



July 21, 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.		Agenda Approval	Chair	Approve/Amend Agenda Motion: I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: _____.
2.		Text Amendment TX26.07.01 – Recreational Facilities and Community Amenities A. Staff is proposing an amendment to establish supplemental standards for new or expansions of existing recreation facilities and community amenities. B. Statement of Consistency and Reasonableness	Max Hsiang, Planning Director	Recommendation Motion: I make the motion to recommend: 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.
3.		Adjournment	Chair	Motion: I make the motion to adjourn.



To: Planning Board
From: Max Hsiang, Planning Director
Date: 07/21/2026
Re: TX26.07.01 – Recreational Facilities and Community Amenities

Request

At the request of the Town Council, staff prepared a text amendment to establish consistent development standards for pickleball and similar recreational amenities in the Stallings Development Ordinance. Existing regulations provide limited standards for certain recreational uses but do not establish uniform requirements governing the location, design, expansion, and operation of many modern recreational facilities and accessory amenities.

Although pickleball courts and similar facilities are not expressly named or separately regulated by the SDO, staff has a reasonable textual basis under Article 2 to classify a private court as accessory to a principal use. However, that classification does not authorize staff to apply standards or exceptions that are expressly limited to other uses, such as the existing lighting provisions specific to tennis courts.

During the research and development of proposed pickleball standards, staff identified an opportunity to modernize and consolidate regulations applicable to similar recreational facilities and community amenities. Rather than establishing standards for a single recreational use, the proposed amendment creates a comprehensive framework applicable to new and future recreational facilities, substantial expansions of existing facilities, and qualifying accessory recreational amenities.

The amendment establishes objective standards intended to promote compatibility with surrounding development and address potential impacts related to noise, lighting, operational intensity, and proximity to residential neighborhoods. The proposed framework also provides clearer expectations for applicants, neighboring property owners, and Town staff during development review, permitting, inspections, and enforcement.

Purpose

The purpose of this amendment is to:

- Establish a comprehensive supplemental standard for Recreational Facilities and Community Amenities applicable to all zoning districts where such uses are permitted.
- Replace the existing "Swim and Tennis Club" classification with the broader "Recreational Facilities and Community Amenities" use classification to better reflect contemporary recreational facilities and community amenities.
- Establish objective development standards governing minimum site area, separation distances, lighting, operational characteristics, permitting, and design.
- Clarify when modifications to existing recreational facilities require compliance with current development standards.

- Recognize that certain recreational facilities, including outdoor pickleball courts, generate unique operational characteristics due to repetitive impulsive noise, frequency of play, and intensity of use, and establish additional objective standards where necessary to address those impacts.
- Ensure recreational facilities remain compatible with adjacent residential development while preserving opportunities for parks, athletic facilities, community amenities, and neighborhood recreation.
- Promote consistent administration and enforcement through objective standards that can be uniformly applied during development review, permitting, inspections, and code enforcement.

Staff reviewed recreational facility regulations adopted by neighboring municipalities. Although each municipality regulates recreational facilities differently, each employs objective zoning standards, including site design, buffering, lighting, operational standards, and development review, to promote compatibility between recreational facilities and adjacent land uses. The proposed amendment incorporates similar objective regulatory principles while tailoring the standards to the Stallings Development Ordinance.

Proposed Text Amendment – Recreational Facilities and Community Amenities

Article 2

2.13-9 Recreational Facilities and Community Amenities

Add the following language:

Accessory recreational facilities and community amenities shall comply with Supplemental Standard 10.1-29 where applicable.

Article 3 Definitions

***Pickleball Court.* An outdoor or indoor athletic court designed and intended primarily for the game of pickleball, including associated fencing, net systems, player areas, and spectator seating.**

***Outdoor Pickleball Facility.* A recreational use consisting of one or more pickleball courts operated for public, private, commercial, or membership use.**

***Recreational Facility.* A permanent principal or accessory use designed for active or passive recreation, including athletic courts, athletic fields, clubhouses, community centers, swimming pool ls, playgrounds, dog parks, pavilions, fitness areas, and similar amenities.**

Article 8 – Table of Uses

- Revise the existing "Swim and Tennis Club" use to "Recreational Facilities and Community Amenities"

- Assign Supplemental Standard S10.1-29 to every residential zoning district (AG, SFR, MFT, TNDO, TC, CIV, MU-1, and MU-2) in which these facilities are permitted.

#	L = listed use CZ = conditional zoning S = Use listed with additional standards SUP = Special Use Permit Reference SIC and NAICS code for further data on the listed uses.	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2, SFR-3 & SFR-MH)	Multi-Family Residential Transitional 1 (MFT)	Traditional Neighborhood Development Overlay (TNDO)	Town Center (TC)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)
175	Raceway (Go-cart, Motorcycle, &/or Automobile)								
176	Recorded Media Sales (Record/Compact Disc/Tape)				L	L			L
177	Recreation Facilities and Community Amenities	S(10.1-29)	S(10.1-29)	S(10.1-29)	S(10.1-29)	S(10.1-29)	S(10.1-29)	S(10.1-29)	S(10.1-29)
178	Religious Institutions (Church, Synagogue, Mosque or Place of Worship)				S (10.1-11)	S (10.1-11)	S (10.1-11)	S (10.1-11)	S (10.1-11)

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204	Sports and Recreation Clubs, Indoor				L	L	L	L	L	L	L
205	Stationery Store				L	L			L	L	L
206	Swim and Tennis Club	S-10.1-29	S-10.1-29	S-10.1-29	S-10.1-29		S-10.1-29	S-10.1-29	S-10.1-29	S-10.1-29	S-10.1-29
208	Swimming Pool As Accessory Use	L	L	L	L		L	L	L		

- Revise Athletic Fields in current listed zoning districts subject to Supplemental Standard S10.1-29.

#	L = listed use CZ = conditional zoning S = Use listed with additional standards SUP = Special Use Permit Reference SIC and NAICS code for further data on the listed uses.	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2, SFR-3 & SFR-MH)	Multi-Family Residential Transitional 1 (MFT)	Traditional Neighborhood Development Overlay (TNDO)	Town Center (TC)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)
19	Arts and Crafts Store				L	L			L
20	Asphalt Plant								
21	Athletic Fields	L-S(10.1-29)	L-S(10.1-29)	L-S(10.1-29)	L-S(10.1-29)		L-S(10.1-29)		L-S(10.1-29)
22	Auditorium, Coliseum or Stadium						L		L

Article 10

Add revised language to 10.1-29:

10.1-29 **Recreational Facilities and Community Amenities**

(A.) The additional standards below apply to any Zoning District listed with these additional standards in Article 8 – Table of Uses.

(B.) **Applicability**

- (1.) The standards of this section shall apply to all permanently installed recreational facilities and community amenities, including but not limited to pickleball courts, tennis courts, basketball courts, athletic fields, clubhouses, community centers, community swimming pools, community playgrounds, dog parks, pavilions, amenity centers, recreation buildings, and similar facilities not otherwise listed in the Table of Uses, whether established as a principal use or accessory use.
- (2.) Recreational facilities and community amenities associated with a subdivision, planned residential development, multifamily development, mixed-use development, commercial development, civic development, or institutional development shall be identified and approved as part of the applicable development approval.

- (3.) Recreational facilities and community amenities accessory to an individual principal use on an existing lot may be permitted when such facilities comply with the standards of this section and all other applicable requirements of this Ordinance.
- (4.) Land designated as open space, common area, conservation area, or similar reserved area within an approved development shall not be converted to a recreational facility or community amenity unless reviewed and approved as an amendment to the applicable development approval and found to comply with this section.
- (5.) Compliance with this section shall be demonstrated by Site Development Plan Review in accordance with Article 7, permitting, and Zoning Compliance Inspection.

(C.) Development Standards

(1.) Minimum Site Area

- (a.) The minimum site area shall be two (2) acres for recreational facilities established as a principal use. Recreational facilities located within common open space of an approved residential development shall not be subject to the minimum site area requirement but shall comply with all other requirements in this section and all applicable open space and development approval requirements.
- (b.) Where a recreational facility is accessory to an approved residential development, the recreational facility shall not be construed as establishing a separate principal use.

(2.) Minimum Separation, Sound, and Hours of Operation

- (a.) Except as otherwise provided in this section, there shall be a minimum fifty (50) foot separation between any clubhouse, community swimming pool, court, athletic field, playground, pavilion, indoor/enclosed recreation facilities, and similar facilities not otherwise listed and the nearest adjacent residentially zoned property line or established residential dwelling, measured from whichever results in the greater separation distance.
- (b.) Outdoor pickleball courts and outdoor pickleball facilities, including dual-use or multi-use courts striped or designed for outdoor pickleball, shall comply with one of the following separation requirements:
 - (1.) Maintain a minimum separation of three hundred (300) feet from the nearest adjacent residentially zoned property line or established residential dwelling, measured from whichever results in the greater separation distance; or
 - (2.) Maintain a minimum separation of one hundred and forty (140) feet from the nearest adjacent residentially zoned property line or established residential dwelling, measured from whichever results in the greater separation distance, provided that a minimum Type A Landscaping Buffer is incorporated in the separations and is installed and maintained in accordance with Article 11.

- (c.) Separation shall be measured in a straight line from the nearest edge of the court or playing surface, court enclosure, or associated fencing, whichever is closest to the nearest applicable residential zoning boundary, residential lot line, or existing established residential dwelling.
- (d.) Amplified sound and noise shall comply with the applicable provisions of Article 2 and the Town of Stallings Code of Ordinances.
- (e.) Outdoor pickleball courts shall not be used between 9:00 p.m. and 7:00 a.m. and a sign shall be posted at each entrance saying such.
- (f.) Compliance with the separation requirements of this subsection shall be determined at the time a recreational facility or community amenity subject to this Section is approved. The subsequent rezoning of another property to a residential zoning district or construction of a residential dwelling on another property shall not affect the lawful status of an existing recreational facility or community amenity solely because the rezoning or location of the new dwelling results in a separation distance that is less than otherwise required by this subsection.

(3.) Swimming Pools

- (a.) Community swimming pools shall comply with the requirements of this Section.
- (b.) Outdoor community swimming pools shall be protected by a non-climbable fence or equivalent enclosure a minimum of four (4) feet in height. Access gates shall be self-closing and self-latching and shall be equipped with hardware capable of being securely locked.
- (c.) Private residential swimming pools regulated by Section 2.13-7 shall be exempt from this Section.

(4.) Lighting

- (a.) All light fixtures (freestanding, flood, or any other form of light fixture) shall be provided with full cut-off fixtures, visors, or any other suitable directional control to direct light either downward or directly on the appropriate building. Wall pack lighting is not permitted.
- (b.) No light fixture shall create any glare or spillover lighting effects on any adjacent residential properties or streets.
- (c.) Pickleball courts, including dual-use or multi-use courts designed or striped for pickleball play, shall not be illuminated.

(5.) Supplemental Standards

The standards of this section are supplemental to any other applicable standards contained elsewhere in this Ordinance. Where conflicts exist, the more restrictive standard shall apply.

(6.) Existing Recreational Facilities

Existing recreational facilities lawfully established prior to the effective date of this section may continue. Ordinary repair, maintenance, and replacement of existing facilities shall be permitted. Expansion of an existing recreational facility exceeding fifty percent (50%) of the existing developed recreational area or courts, or the addition of a new recreational amenity including but not limited to a court, athletic field, swimming pool, clubhouse, or recreation building, shall comply with the applicable requirements of this section.

Original language to be replaced by this text amendment:

10.1-29 Swim and Tennis Club.

~~(A.) The additional standards below apply to any Zoning District listed with these additional standards in Article 8 - Table of Uses. (Amended July 28, 2025)~~

~~(B.) Development Standards:~~

~~(1.) The minimum area shall be two (2) acres. The minimum area shall be one~~

~~(1) acre if located as part of a common area within a development.~~

~~(2.) There shall a minimum fifty (50') foot separation between clubhouse, swimming pool, lighted tennis court, or athletic field and any adjacent residentially-zoned property.~~

~~(3.) Outdoor swimming pools shall be protected by a non-climbable type fence, or equal enclosure, a minimum four (4) feet in height and equipped with a self- closing and positive self-latching gate provided with hardware for permanent locking.~~

~~(4.) Site lighting shall be full cut-off fixtures. If proof is provided that such lighting is inadequate for the tennis courts, the Development Administrator may approve other lighting for the tennis courts only.~~

Staff Recommendation

Staff recommends approval of Text Amendment TX26.07.01. The proposed amendment was initiated at the request of the Town Council to establish development standards for pickleball courts throughout the Stallings Development Ordinance. The amendment broadens the existing use classification, applies uniform supplemental standards across applicable zoning districts, establishes minimum development standards for recreational amenities, and requires qualifying improvements to existing facilities to comply with the new regulations. These amendments provide greater consistency in administering the ordinance, establish consistent standards for recreational facilities where the ordinance currently contains varying requirements, and establish clear expectations for the design and placement of recreational facilities throughout the Town.

Examples



A view from the Town Hall to the pickleball courts at Stallings Park.

360 ft separation

Examples



50 ft Distance

Examples



100 ft Distance

Pickleball sound still clear

Examples



140 ft Distance

Examples

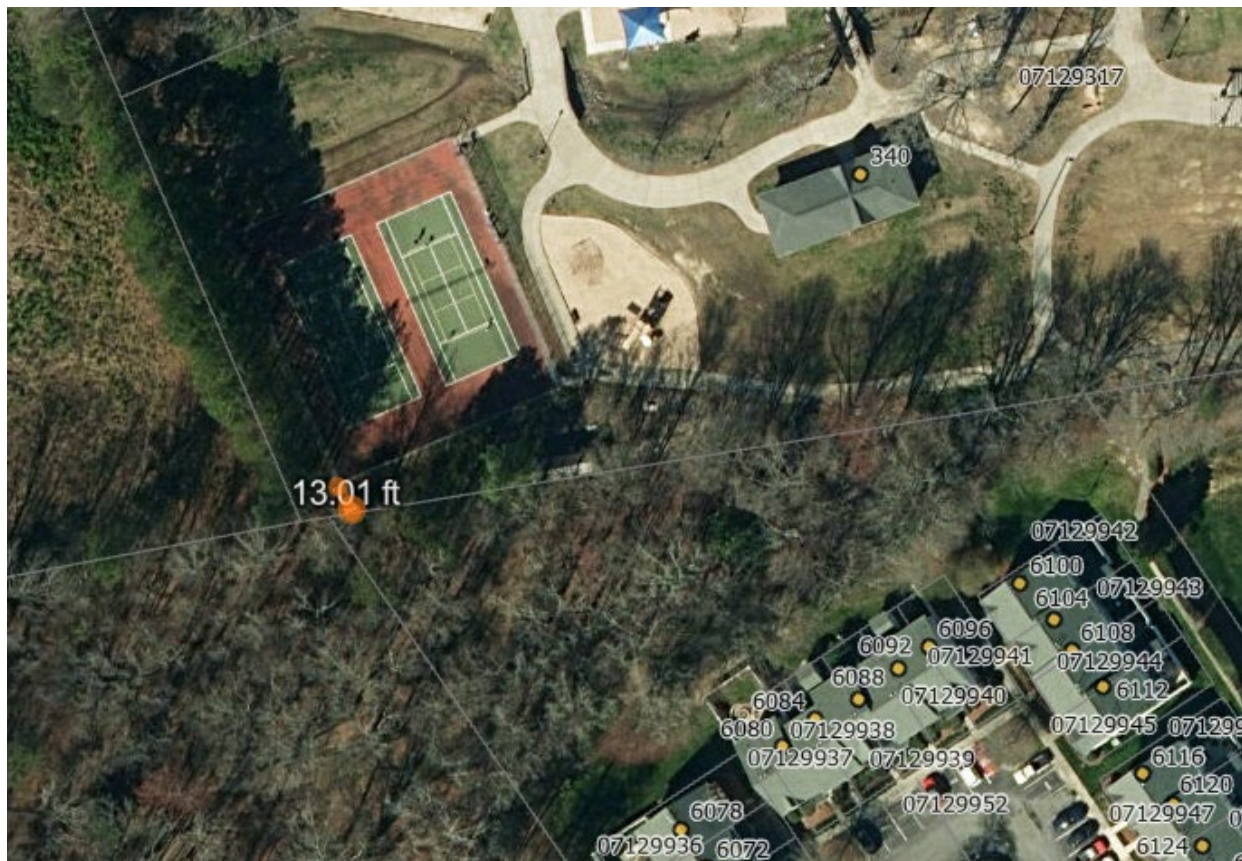


300 ft Distance

Pickleball sound less noticeable

Examples

Distance to Parkside neighborhood boundary



Distance to Parkside home boundary





Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX26.07.01

REQUEST: Text Amendment TX26.07.01 to amend the Stallings Development Ordinance by replacing the existing “Swim and Tennis Club” use classification with “Recreational Facilities and Community Amenities” and establishing updated supplemental standards for recreational facilities, including pickleball courts. The amendment establishes standards addressing applicability, minimum site area, separation from residential uses, buffering, hours of operation, lighting, development review, and modifications to existing recreational facilities.

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 establishes clear and consistent standards for recreational facilities and community amenities, promotes compatibility with surrounding development, and provides objective requirements for the location, design, operation, and expansion of such facilities.

Recommended this the ____ day of _____, 2026.

Planning Board Chair

Attest:

Planning Staff