-term implementation of streetscape improvements.

Text Amendment

21.3 Fee-in-Lieu.

All developments requiring major site plan review within the Town shall provide the improvements identified in the ~~Stallings Parks, Recreation and Greenway Master Plan~~ following plans when those improvements are located on property involved with the proposed development.

- (A.) Stallings Recreation and Greenway Master Plan, and
- (B.) Stallings Streetscape Design Standards and Details Plan

The Development Administrator will identify the suitable trail type or streetscape plan type based on the plan. ~~(Amended October 28, 2024)~~

When ~~no~~ improvements as identified by the ~~Stallings Parks, Recreation and Greenway Master Plan~~ Stallings Recreation and Greenway Master Plan and/or the Stallings Streetscape Design Standards and Details Plan are associated with a proposed project, the developer shall be required to install improvements per the plan or follow the fee-in-lieu structure if improvements are not feasible or practical as determined by staff, ~~pay a fee in lieu thereof~~, in accordance with this section along with dedicating an easement and alignment to the Town of Stallings for future installations of improvements. ~~This fee shall be calculated as follows:~~ The fee-in-lieu structure is as follows:

Text Amendment

- (A.) The required easement and/or Right of Way size to be dedicated to the town will be based on identified suitable trail type or streetscape type by the Development Administrator.
- (B.) The Town shall require the developer to prepare and submit a detailed cost estimate for the construction of the required Greenway Trail or Streetscape improvements.
- (C.) The fee-in-lieu amount shall be equal to the approved cost estimate for the required Greenway Trail or Streetscape improvements, as reviewed and approved by the Town Engineer or his designee, plus a twenty percent (20%) contingency.
- (D.) Use of Funds. Any fee-in-lieu collected for Streetscape improvements shall be used solely for Streetscape improvements. Any fee-in-lieu collected for Greenway Trail improvements shall be used solely for Greenway Trail improvements. Funds shall not be transferred or applied to a different improvement category than that for which they were collected. Where an improvement serves both Streetscape and Greenway Trail functions, fee-in-lieu funds may be applied only to the proportional share of the improvement attributable to the category for which the fee was collected, as determined by the Town Engineer or his designee.

Text Amendment

21.4 Streetscape

21.4-1 Purpose. This ordinance establishes streetscape requirements identified in the Stallings Streetscape Design Standards and Details Plan

21.4-2 Applicability. This ordinance applies to all new developments identified in the Stallings Streetscape Design Standards and Details Plan area and Town Center (TC) zoning. For purposes of this requirement, "developments" shall mean any development requiring a Major Site Development Plan Review. The Development Administrator will identify the suitable Streetscape Plan type based on the plan and corridor location according to the Town Center Streetscape map. ~~(Amended October 20, 2024)~~

21.4-5 Fee-in-Lieu. When the improvements as identified by the Stallings Streetscape Design Standards and Details Plan are associated with a proposed project are not included in a proposed development, the developer shall be required to follow the fee-in-lieu structure, in accordance with section 21.3.

Streetscape Addendum

Greenway Section

1. Remove 4 current Greenway sub-plan types.
2. Add 3 new main plan types with new width standards:
 - a. Greenway Against Building
 - i. Stamped Concrete Strip: 6'-8'
 - ii. Multi-Use Path: 10'-14'
 - iii. Additional Pedestrian Zones: 0'-4'
 - b. Greenway Not Against Building
 - i. Stamped Concrete Strip: 6'-8'
 - ii. Multi-Use Path: 10'-14'
 - c. Greenway Landscape Form
 - i. Landscape Strip: 3'
 - ii. Stamped Concrete Strip: 5'
 - iii. Multi-Use Path: 10'-14'
 - iv. Additional Pedestrian Zone: 0'-4'

Typical Section

1. Remove 4 current Typical sub-plan types.
2. Add 3 new main plan types with new width standards:
 - a. Typical Against Building
 - i. Stamped Concrete Strip: 6'-8'
 - ii. Multi-Use Path: 8'-10'
 - iii. Additional Pedestrian Zones: 0'-4'
 - b. Typical Not Against Building
 - i. Stamped Concrete Strip: 6'-8'
 - ii. Multi-Use Path: 8'-10'
 - c. Typical Landscape Form
 - i. Landscape Strip: 3'
 - ii. Stamped Concrete Strip: 5'
 - iii. Multi-Use Path: 8'-10'
 - iv. Additional Pedestrian Zone: 0'-4'

Streetscape Addendum

Narrow Section

1. Remove 4 current Narrow sub-plan types.
2. Add 3 new main plan types with new width standards:
 - a. Narrow Against Building
 - i. Stamped Concrete Strip: 2'-4'
 - ii. Multi-Use Path: 6'-8'
 - iii. Additional Pedestrian Zones: 0'-2'
 - b. Narrow Not Against Building
 - i. Stamped Concrete Strip: 2'-4'
 - ii. Multi-Use Path: 6'-8'
 - c. Narrow Landscape Form
 - i. Landscape Strip: 2'
 - ii. Stamped Concrete Strip: 2'
 - iii. Multi-Use Path: 6'-8'
 - iv. Additional Pedestrian Zone: 0'-2'

Examples



Rea Farms - Charlotte

26' 8" Pedestrian
walkway

Main road

Examples



Downtown Matthews

9' 10" Pedestrian walkway

5'-6' landscape strip against building

Main road

Examples

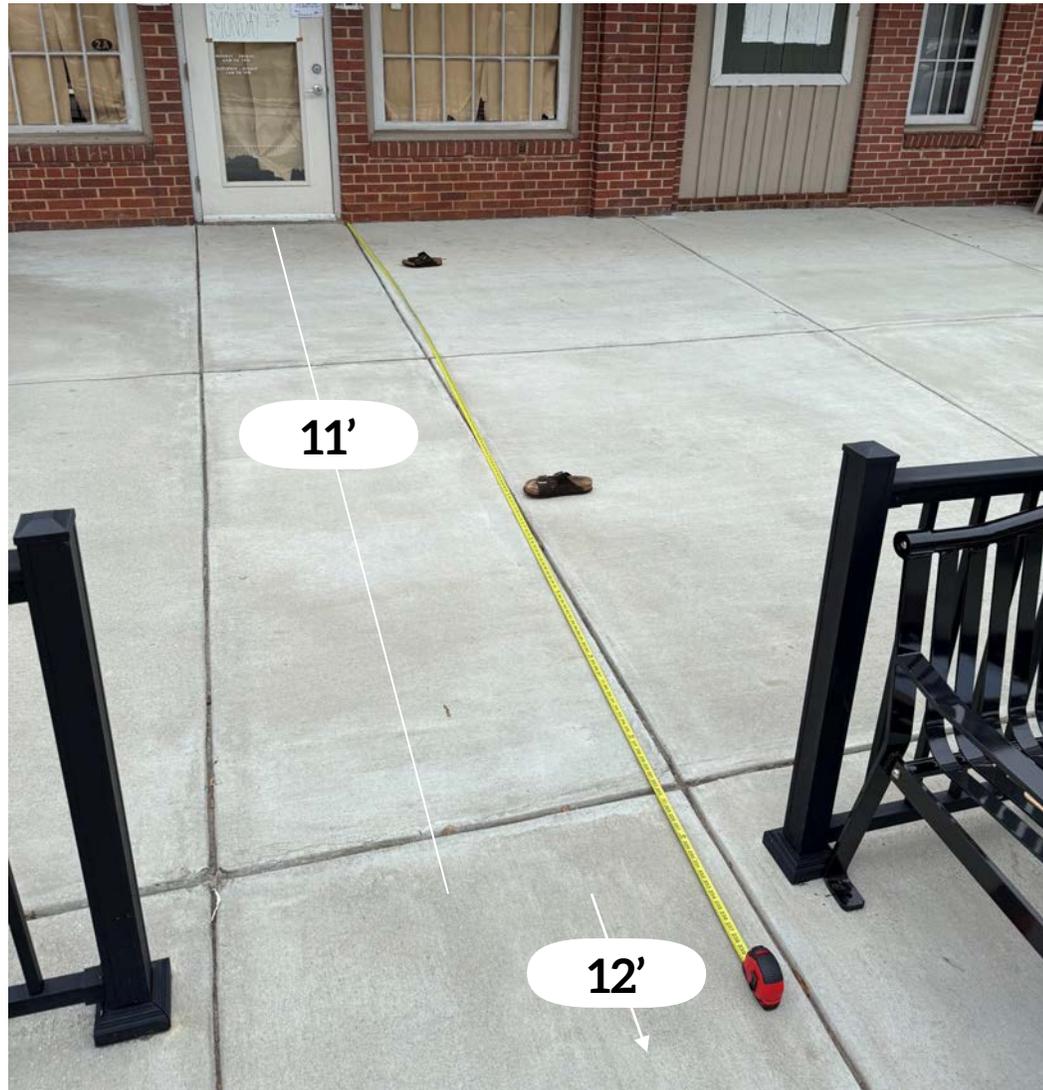


Downtown
Matthews

9' 5" Pedestrian
walkway

Secondary road

Examples



Downtown Waxaw

11' Pedestrian walkway

12' additional sidewalk to curb

Main road



Staff Recommendation

- ▣ Staff recommends approval of TX26.01.02.
- ▣ The proposed amendment updates the streetscape design standards and establishes a fee-in-lieu structure for required streetscape and greenway improvements, providing clarity within the ordinance while maintaining consistency with the intent of the Stallings Development Ordinance and adopted transportation and greenway plans.

Vote and Statement of Consistency & Reasonableness



- **Step 1 - Motion**
 - Motion to recommend [Approval/Denial](#) for TX26.01.02.

- **Step 2 - Statement of Consistency and Reasonableness**
 - With a statement of consistency that the proposal is [Consistent/Inconsistent](#) and [Reasonable/Not Reasonable](#) with the Comprehensive Land Use Plan.

- **Step 3 - Reasoning**
 - Staff suggested reasoning:
 - Improve clarity, consistency, and feasibility in design standards for the Stallings Streetscape Design Standards and Details Plan.
 - Ensure designs that remain consistent with the character of the Town Center District.
 - Create and improve the fee-in-lieu structure when design standards are unable to be met.



**PLANNING
& ZONING**
TOWN of STALLINGS

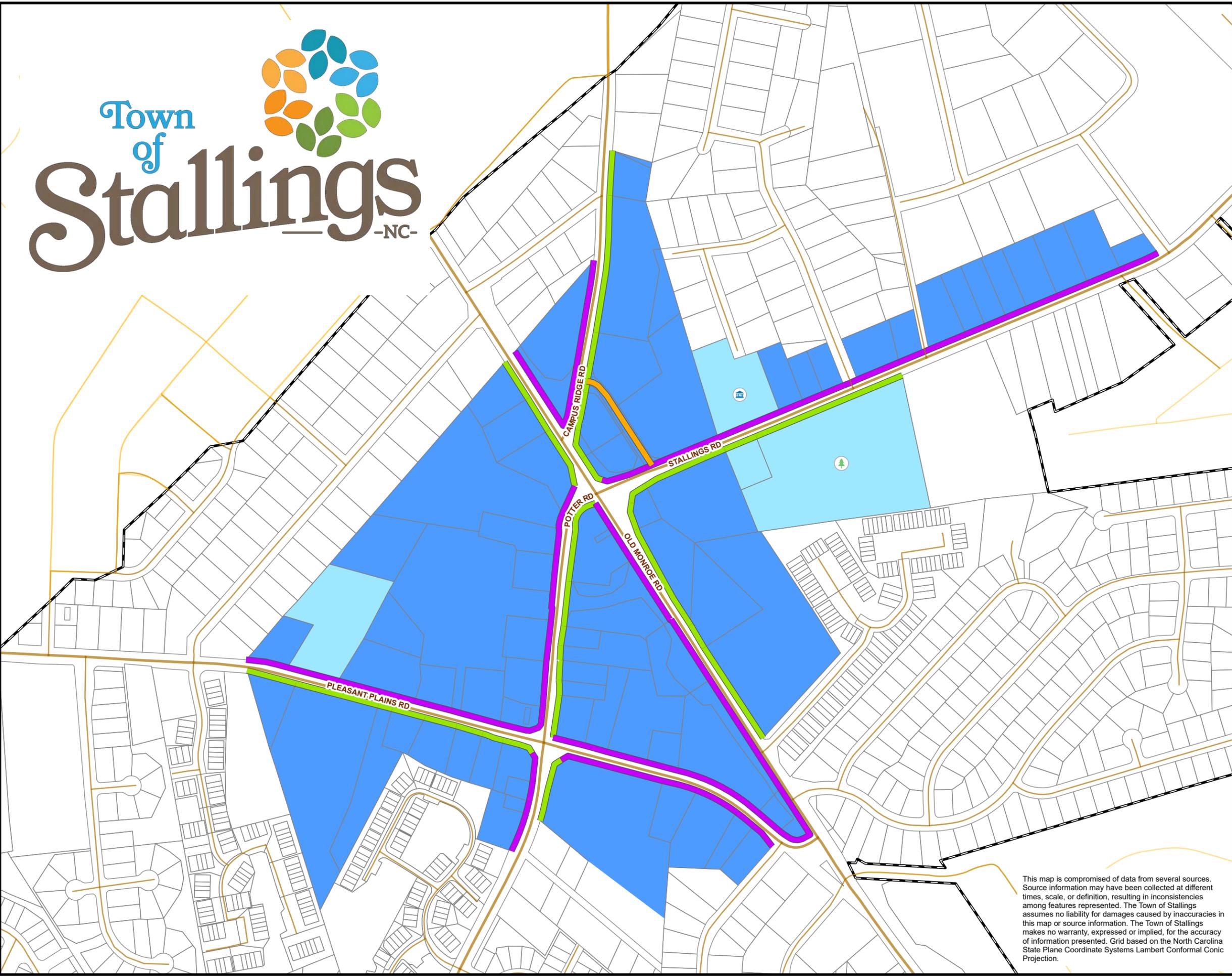
Questions?

ADDENDUM

THIS ADDENDUM ESTABLISHES THE REVISED
RECOMMENDED DESIGN STANDARDS FOR THE
STALLINGS STREETScape PLAN.

CONTENTS

ADD 1	MAP OVERVIEW
ADD 2-5	NEW STREETScape TYPES



Town Center Streetscape

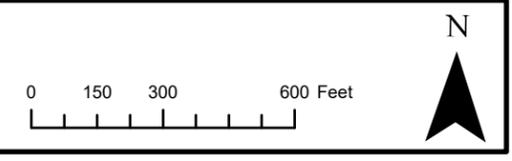
**Effective Date:
October 1, 2025**

Legend

- Town Hall
- Stallings Park
- Roads
- Town of Stallings
- Streetscape Corridors**
- Greenway
- Typical
- Narrow
- Town Center Area**
- Town Center (TC)
- Civic (CIV)

21.1-1 Applicability. Where applicable, the addition of active open space shall adhere to the Stallings Recreation and Greenway Master Plan. The standards set forth below establish regulations for open space. (Amended May 10, 2021) (Amended December 9, 2024)

21.4-2 Applicability. This ordinance applies to all new developments identified in the Stallings Streetscape Design Standards and Details Plan area and Town Center (TC) zoning. For purposes of this requirement, "developments" shall mean any development requiring a Major Site Development Plan Review. The Development Administrator will identify the suitable Streetscape Plan type based on the plan. (Amended October 28, 2024)



This map is comprised of data from several sources. Source information may have been collected at different times, scale, or definition, resulting in inconsistencies among features represented. The Town of Stallings assumes no liability for damages caused by inaccuracies in this map or source information. The Town of Stallings makes no warranty, expressed or implied, for the accuracy of information presented. Grid based on the North Carolina State Plane Coordinate Systems Lambert Conformal Conic Projection.

Streetscape type areas are identified by the Development Administrator.

ADD-1

SECTIONS

OVERVIEW

GREENWAY

- PRIMARY CORRIDOR WITH PEDESTRIAN AND GREENWAY SPINE FACILITIES

TYPICAL

- PRIMARY CORRIDOR WITH PEDESTRIAN-ONLY FACILITIES

NARROW

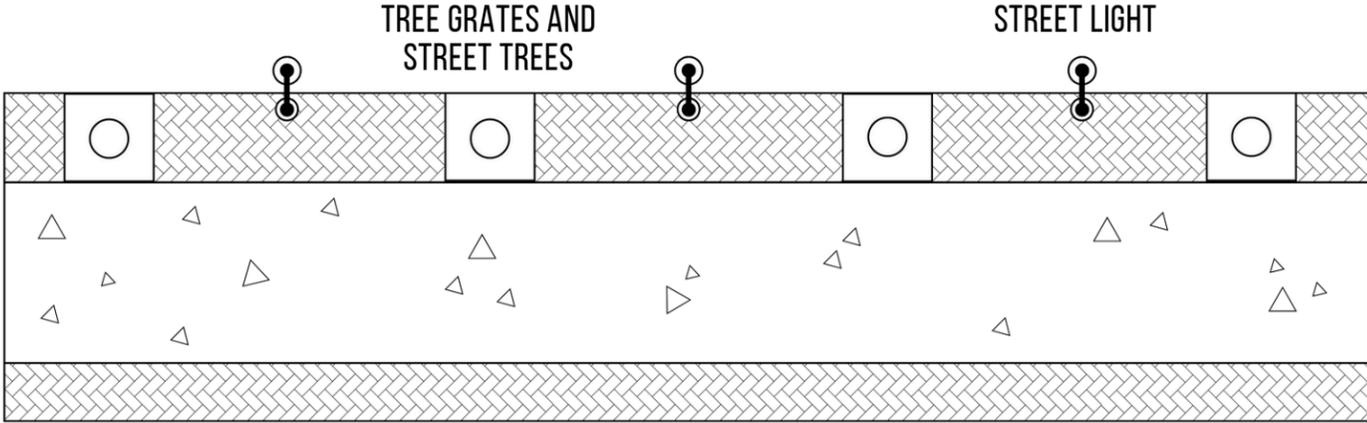
- SECONDARY OR INTERIOR ROADS WITH PEDESTRIAN-ONLY FACILITIES

EACH STREETScape TYPE OUTLINES DESIGN STANDARDS FOR AGAINST BUILDING, NOT AGAINST BUILDING, AND LANDSCAPE FORM.

NOTE: THE DESIGN STANDARDS HAVE BEEN UPDATED TO REPLACE THE PREVIOUSLY REQUIRED PAVER STRIP WITH A STAMPED CONCRETE STRIP.

NEW STREETScape TYPES

ADD-2

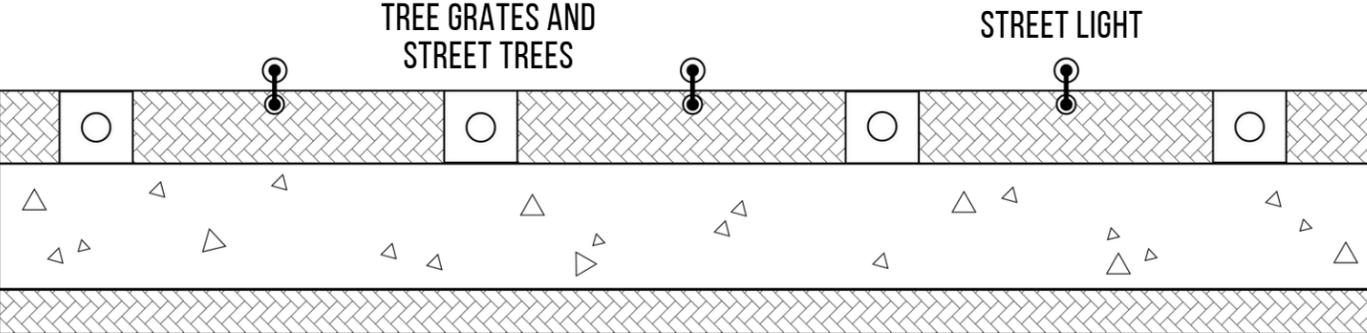


GREENWAY CORRIDOR

STAMPED CONCRETE STRIP

SIDEWALK

ADDITIONAL PEDESTRIAN ZONE

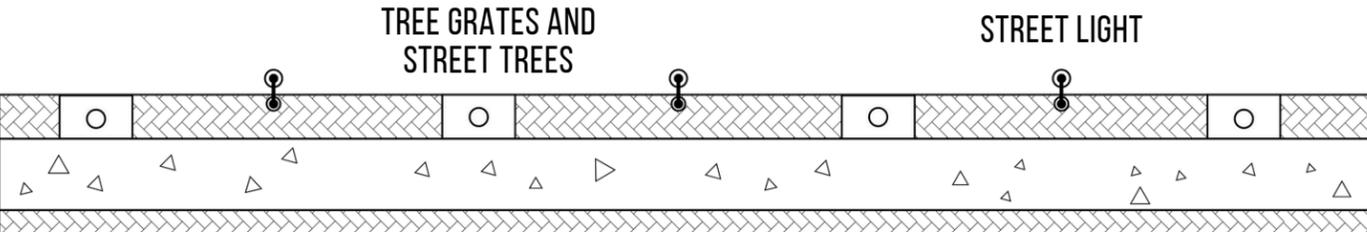


TYPICAL

STAMPED CONCRETE STRIP

SIDEWALK

ADDITIONAL PEDESTRIAN ZONE



NARROW

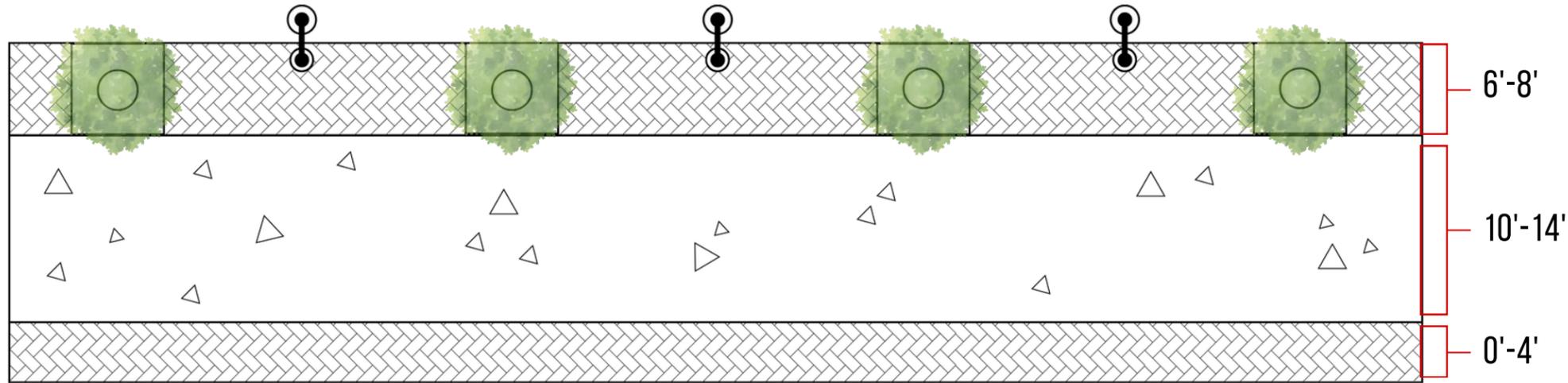
STAMPED CONCRETE STRIP

SIDEWALK

ADDITIONAL PEDESTRIAN ZONE

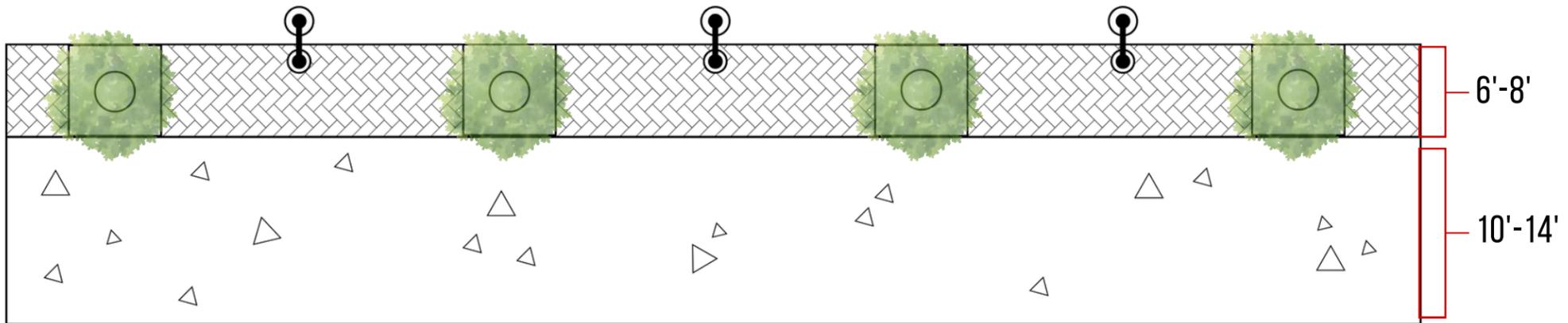
GREENWAY AGAINST BUILDING

STREET



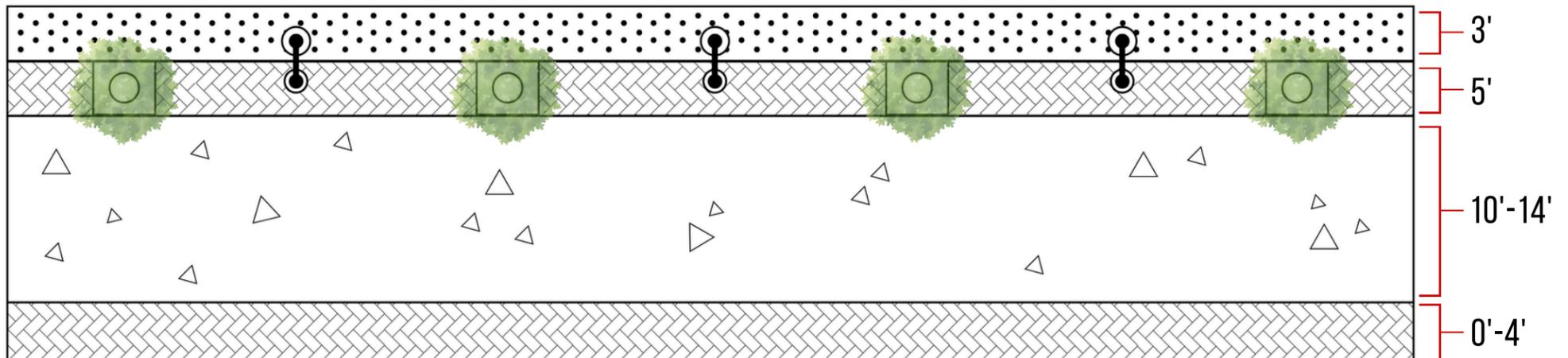
GREENWAY NOT AGAINST BUILDING

STREET



GREENWAY LANDSCAPE FORM

STREET



GREENWAY

- BIKE AND PEDESTRIAN
- PRIMARY CORRIDOR

GREENWAY AGAINST BUILDING

- 6'-8' WIDE STAMPED CONCRETE STRIP
- 10'-14' MULTI-USE PATH
- 0'-4' ADDITIONAL PEDESTRIAN ZONE
- **TOTAL WIDTH: 16'-26'**

GREENWAY NOT AGAINST BUILDING

- 6'-8' WIDE STAMPED CONCRETE STRIP
- 10'-14' MULTI-USE PATH
- **TOTAL WIDTH: 16'-22'**

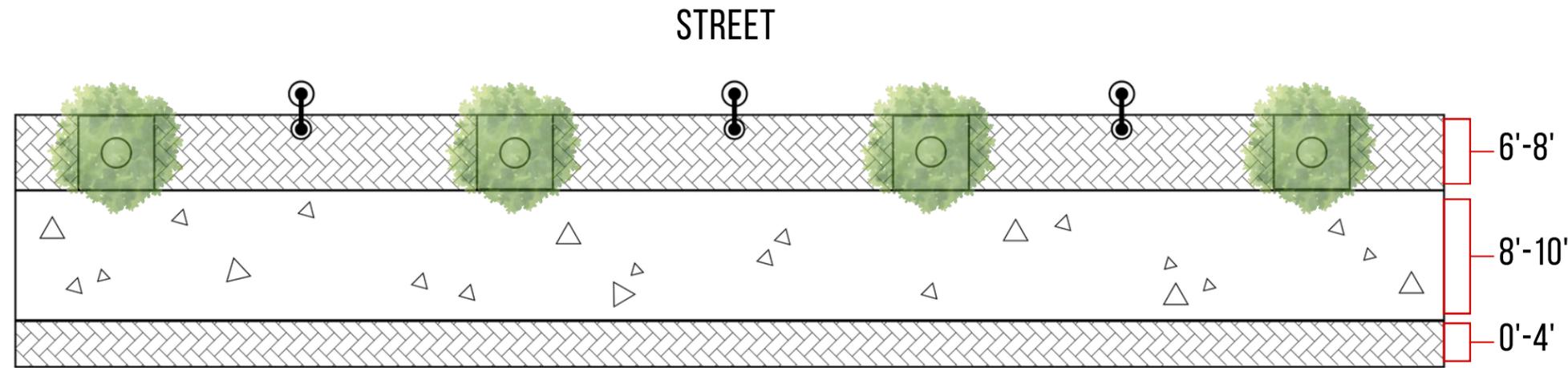
GREENWAY LANDSCAPE FORM

- 3' WIDE LANDSCAPE STRIP
- 5' WIDE STAMPED CONCRETE STRIP
- 10'-14' MULTI-USE PATH
- 0'-4' ADDITIONAL PEDESTRIAN ZONE
- **TOTAL WIDTH: 18'-26'**

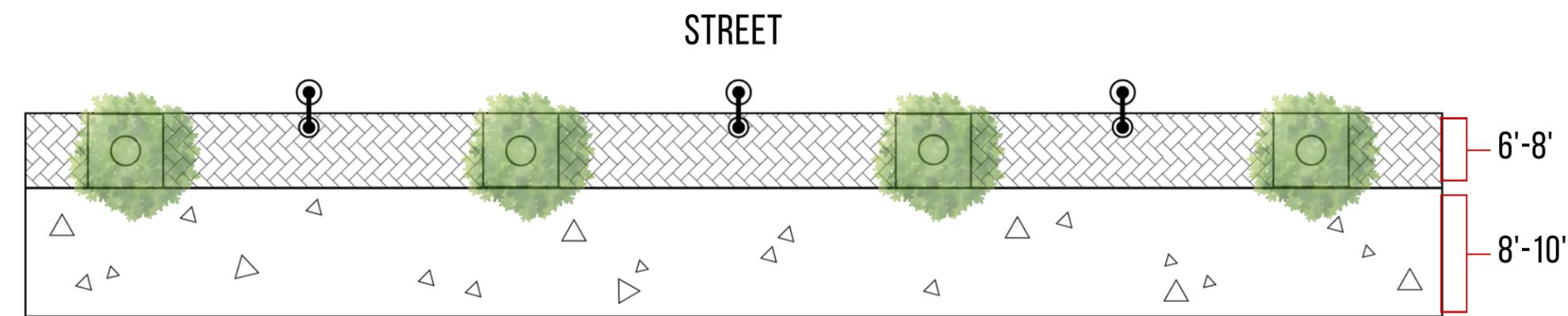
GREENWAY

ADD-3

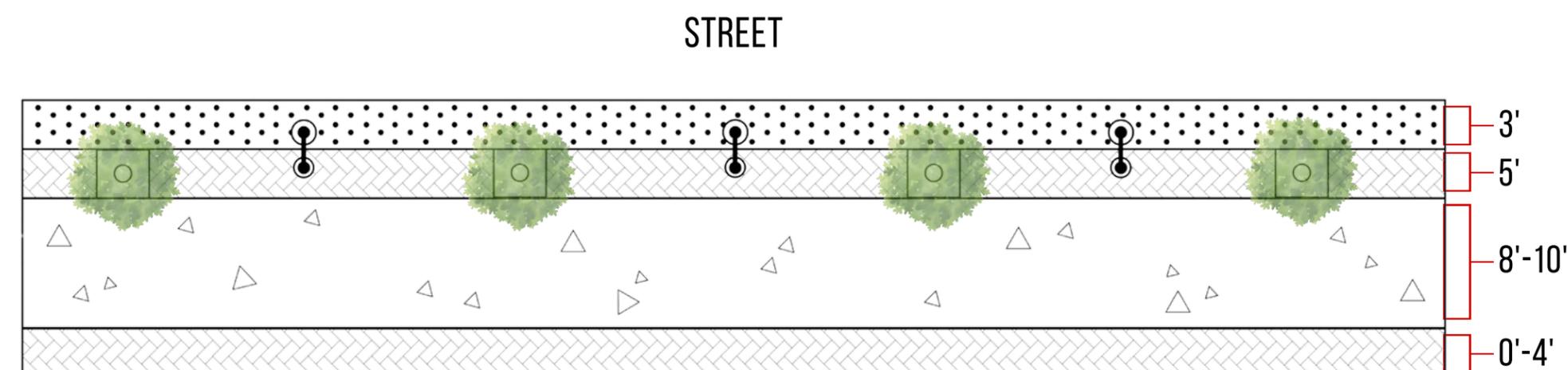
TYPICAL AGAINST BUILDING



TYPICAL NOT AGAINST BUILDING



TYPICAL LANDSCAPE FORM



TYPICAL

- PEDESTRIAN ONLY
- PRIMARY CORRIDOR

TYPICAL AGAINST BUILDING

- 6'-8' WIDE STAMPED CONCRETE STRIP
- 8'-10' MULTI-USE PATH
- 0'-4' ADDITIONAL PEDESTRIAN ZONE
- **TOTAL WIDTH: 14'-22'**

TYPICAL NOT AGAINST BUILDING

- 6'-8' WIDE STAMPED CONCRETE STRIP
- 8'-10' MULTI-USE PATH
- **TOTAL WIDTH: 14'-18'**

TYPICAL LANDSCAPE FORM

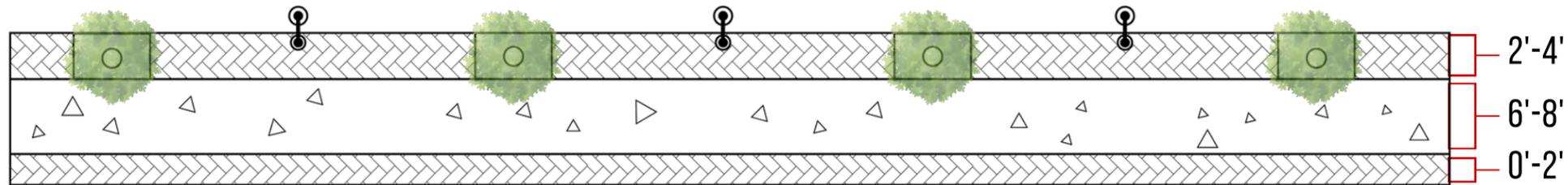
- 3' WIDE LANDSCAPE STRIP
- 5' WIDE STAMPED CONCRETE STRIP
- 8'-10' MULTI-USE PATH
- 0'-4' ADDITIONAL PEDESTRIAN ZONE
- **TOTAL WIDTH: 16'-22'**

TYPICAL

ADD-4

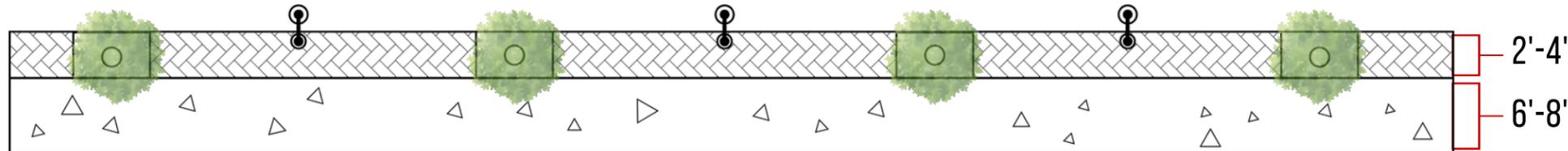
NARROW AGAINST BUILDING

STREET



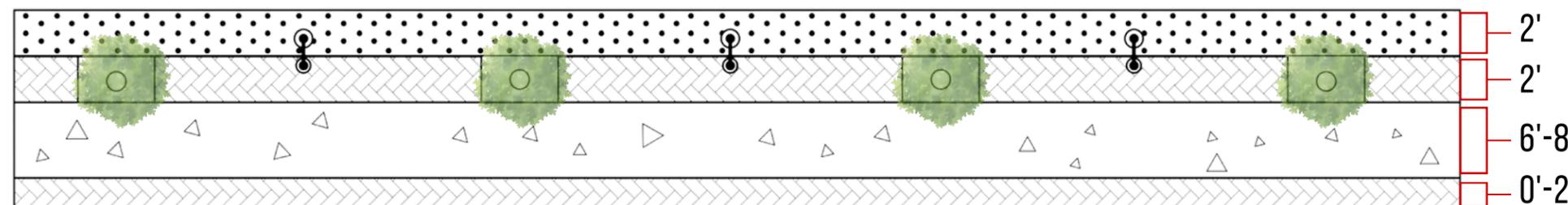
NARROW NOT AGAINST BUILDING

STREET



NARROW LANDSCAPE FORM

STREET



NARROW

- PEDESTRIAN ONLY
- SECONDARY OR INTERIOR ROADS

NARROW AGAINST BUILDING

- 2'-4' WIDE STAMPED CONCRETE STRIP
- 6'-8' MULTI-USE PATH
- 0'-2' ADDITIONAL PEDESTRIAN ZONE
- **TOTAL WIDTH: 8'-14'**

NARROW NOT AGAINST BUILDING

- 2'-4' WIDE STAMPED CONCRETE STRIP
- 6'-8' MULTI-USE PATH
- **TOTAL WIDTH: 8'-12'**

NARROW LANDSCAPE FORM

- 2' WIDE STAMPED CONCRETE STRIP
- 2' WIDE PAVER STRIP
- 6'-8' MULTI-USE PATH
- 0'-2' ADDITIONAL PEDESTRIAN ZONE
- **TOTAL WIDTH: 10'-14'**

NARROW

ADD-5



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX26.01.02

REQUEST: Staff requests an addendum to update and clarify design standards in the Stallings Streetscape Design Standards and Details Plan. In addition, a text amendment to create a new fee-in-lieu structure for Greenway and Streetscape Plans in the Stallings Development Ordinance in Articles 21.3 and 21.4.

WHEREAS, The Town of Stallings Town Council, hereafter referred to as the “Town Council”, adopted the Stallings Comprehensive Land Use Plan on November 27, 2017; and

WHEREAS, the Town Council finds it necessary to adopt a new land development ordinance to maintain consistency with the Comprehensive Land Use Plan; and

WHEREAS, the Town Council finds it necessary to revise the Unified Development Ordinance to comply with state law found in NCGS § 160D.

WHEREAS, the Town Council finds it necessary to consider the Planning Board’s recommendations.

THEREFORE, The Planning Board recommends APPROVING/DENYING the proposed text amendment, finding it consistent/inconsistent and reasonable/unreasonable with the Comprehensive Land Use Plan's goals of promoting quality development and adhering to state regulations (NCGS §160D), based on the following reasons:

- 1) Improve clarity, consistency, and feasibility in design standards for the Stallings Streetscape Design Standards and Details Plan.
- 2) Ensure designs that remain consistent with the character of the Town Center District.
- 3) Create and improve the fee-in-lieu structure when design standards are unable to be met.

Recommended this the __ day of _____, 2026.

Planning Board Chair

Attest:

Planning Staff



MEMO

To: Planning Board
From: Max Hsiang, Planning Director
Date: 02/17/2026
Re: TX26.02.01 – Resubmittal Waiting Period

Request:

An amendment to Section 5.3-4 (“Waiting Period for Subsequent Applications”) of the Development Ordinance to remove the mandatory four-month waiting period for rezoning applications.

Recent amendments to Chapter 160D of the North Carolina General Statutes (Session Law 2025-94, House Bill 926 Section 11) eliminated the authority for local governments to impose mandatory waiting periods following the denial or withdrawal of a zoning map amendment. The Town’s current ordinance includes a four-month waiting period and waiver provision that are no longer authorized under state law.

This amendment updates the ordinance to ensure compliance with state statute.

Amendments:

5.3-4 Waiting period for subsequent applications.

- (A) Applications for zoning map amendments, including re-applications for the same property, shall be processed in accordance with Chapter 160D of the North Carolina General Statutes. No mandatory waiting period shall apply unless expressly authorized by state law.
- (B) For administrative and recordkeeping purposes, an applicant shall identify any material changes, from a prior zoning map amendment request involving the same property.
- (C) Each application shall be processed in accordance with the procedures set forth in this Ordinance.

Original Language:

5.3-4 Waiting period for subsequent applications.

- (A.) Waiting period - general. When an application for a zoning map amendment has been approved or denied by the Stallings Town Council, no application including the same property shall be accepted or considered within four (4) months after the date of the approval or denial. This restriction shall apply regardless of whether or not the new application is for a zoning classification different from the original application.
- (B.) Waiting period - waiver. The waiting period required by this section may be waived by a three-fourths vote of Stallings Town Council if it determines that there have been substantial changes in conditions or circumstances which may relate to the request. A request for a waiver of the waiting period shall be submitted to the Development Administrator, who shall review and prepare a recommendation

regarding action on the request. Said recommendation shall be considered by the Town Council in their review of the request for a waiver. If the request for the waiver is approved, the application shall go through the full review process as set forth above.

Staff Recommendation:

Staff recommends approval of TX26.02.01 to bring the Unified Development Ordinance into compliance with the amendments to Chapter 160D of the North Carolina General Statutes.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX26.02.01

REQUEST: An amendment to Section 5.3-4 (“Waiting Period for Subsequent Applications”) of the Development Ordinance to remove the mandatory four-month waiting period for rezoning applications.

WHEREAS, The Town of Stallings Town Council, hereafter referred to as the “Town Council”, adopted the Stallings Comprehensive Land Use Plan on November 27, 2017; and

WHEREAS, the Town Council finds it necessary to adopt a new land development ordinance to maintain consistency with the Comprehensive Land Use Plan; and

WHEREAS, the Town Council finds it necessary to revise the Unified Development Ordinance to comply with state law found in NCGS § 160D.

WHEREAS, the Town Council finds it necessary to consider the Planning Board’s recommendations.

THEREFORE, The Planning Board recommends APPROVING/DENYING the proposed text amendment, finding it consistent/inconsistent and reasonable/unreasonable with the Comprehensive Land Use Plan's goals of promoting quality development and adhering to state regulations (NCGS §160D), based on the following reasons:

- 1) The amendment promotes public interest by ensuring that the Town’s development regulations are legally compliant and consistent with state statutory requirements.

Recommended this the __ day of _____, 2026.

Planning Board Chair

Attest:

Planning Staff



MEMO

To: Planning Board
From: Max Hsiang, Planning Director
Date: 02/17/2026
Re: TX26.02.02 – Rezoning and Annexation Concurrency

Request:

Add language clarifying that when a Conditional Zoning application involves property proposed for annexation, the Town Council may hold the public hearings for both the annexation and the Conditional Zoning at the same meeting and may take action on both matters concurrently, consistent with N.C. Gen. Stat. § 160D-204.

Statute authority:

160D-204. Pending jurisdiction.

After consideration of a change in local government jurisdiction has been formally proposed, the local government that is potentially receiving jurisdiction may receive and process proposals to adopt development regulations and any application for development approvals that would be required in that local government if the jurisdiction is changed. No final decisions shall be made on any development approval prior to the actual transfer of jurisdiction. Acceptance of jurisdiction, adoption of development regulations, and decisions on development approvals may be made concurrently and may have a common effective date. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

Amendments:

D(1.) below is new:

5.3-3 Review by the Stallings Town Council.

(D.) Upon receipt of the recommendations from the Planning Board, the Town Council shall hold a public hearing on the application for Conditional Zoning. Notice of the public hearing shall be provided in accordance with the provisions for public hearings for zoning map amendments as set forth in Section 5.3-3(B) of this Ordinance and the North Carolina General Statutes. (G.S. § 160D-601).

(1.) When a zoning map amendment involves property proposed for annexation, the Town Council may conduct the public hearings for the annexation and the zoning map amendment at the same meeting and may take action on both matters concurrently. Any approval of the zoning map amendment shall be contingent upon the adoption and effective date of the annexation ordinance and shall have the same effective date as the annexation, in accordance with N.C. Gen. Stat. § 160D-204.

Staff Recommendation:

Staff recommends approval of TX26.02.02 as the proposed amendment clarifies procedural authority consistent with N.C. Gen. Stat. § 160D-204 and promotes administrative efficiency by allowing annexations and associated Conditional Zonings to be heard and acted upon concurrently.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX26.02.02

REQUEST:

To add language clarifying that when a Conditional Zoning application involves property proposed for annexation, the Town Council may hold the public hearings for both the annexation and the Conditional Zoning at the same meeting and may take action on both matters concurrently, consistent with N.C. Gen. Stat. § 160D-204.

WHEREAS, The Town of Stallings Town Council, hereafter referred to as the “Town Council”, adopted the Stallings Comprehensive Land Use Plan on November 27, 2017; and

WHEREAS, the Town Council finds it necessary to adopt a new land development ordinance to maintain consistency with the Comprehensive Land Use Plan; and

WHEREAS, the Town Council finds it necessary to revise the Unified Development Ordinance to comply with state law found in NCGS § 160D.

WHEREAS, the Town Council finds it necessary to consider the Planning Board’s recommendations.

THEREFORE, The Planning Board recommends APPROVING/DENYING the proposed text amendment, finding it consistent/inconsistent and reasonable/unreasonable with the Comprehensive Land Use Plan's goals of promoting quality development and adhering to state regulations (NCGS §160D), based on the following reasons:

- 1) Consistent with the Stallings Comprehensive Land Use Plan as it clarifies procedures for zoning map amendments associated with annexation and aligning the Development Ordinance with N.C. Gen. Stat. § 160D-204..

Recommended this the __ day of _____, 2026.

Planning Board Chair

Attest:

Planning Staff