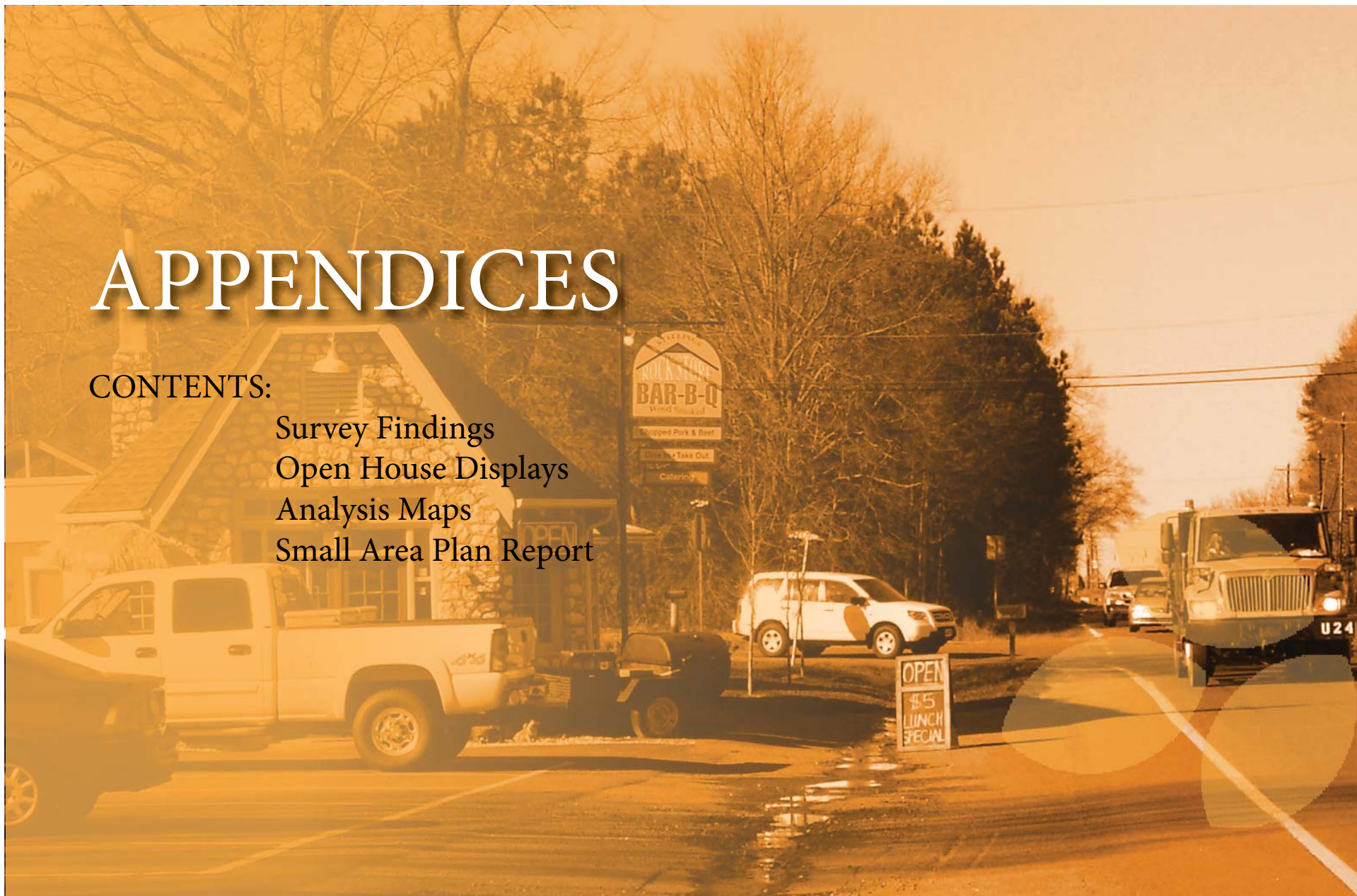


# APPENDICES

## CONTENTS:

Survey Findings  
Open House Displays  
Analysis Maps  
Small Area Plan Report



## Survey Findings

### Results of First Open House Survey from Stallings Comprehensive Land Use Steering Committee

#### Q1.

Select the top 3 places and features in Stallings that you appreciate the most. (Please select three (3) places or features from the following list placing a one (1) by the most important. You can only use each of the rankings once.)

	1	2	3	Total	Score
Neighborhoods	42.86% 3	28.57% 2	28.57% 2	7	11.14
Parks/Greenways/Recreation	28.57% 2	28.57% 2	42.86% 3	7	10.86
Stores/Shopping Centers	50.00% 2	25.00% 1	25.00% 1	4	11.25
Schools	0.00% 0	100.00% 3	0.00% 0	3	11.00
Industrial Areas	100.00% 1	0.00% 0	0.00% 0	1	12.00
Rivers or Streams	0.00% 0	0.00% 0	100.00% 1	1	10.00
Houses	0.00% 0	100.00% 1	0.00% 0	1	11.00
Golf Courses	100.00% 1	0.00% 0	0.00% 0	1	12.00
Town Hall	0.00% 0	0.00% 0	100.00% 1	1	10.00
Farms	0.00% 0	0.00% 0	0.00% 0	0	0.00
Sports Facilities	0.00% 0	0.00% 0	0.00% 0	0	0.00
Other	0.00% 0	0.00% 0	0.00% 0	0	0.00

Some answer choices have been hidden. [Show](#)

#### Q2.

When you think about transportation for the future of your community, which features listed below are the most important to you? (Please select three (3) options from the following list placing a one (1) by the most important. You can only use each of the rankings once.)

	1	2	3	Total	Score
Improved roads (wider, turn lanes, etc.)	66.67% 6	22.22% 2	11.11% 1	9	7.56
More sidewalks, trails, or other safe places to walks	16.67% 1	33.33% 2	50.00% 3	6	6.67
Better connected streets that provide a choice of routes	20.00% 1	80.00% 4	0.00% 0	5	7.20
Access to inter-city passenger rail services	0.00% 0	25.00% 1	75.00% 3	4	6.25
More new roads	0.00% 0	0.00% 0	100.00% 1	1	6.00
More/new bus or public transit	100.00% 1	0.00% 0	0.00% 0	1	8.00
More bike lanes, paths, or other safe places to bike	0.00% 0	0.00% 0	100.00% 1	1	6.00
Other	0.00% 0	0.00% 0	0.00% 0	0	0.00

# Town of Stallings Comprehensive Land Use Plan

## APPENDICES

### Q3.

What do you think represents the biggest challenges facing Stallings over the next 25 years? (Please select three (3) challenges from the following list placing a one (1) by the biggest challenge. You can only use each of the rankings once.)

	1	2	3	Total	Score
Stores/Shopping Centers/Retail	16.67% 1	66.67% 4	16.67% 1	6	18.00
Offices/places to work	60.00% 3	20.00% 1	20.00% 1	5	18.40
Roads/traffic	50.00% 2	50.00% 2	0.00% 0	4	18.50
Schools/school density	33.33% 1	0.00% 0	66.67% 2	3	17.67
Parks/Greenways/Recreational offerings	50.00% 1	0.00% 0	50.00% 1	2	18.00
Sports facilities	0.00% 0	50.00% 1	50.00% 1	2	17.50
Saving Trees/Landscaping	0.00% 0	50.00% 1	50.00% 1	2	17.50
Arts and community centers	0.00% 0	0.00% 0	100.00% 1	1	17.00
Industrial areas	0.00% 0	0.00% 0	100.00% 1	1	17.00
Insufficient Tax Base	100.00% 1	0.00% 0	0.00% 0	1	19.00
Town Hall/town center	0.00% 0	0.00% 0	0.00% 0	0	0.00
Not enough larger lot housing	0.00% 0	0.00% 0	0.00% 0	0	0.00
Apartments and condominiums	0.00% 0	0.00% 0	0.00% 0	0	0.00
River or stream quality	0.00% 0	0.00% 0	0.00% 0	0	0.00
Streetscape beautification	0.00% 0	0.00% 0	0.00% 0	0	0.00
Neighborhood density	0.00% 0	0.00% 0	0.00% 0	0	0.00
Safety/Crime	0.00% 0	0.00% 0	0.00% 0	0	0.00
Not enough smaller lot housing	0.00% 0	0.00% 0	0.00% 0	0	0.00
Other	0.00% 0	0.00% 0	0.00% 0	0	0.00

Some answer choices have been hidden. [Show](#)

### Q4.

Why are these 3 selected items the largest challenges facing Stallings in the future?

#	Responses	Date
1	Tax base, Infrastructure demand depending on relative residential-commercial development	8/8/2016 11:36 AM
2	It seems that many folks only think about housing and schools	8/8/2016 11:33 AM
3	They are current limiting factors with today's growth. Especially roads and local places to work.	8/8/2016 11:31 AM
4	We need more commercial/recreation but don't need to sacrifice the "green" of the community	8/8/2016 11:26 AM
5	Traffic sinks and we are subject to NCDOT We have very few places to work in Stallings We need a community center and associated events	8/8/2016 11:20 AM
6	Slow growth in past lead to belief of future. This county is growing swiftly and quickly and we are already behind.	8/8/2016 11:16 AM
7	All need improvements and/or changes	8/8/2016 11:14 AM
8	Tax base and job opportunities are limited by available land	8/8/2016 11:11 AM
9	Space to develop and a focus for the community to be known for. Balancing a work and live community.	8/8/2016 11:09 AM

### Q5.

What are 3 words or phrases you would hope to use to describe Stallings in 25 years?

#	Responses	Date
1	safe, friendly community, convenient	8/8/2016 11:37 AM
2	live work play	8/8/2016 11:35 AM
3	suburban, vibrant, green	8/8/2016 11:32 AM
4	I'm going to Stallings tonight...	8/8/2016 11:26 AM
5	vibrant transformed convenient	8/8/2016 11:21 AM
6	Destination Where kids can play	8/8/2016 11:17 AM
7	A great place to live in.	8/8/2016 11:14 AM
8	diversified tax base	8/8/2016 11:12 AM

### Q6.

Is there anything else that is important about Stallings that you want us to know? (If you selected "other" as an answer for any of the previous questions, please list your "other" option(s) here.)

#	Responses	Date
1	we need a strong brand identity so people know where Stallings is located and what it has to offer	8/8/2016 11:37 AM
2	we need a commercial tax base and an area that is like a "downtown"	8/8/2016 11:33 AM
3	Access to 485 and Monroe bypass is a key asset that no other Union County town has	8/8/2016 11:21 AM
4	We are the in between for many items that have happened in the past. One example is the redistricting of the county schools.	8/8/2016 11:17 AM
5	The safest town in North Carolina.	8/8/2016 11:14 AM
6	Stallings is the gateway controlling at least 4 interchanges on I-485	8/8/2016 11:12 AM





# Town of Stallings Comprehensive Land Use Plan

## APPENDICES

### Open House Displays



### Think about Stallings in 25 years...

What should we do now to make Stallings a place our children and grandchildren would like to call home?

Over the next year, Stallings will be working on its comprehensive plan. A comprehensive plan captures the vision and values of a community and develops a strategy for reaching these goals. The plan will address strategies for growth, development, and community design for the next 25 years.



*"The upcoming Open House is a key opportunity to learn more about Stallings' future and provide input to shape the Town's Vision and Plan in a relaxed and meaningful way."*

*Lynne Hair*

### Join Us...

#### When:

September 27, 2016  
Drop in from --- to ---

#### Where:

Stallings Elementary School  
3501 Stallings Road



For More Information,  
Contact:

**Lynne Hair**  
Town of Stallings  
Town Planning/Zoning Administrator  
[Lhair@admin.stallingsnc.org](mailto:Lhair@admin.stallingsnc.org)  
704-821-0315

Follow Us on Twitter:  
[@TownOfStallings](https://twitter.com/TownOfStallings)



Stallings Comprehensive Land Use Plan

# Welcome!

The purpose of this second Open House is to:

- Provide background information on the Comprehensive Land Use Plan process.
- Update residents and stakeholders about what we heard from the first Open House.
- Preview Stallings' Core Values and Vision Statements.
- Collect input from participants through the Stallings Community Preference Survey.





## Open House Directions

We ask you to:

1. Learn about the Stallings Comprehensive Land Use Plan process by following the path of the boards.
2. Ask the staff questions and share your comments.
3. Complete a Stallings Community Preference Survey.

**Thank you.**

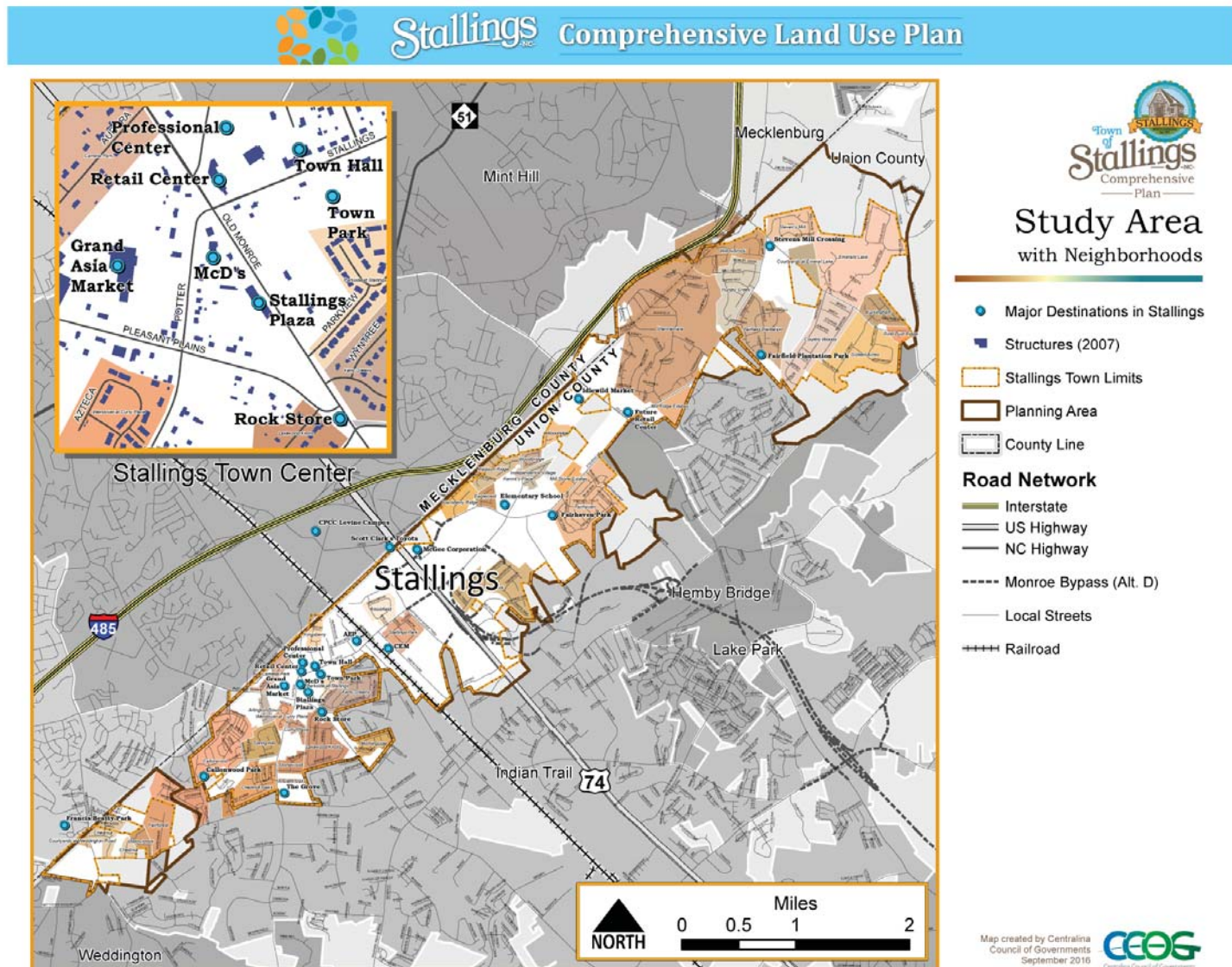
*Your input will help shape the future of Stallings.*



## Background Information

# Town of Stallings Comprehensive Land Use Plan

## APPENDICES





## What is a Comprehensive Land Use Plan?

A comprehensive plan:

- Documents the vision and goals for a town's future.
- Includes a land use map to better achieve these goals.
- Incorporates community input to create strategies for reaching these goals and desired land-use patterns.

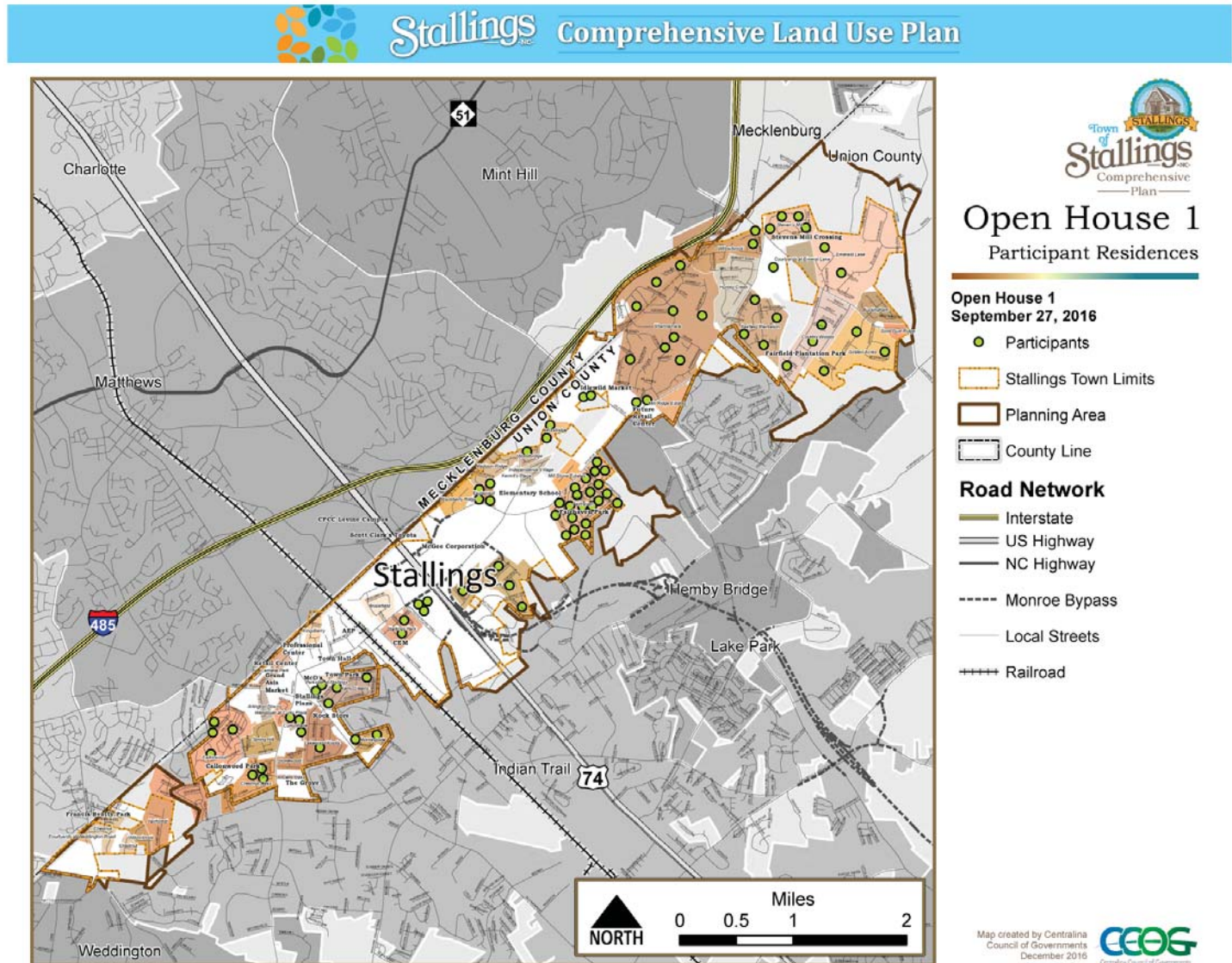


## What We Heard During Open House 1



# Town of Stallings Comprehensive Land Use Plan

## APPENDICES



## What We Heard from the First Open House

### OUR FAVORITE PLACES IN STALLINGS



Parks and Recreation



Neighborhoods



Schools



Shopping Opportunities

### DESIRED TRANSPORTATION FEATURES



Improved Roads  
(wider, turning lanes, etc.)



Greater Street  
Connectivity



Sidewalks/Trails

## What We Heard from the First Open House

### BIGGEST CHALLENGES



Traffic Congestion



Lack of Office and Employment  
Opportunities



Rapid Residential Growth



Lack of Restaurants/Commercial Spaces

### THREE WORDS TO DESCRIBE STALLINGS







## Core Values & Vision Statements



### Core Values and Vision Statements



#### IDENTITY AND INVOLVEMENT

**Values:** *Active Community, Cooperation, Inclusive*

Stallings is a community with a small-town spirit that works together towards its future. The town values quality community design and signature elements that make Stallings unique and identifiable. Community culture is supportive and demonstrated through community events and citizens participate, volunteer, and cooperate for the greater good of the community.



#### UTILITIES AND SERVICES

**Values:** *Efficient, Sustainable, Supportive of Growth, Safety*

Stallings is intentional about providing utilities and services that meet the current and future needs of residents and businesses. Stallings works with private agencies, the state, county, and surrounding municipalities to ensure that services are delivered efficiently and that infrastructure is expanded and maintained to accommodate expected growth.



#### ECONOMY, BUSINESS, AND WORKFORCE

**Values:** *Thriving Town Center, Broad Tax Base, Destinations*

Stallings' business friendly culture and skilled workforce attracts private investments and supports businesses that add jobs and services to the local economy. Stallings is a vibrant destination for office, small business, service, and retail development.

## Core Values and Vision Statements



### TRANSPORTATION

**Values:** *Transportation Options, Connectivity, Safety, People-Oriented*

Stallings has a transportation system designed to move vehicles and people quickly and safely, through connected, well designed streets, as well as a series of regional bike and walking facilities. Opportunities for future transit connections are made possible through intentional, directed growth and regional transportation partnerships.



### NEIGHBORHOODS AND HOUSING

**Values:** *Housing Choices, Connected, Walkable, Age in Place*

Stallings will provide housing options for people of all ages and stages of life. Connected, diverse neighborhoods allow residents to enjoy a high quality of life and to age in place.



### OPEN SPACE, RECREATION AND ENVIRONMENT

**Values:** *Connected, Active and Passive Recreation, Conservation*

With its connected system of open space, parks, greenway trails, and abundant recreational opportunities, Stallings is recognized as one of the most livable communities in the greater Charlotte region. The environment and natural resources are surveyed and thoughtfully considered as part of the Town's growth strategy.



## Community Preference Survey

The Community Preference Survey is a critical part of the Stallings Comprehensive Land Use Plan.

- You will be asked to rate each image in the Community Preference Survey based on what you think best fits the future needs of Stallings.
- For each image, select the number that best fits your reaction to the image.
- Provide additional comments as needed.

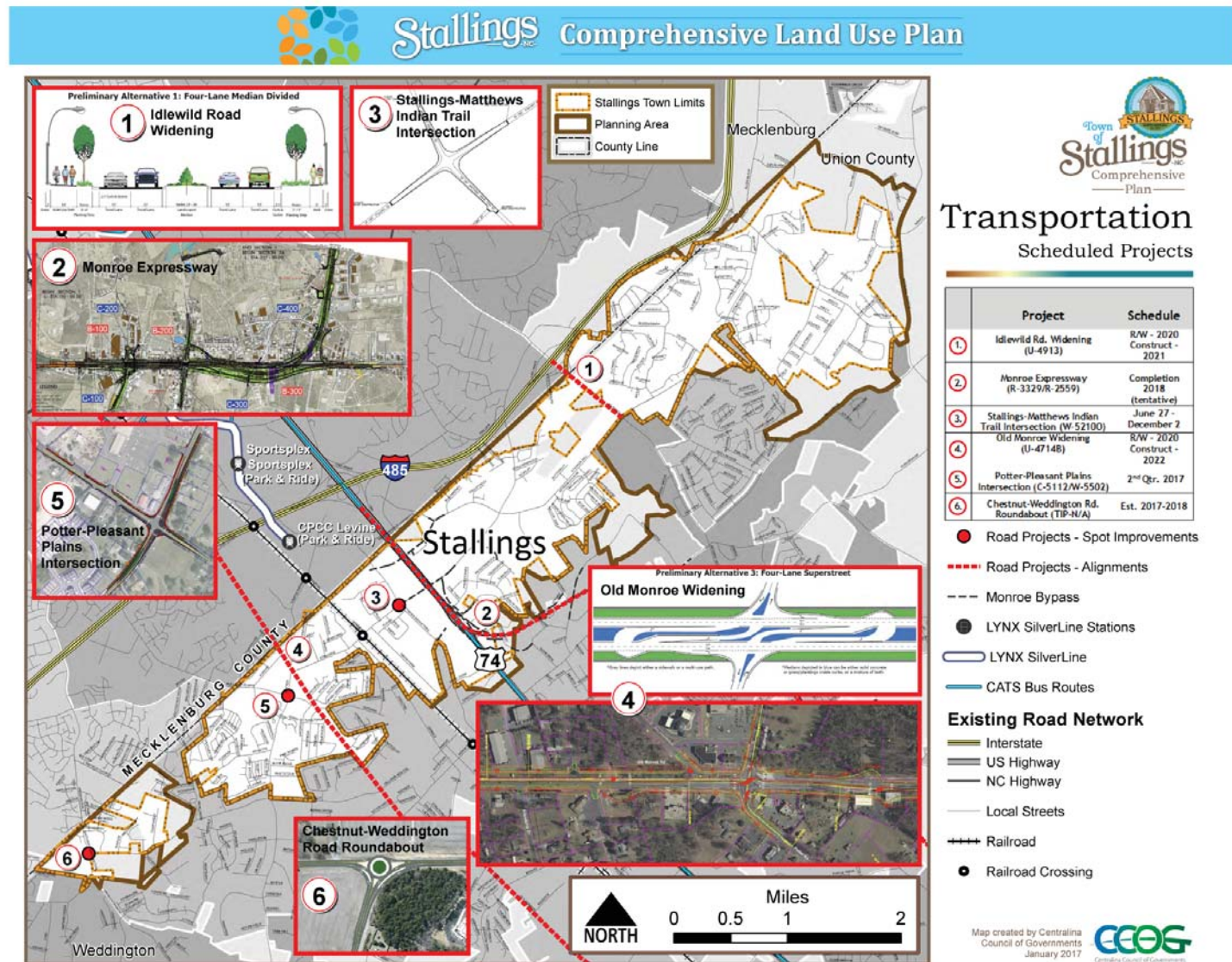
Please take a few minutes to fill out the Stallings Community Preference Survey.





# Town of Stallings Comprehensive Land Use Plan

## APPENDICES





# Next Steps

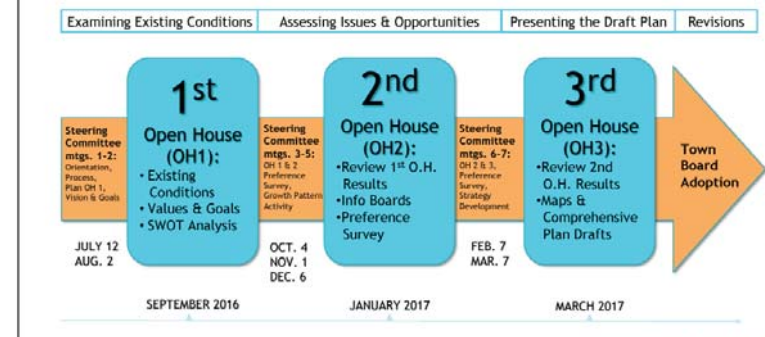


## What's next in the Comprehensive Land Use Plan Process?

Next steps include:

- Incorporating the feedback we receive from this Open House and meetings with the Steering Committee to finalize the vision, values and goals of the plan and develop the plan's land use strategies;
- Presenting the strategies for accomplishing Stallings' land use goals as well as additional findings from the planning process at a third Open House; and,
- Holding additional meetings with the Steering Committee to consider best practices in land use development and potential growth patterns for Stallings.

### Planning Process Map







## Comments or Questions?

Help us identify what matters most  
for the future of Stallings.

Please complete a Stallings Community Preference  
Survey and tell us your thoughts on various designs for:

- Residential development (attached and detached)
- Non-residential development (commercial and office)
- Mixed/Blended Use development

### Stay Involved & Informed!

The final Open House will be held  
in **March 2017**. Stay tuned for details.

Visit **[www.stallingsnc.org](http://www.stallingsnc.org)**  
for more information on the  
Comprehensive Land Use Plan process.

*Thank you for participating in the Stallings  
Comprehensive Land Use Plan process!*





# IDENTITY & INVOLVEMENT

## GOALS:

1. Develop organizational and community capacity for town beautification and involvement.
2. Enhance community pride and identity by improving the public realm.
3. Community gateways should incorporate design elements that greet and direct the public and evoke a sense of place.
4. Coordinated, thoughtful design should be incorporated in all projects to enhance community image, connectedness, and identity.
5. Utilize existing and planned public spaces, facilities, and projects to create community anchors that highlight “place”, community appearance, and identity.
6. Foster a sense of community by promoting the importance of community heritage and a mix of cultural opportunities.
7. Ensure that town codes allow the high-quality development that is expected and desired.

## KEY GUIDING PRINCIPLES:



## Values:

Active Community, Cooperation, Inclusive

## Vision Statement:

Stallings is a community with a small-town spirit that works together towards its future. The Town values quality community design and signature elements that make Stallings unique and identifiable.

Community culture is supportive and demonstrated through community events and citizens participate, volunteer, and cooperate for the greater good of the community.







## UTILITIES & SERVICES

### GOALS:

1. Work with other utility and service providers throughout the region to plan, supply, and upgrade to modern and competitive facilities within the Town.
2. Make adjustments to the zoning code and other planning policies to encourage new development that takes advantage of existing infrastructure, and contributes to the construction of new infrastructure and increased access to services.
3. Work with property owners to renovate existing neighborhoods and commercial centers to best utilize existing infrastructure, maintain the housing stock, promote infill development, and sustain property values.
4. Ensure that Town facilities and services, such as emergency services, places to learn, and recreational opportunities, grow with the population and are easily available to all citizens.
5. Use Crime Prevention through Environmental Design (CPTED) strategies to plan for a safe community.

### KEY GUIDING PRINCIPLES:



*Values:*  
Efficient, Sustainable,  
Supportive of Growth, Safety

*Vision Statement:*  
Stallings is intentional about providing utilities and services that meet the current and future needs of residents and businesses. Stallings works with private agencies, the state, county, and surrounding municipalities to ensure that services are delivered efficiently and that infrastructure is expanded and maintained to accommodate expected growth.





# ECONOMY, BUSINESS & WORKFORCE

## GOALS:

1. Encourage the development of new commercial and office space on currently undeveloped lands located at key intersections and land with high accessibility and visibility from interstates, highways, or major arterial roads.
2. Promote the redevelopment of existing commercial corridors and industrial sites to attract new shopping and entertainment opportunities and precision manufacturing.
3. Complete small area plans in key areas to coordinate land use development with transportation infrastructure, encourage mixed-use, and create destinations.
4. Partner with institutes of higher education and regional economic growth partners to develop and market existing programs that will equip Stallings' workforce for future employment opportunities especially in the fields of medicine and technology.

## KEY GUIDING PRINCIPLES:



COORDINATED  
GROWTH

DIVERSIFIED  
DEVELOPMENT



PLACEMAKING

DESTINATION  
POINTS



ADAPTIVE  
COMMUNITY

REGIONAL  
COLLABORATION

## *Values:*

Thriving Town Center, Broad Tax Base,  
Destinations

## *Vision Statement:*

Stallings' business friendly culture and skilled workforce attracts private investments and supports businesses that add jobs and services to the local economy. Stallings is a vibrant destination for office, small business, service, and retail development.







# TRANSPORTATION

## *Values:*

Transportation Options, Connectivity,  
Safety, People-Oriented

## *Vision Statement:*

Stallings has a transportation system designed to move vehicles and people quickly and safely, through connected, well designed streets, as well as a series of regional bike and walking facilities.

Opportunities for future transit connections are made possible through intentional, directed growth and regional transportation partnerships.



## GOALS:


1. Increase transportation choices through multimodal integration (for existing and new facilities).
2. Improve highway and local road connectivity (through collector street design standards and connectivity requirements).
3. Increase local and regional pedestrian connectivity and walkable, destination based development.
4. Creatively expand transportation funding levels to maintain and improve the transportation system.
5. Apply context sensitive design principles (i.e. proposed cross sections) to new or expanded infrastructure projects.
6. Increase local and regional transit system options.
7. Ensure that transportation improvements are made concurrent with land use development.
8. Coordinate with regional partners to ensure that Stallings' transportation needs are heard and proactively addressed.

## KEY GUIDING PRINCIPLES:



# NEIGHBORHOODS & HOUSING

## GOALS:

- 
1. Ensure a variety of housing opportunities and choices for all ages and stages of life.
  2. Encourage housing within mixed-use activity centers and key locations.
  3. Rehabilitate and redevelop existing housing as it ages.
  4. Protect and enhance established neighborhoods to make them more walkable, and increase pedestrian and vehicular connectivity within the neighborhood and with surrounding neighborhoods/destination points.
  5. Encourage well-planned neighborhoods that have a sense of community and offer a variety of housing, public spaces, multiple access points, walkable, connected streets and a variety of landscaping.

## KEY GUIDING PRINCIPLES:



## *Values:*

Housing Choices, Connected, Walkable, Age in Place

## *Vision Statement:*

Stallings will provide housing options for people of all ages and stages of life. Connected, diverse neighborhoods allow residents to enjoy a high quality of life and to age in place.







# OPEN SPACE, RECREATION & ENVIRONMENT

## GOALS:

1. Seek to better understand the recreational and open space needs of citizens in the context of the surrounding region.
2. Implement the recommendations of the Stallings Pedestrian Plan.
3. Provide and maintain an open space system that enhances community character, protects natural habitat areas, and links neighborhoods, and resources together.
4. Make the most of existing recreational amenities through joint use agreements of public property or facilities.
5. Develop greenway trails with available open space to connect neighborhoods and destinations.
6. Understand existing funding mechanisms for park and recreation facilities and seek creative solutions for stretching resources.
7. Ensure that Town policy enables and encourages actions that engender a natural environment of highest quality.
8. Increase public/private coordination to maximize the efficiency of the Town's park and recreation facilities and programs.
9. Develop Blair Mill Park as a recreational facility that incorporates optimal park amenities.

## Values:

Connected, Active and Passive Recreation, Conservation

## Vision Statement:

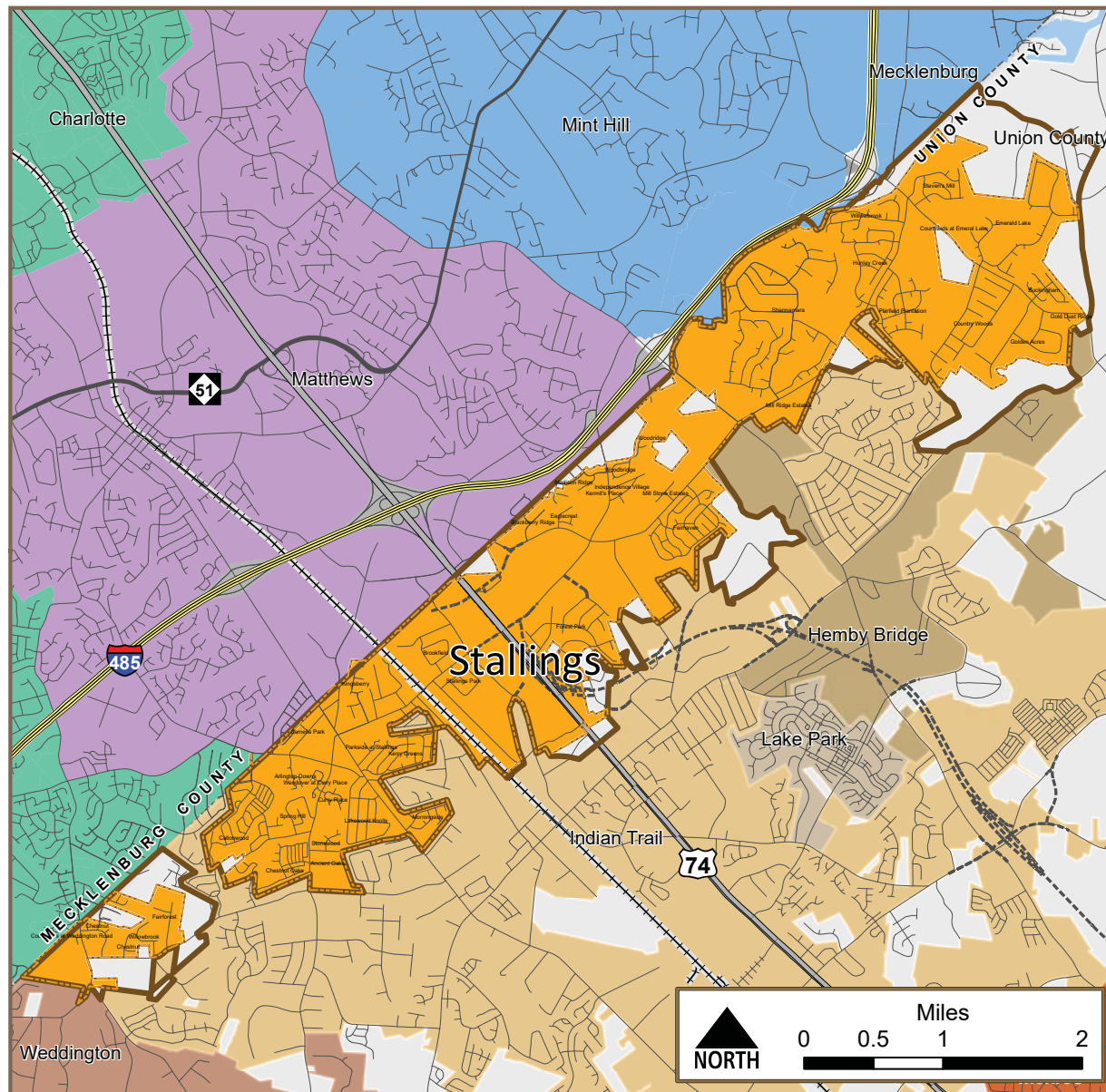
With its connected system of open space, parks, greenway trails, and abundant recreational opportunities, Stallings is recognized as one of the most livable communities in the greater Charlotte region. The environment and natural resources are examined and thoughtfully considered as part of the Town's growth strategy.



## KEY GUIDING PRINCIPLES:



Analysis Maps



Planning Areas  
Town Limits & ETJs

Planning Areas

- Stallings
- Matthews
- Mint Hill
- Hemby Bridge
- Indian Trail
- LakePark
- Mint Hill
- Monroe
- Weddington
- WesleyChapel
- Charlotte

Stallings Town Limits

Project Area

County Line

Road Network

- Interstate
- US Highway
- NC Highway
- Monroe Bypass
- railroads

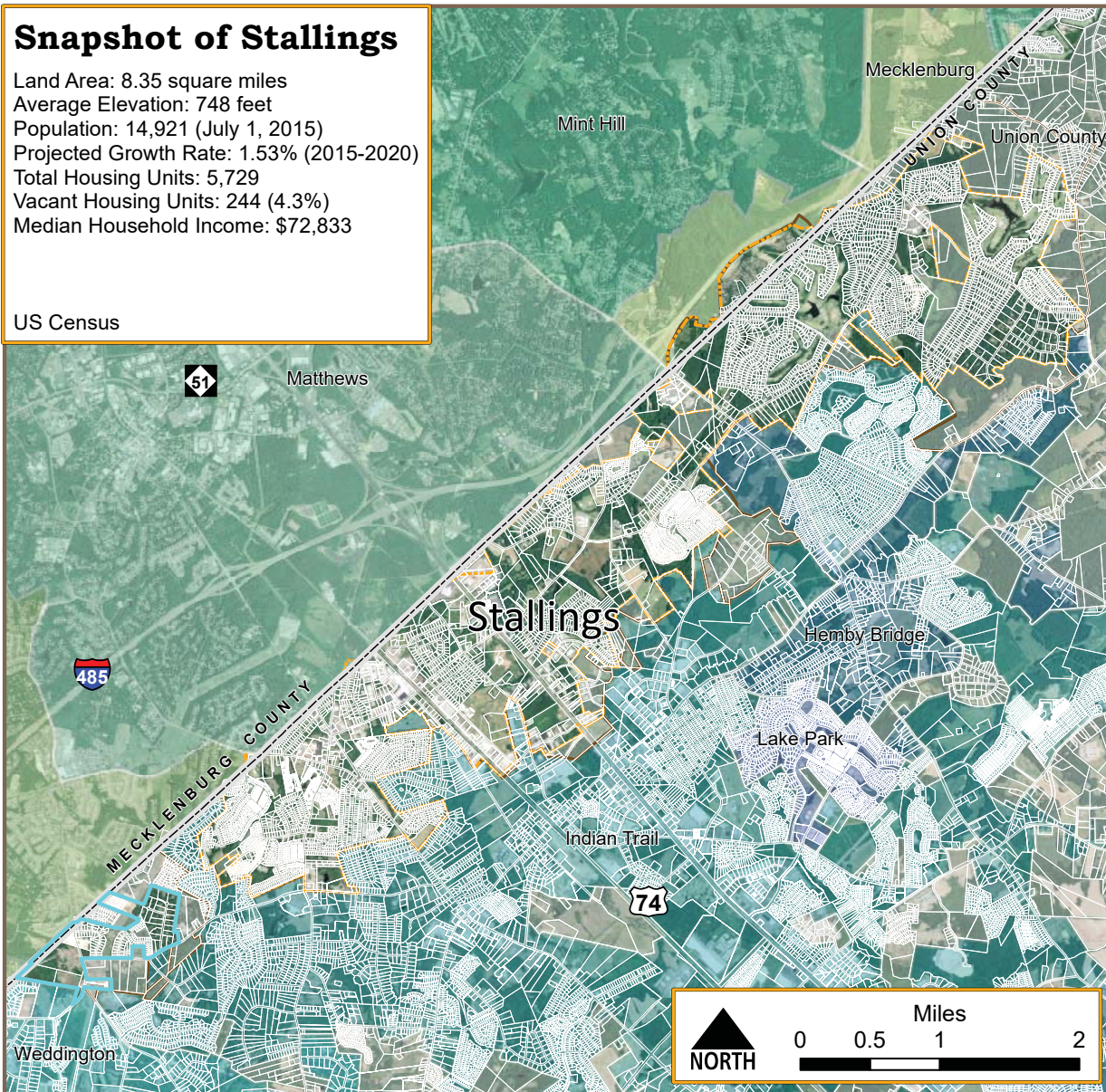
Map created by Centralina  
Council of Governments  
January 2017





# Town of Stallings Comprehensive Land Use Plan

## APPENDICES



## Aerial Imagery

### 2014 Aerial Data

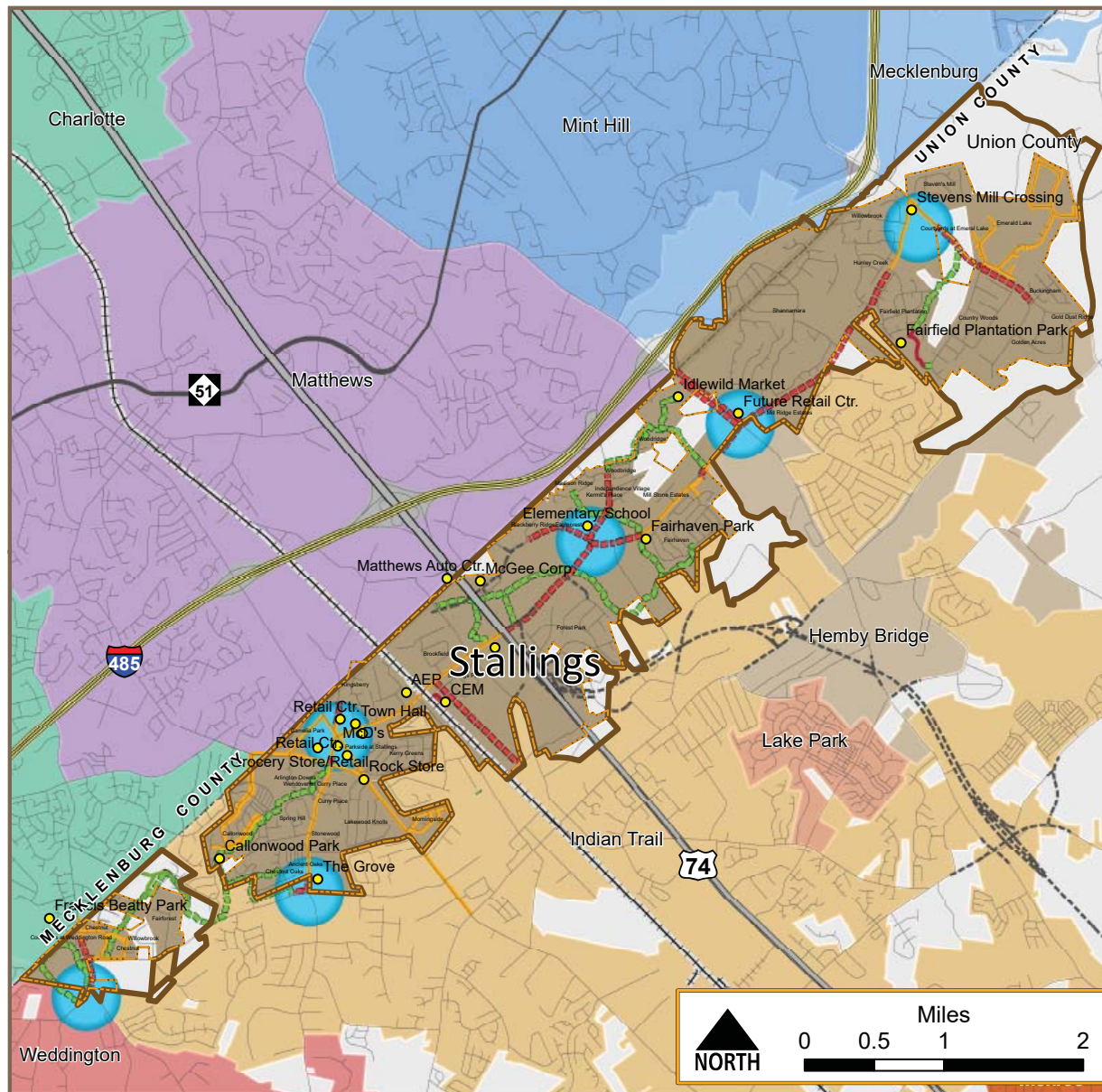
Map created by Centralina  
 Council of Governments  
 January 2017





# Town of Stallings Comprehensive Land Use Plan

## APPENDICES



### Adopted Plans and Planning Areas

● Destinations in Stallings

#### Planned Facilities

--- sidewalk

--- trail

Walkable Center

#### Existing Facilities

Sidewalk

Public Trail

Private Trail

railroads

Monroe Bypass (Alt. D)

Stallings Town Limits

Planning Area

County Line

#### Planning Areas/ETJs

Stallings ETJ Mecklenburg County

Hemby Bridge Stallings

Indian Trail Matthews

Lake Park Mint Hill

Mint Hill Charlotte

Monroe

Weddington

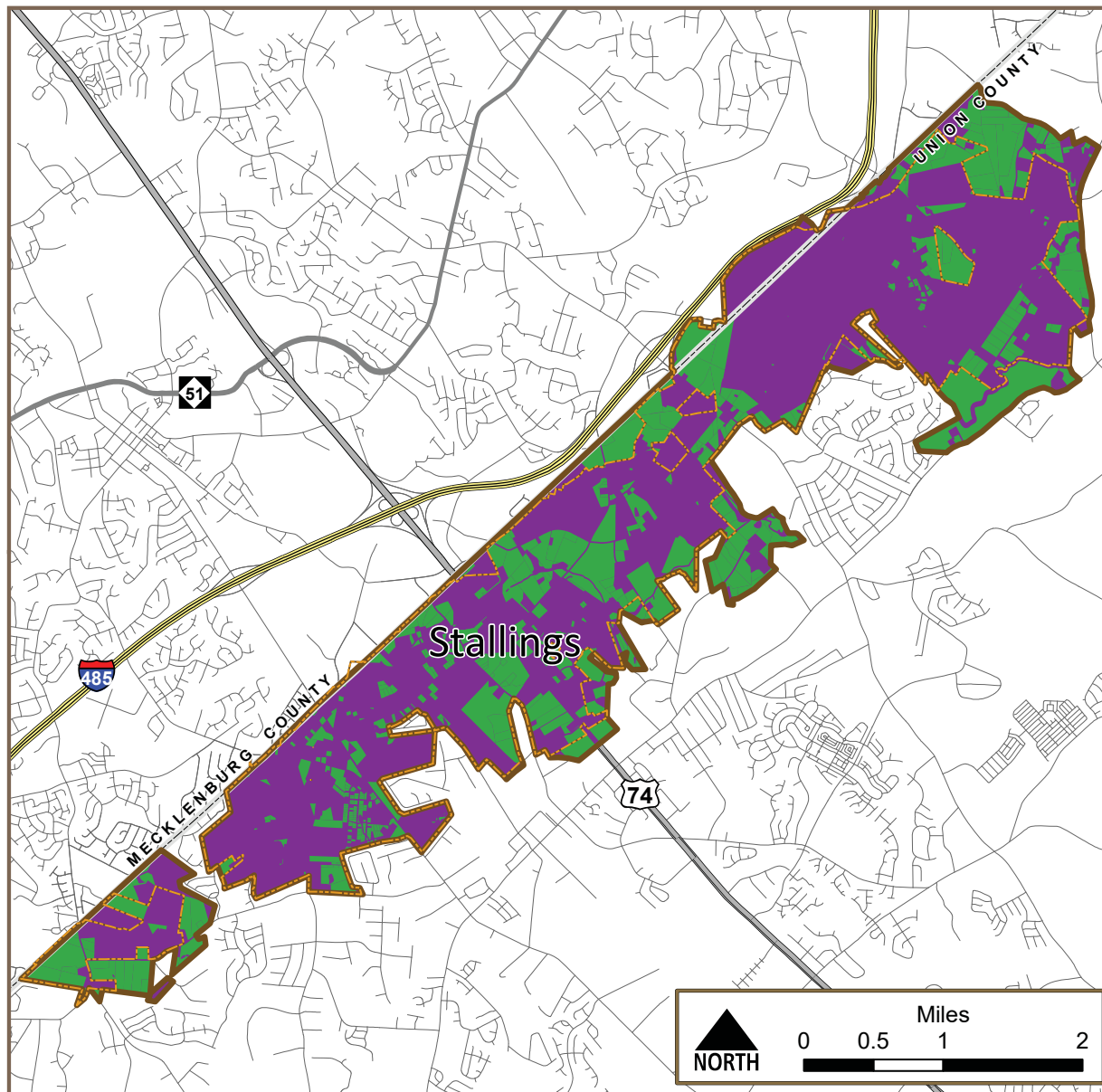
Wesley Chapel

Map created by Centralina  
Council of Governments  
June 2016



# Town of Stallings Comprehensive Land Use Plan

## APPENDICES



### Development Capacity

- High Development Capacity
- Low to No Development Capacity
- Stallings Town Limits
- Planning Area (6,743 acres)
- County Line

**High Development Capacity**  
(2,235 acres / 33%):

- Undeveloped Parcels
- Underdeveloped Parcels

**Low to No Development Capacity**  
(4,508 acres / 67%):

- Developed Parcels
- Preserved Open Space
- Environmental Constraints
- Public Infrastructure

Development Status data collected during 2015  
Metrolina CommunityViz Project and updated  
with 2016 ground reconnaissance

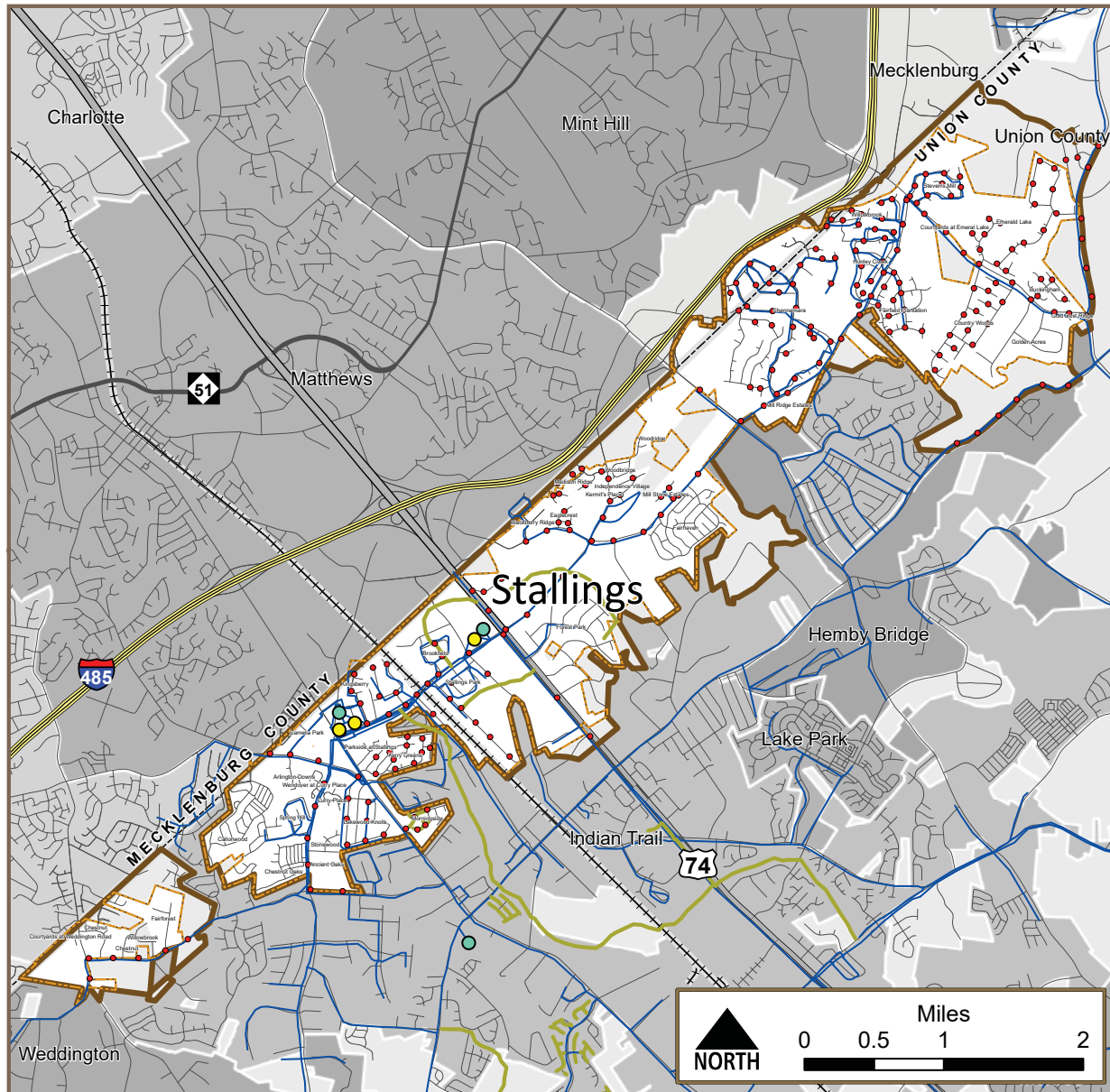
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January 2017





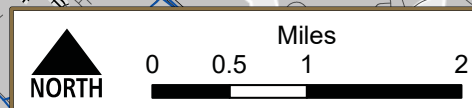
# Town of Stallings Comprehensive Land Use Plan

## APPENDICES



### Infrastructure Water, Sewer

- Hydrants
- Water Tower
- Pump Station
- Water Lines
- Sewer Trunk Lines
- Railroad
- Stallings Town Limits
- Planning Area
- County Line



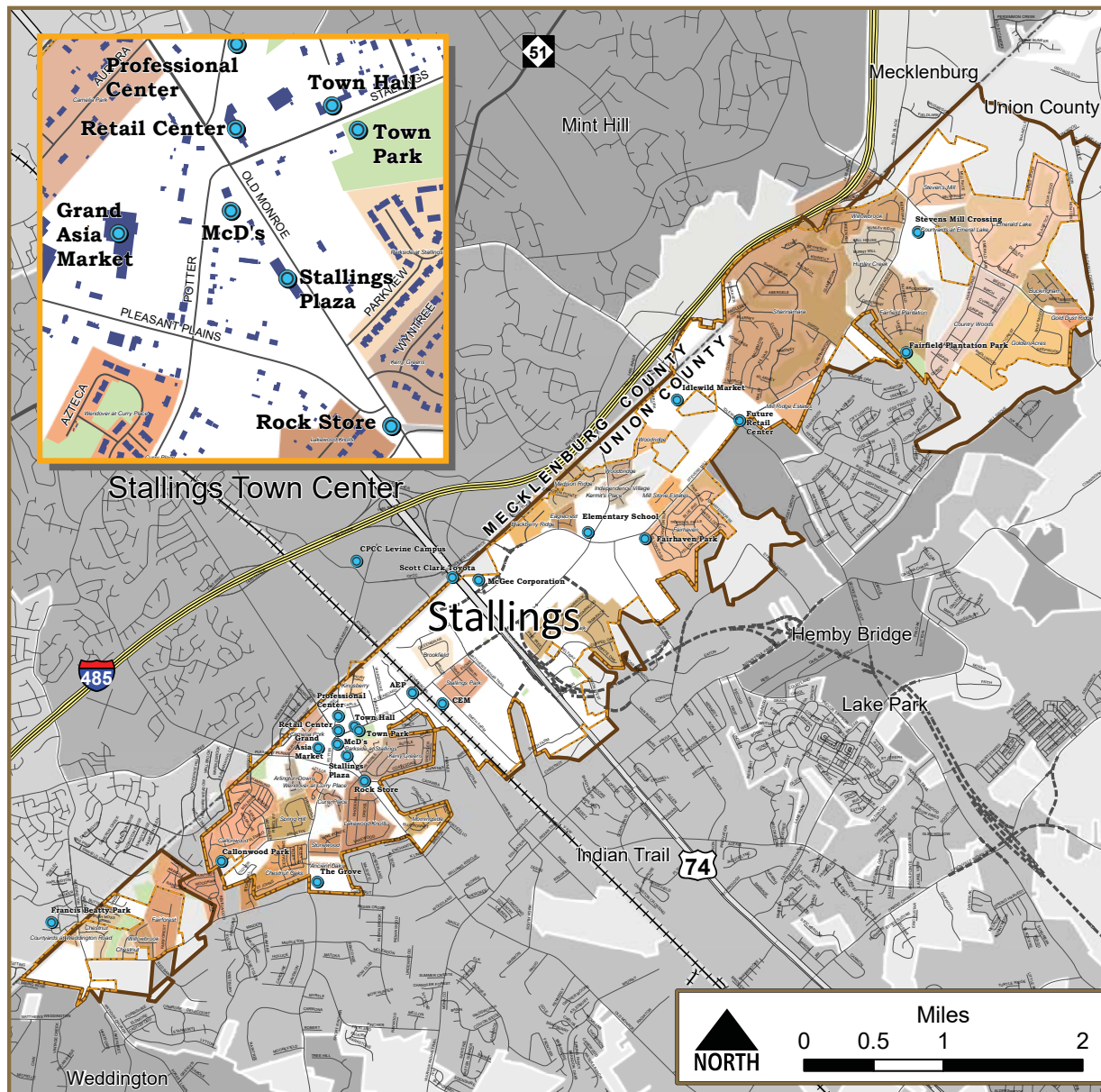
Map created by Centralina  
Council of Governments  
January 2017





# Town of Stallings Comprehensive Land Use Plan

## APPENDICES



### Town of Stallings Comprehensive Plan

## Major Destinations and Neighborhoods

- Major Destinations in Stallings
- Structures (2007)
- Open Space
- Stallings Town Limits
- Planning Area
- County Line
- Road Network**
  - Interstate
  - US Highway
  - NC Highway
  - Monroe Bypass (Alt. D)
  - Local Streets
  - Railroad

Map created by Centralina  
Council of Governments  
January 2017



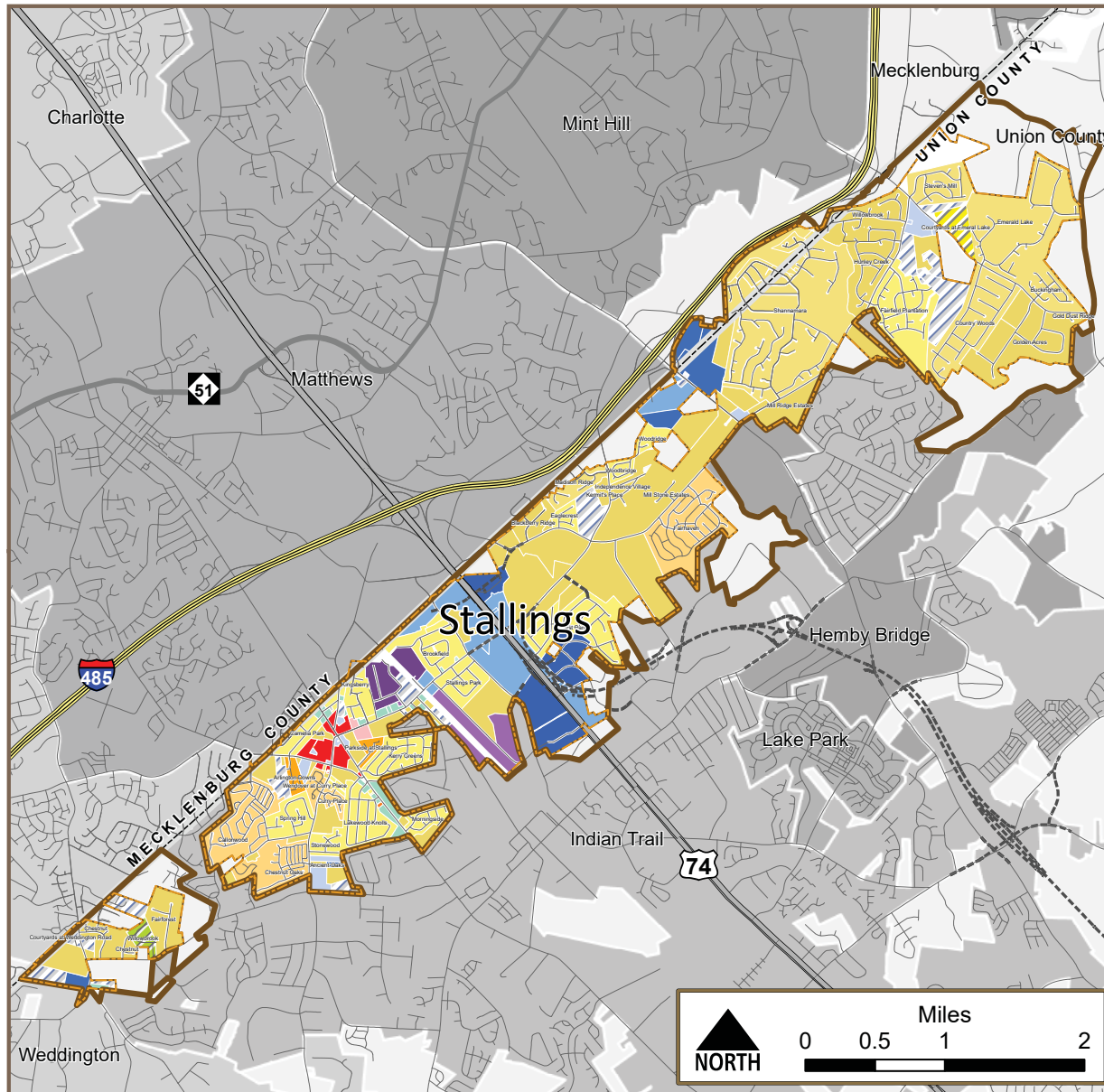
# Town of Stallings Comprehensive Land Use Plan

## APPENDICES



### Zoning

January 15, 2016



#### Zoning Districts

- (BC) Business Center
- (CUGR) General Retail
- (CUNRD) Neighborhood Retail District
- (CUOLR) Office Light Retail
- (CZ) Conditional Zone
- CZ-GR Fork
- CZ-OLR
- CZ-ResEpc
- CZ-ResMer
- (GC) Government Center
- (GR) General Retail
- (HI) Heavy Industrial
- (LI) Light Industrial
- (MFR) Multi-family Residential
- (MR) Mixed Residential
- (NRD) Neighborhood Retail District
- (OLR) Office Light Retail
- (R10) Residential
- (R15) Residential
- (R20) Residential
- (TC) Town Center
- Stallings Town Limits
- County Line

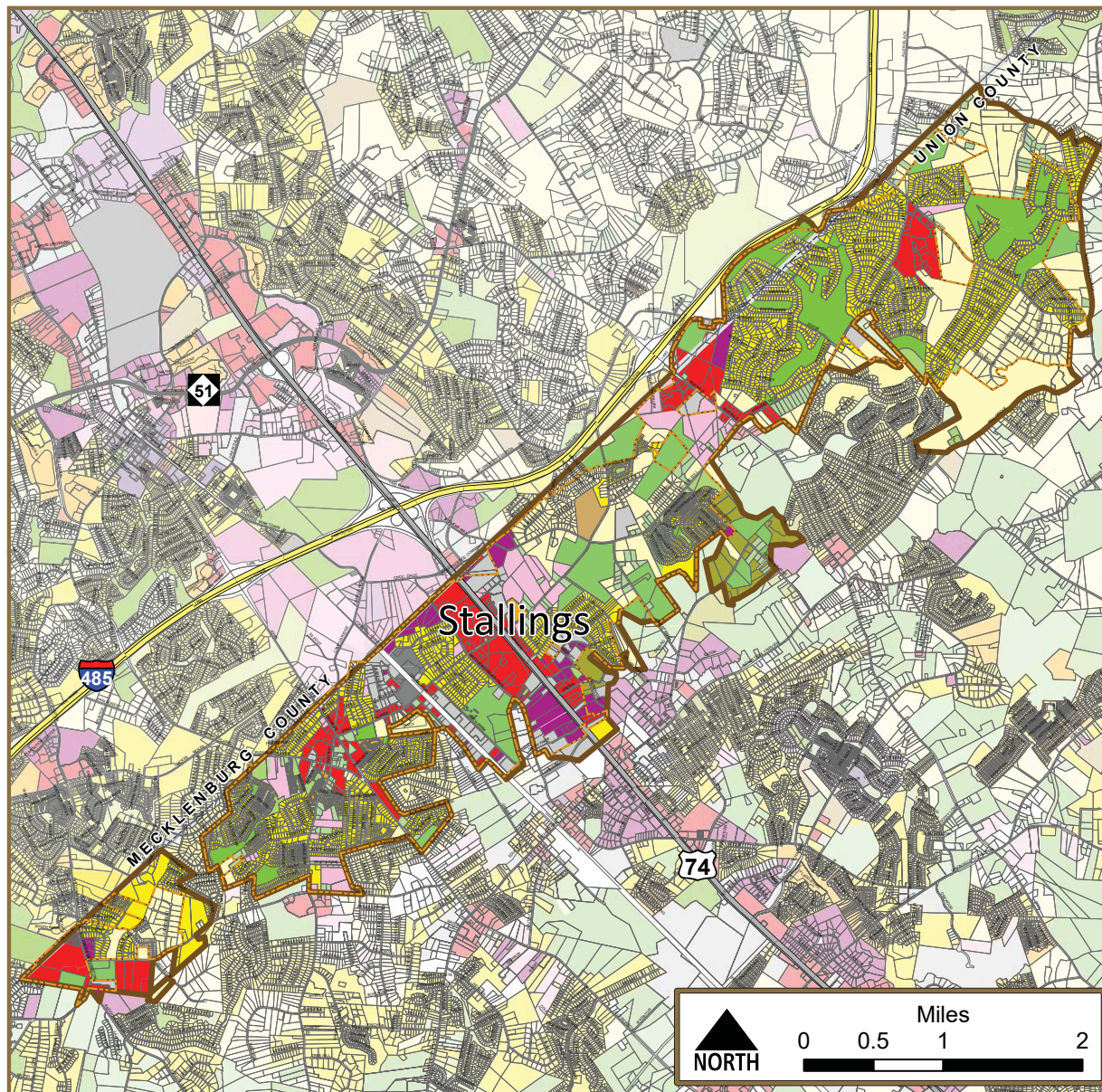
Map created by Centralina  
Council of Governments  
January 2017





# Town of Stallings Comprehensive Land Use Plan

## APPENDICES



## Existing Land Use

### Land Use

- Heavy Industrial Center
- Light Industrial Center
- Working Farm
- Rural Living
- Preserved Open Space
- Recreational Open Space
- Large Lot Residential
- Single-family Neighborhood
- Multi-family Neighborhood
- Town Home Community
- Suburban Commercial Center
- Suburban Office Center
- Town Center
- Walkable Activity Center
- Walkable Neighborhood
- Educational Campus K-12
- Regional Employment Center
- Special District
- Stallings Town Limits
- Planning Area
- County Line

Land Use derived from Community Types data collected during 2015 Metrolina CommunityViz Project

Map created by Centralina Council of Governments  
January 2017

