



August 19, 2025
 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.		Approval of Minutes A. July 15, 2025, Minutes	Chair	Approve/Amend Minutes Motion: I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: -----
3.		General Rezoning RZ25.06.01 - Stallings Church, Inc. A. Stallings Church, Inc. requests a general rezoning for 1125 Stallings Rd from IND to CIV and for 0 Stallings Rd from SFR-3 to CIV. B. Statement of Consistency and Reasonableness	Brig Sheehy, GIS Planning Technician	Recommendation Motion: I make the motion to recommend: 1) Approval of the request as presented. 2) Defer the request to ----- 3) Deny the request as submitted.
4.		Text Amendment TX25.08.01 - TIA Ordinance Amendment A. Staff requests an update to the TIA Ordinance in Article 7 of the Stallings Development Ordinance to improve clarity, efficiency, and consistency of existing TIA processes. B. Statement of Consistency and Reasonableness	Kevin Parker, Engineering Director	Recommendation Motion: I make the motion to recommend: 1) Approval of the request as presented. 2) Defer the request to ----- 3) Deny the request as submitted.
6.		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 July 15, 2025, at 6:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28104.

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

Planning Board members absent: Charman Robert Koehler

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

Vice-Chairman Jacqueline Wilson recognized a quorum.

Invocation and Call to Order

Vice-Chairman Jacqueline Wilson called the meeting to order at 5:59 pm.

1. Approval of Agenda

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

2. Approval of Minutes

A. June 17, 2025, Minutes

Board Member Van de Riet made the motion to approve the minutes from July 17, 2025. The motion was unanimously approved after a second from Board Member Paren.

3. CZ25.03.01

A. Hendrick Automotive Group, LLC requests a zoning change from C-74 to CZ-IND to allow for the development of an Advanced Manufacturing Campus.

B. Statement of Consistency and Reasonableness.

Planning Director Hsiang presented CZ25.03.01 conditional zoning request by Hendrick Automotive Group, LLC to conditionally rezone parcels zoned from C-74 to CZ-IND. The change would allow for to allow advanced industrial uses on the parcels. Planning Director Hsiang stated that this request aligns with the Town's Comprehensive Land Use Plan and the Small Area Plan, both of which show economic development and the creation of high-quality employment opportunities.

Planning Director Hsiang stated that Staff Recommends approval of CZ25.03.01 as submitted as it meets the goals of the Comprehensive Land Use Plan and Economic Development Plan by providing employment, office, and commercial opportunities in the area.

Greg Hartley spoke on behalf of the applicant, presenting the anticipated uses and features of the planned campus.

After a brief discussion and questions, Board Member Van de Riet made the motion to approve the recommendation of CZ25.03.01 with a statement that CZ25.03.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Couzens.

4. CZ25.03.02

A. JLN Sports and Games LLC requests a zoning change from IND to CZ-IND to allow for the development of a self-storage facility with retail and office uses.

B. Statement of Consistency and Reasonableness.

Planning Director Hsiang presented CZ25.03.02 conditional zoning request by JLN Sports and Games LLC to conditionally rezone the parcel zoned from IND to CZ-IND. The change would allow for a mix of uses not permitted under existing zoning. Planning Director Hsiang stated that staff recommends approval of this conditional zoning with multiple conditions including exposed brick, restrictions on commercial components, etc.

After a brief discussion and a presentation from the applicant, Board Member Couzens made the motion to approve the recommendation of CZ25.03.02 with a statement that CZ25.03.02 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Van de Riet.

5. TX25.07.01

- A. Staff requests an update to multiple Articles of the Stallings Development Ordinance to improve clarity and consistency of existing standards.
- B. Statement of Consistency and Reasonableness.

Senior Planning Technician King presented TX25.07.01 for a text amendment to multiple Articles of the Development Ordinance. The change is intended to improve clarity and consistency of existing provisions. It will also support the broader goal of maintaining a clear and effective Development Ordinance that remains user-friendly to residents, developers and staff. Senior Planning Technician King stated that staff recommends approval of this text amendment.

After a brief discussion, Board Member Van de Riet made the motion to approve the recommendation of TX25.07.01. The motion was approved unanimously after a second from Board Member Couzens.

Board Member Van de Riet made the motion for the statement that TX25.07.01 is consistent and reasonable. The motion was approved unanimously after a second from Board Member Couzens.

6. Adjournment

Board Member Paren made the motion for adjournment. The motion was approved unanimously after a second from Board Member Van de Riet.

The meeting adjourned at 7:36 pm.

Robert Koehler, Chairman

Brig Sheehy, GIS Planning Technician



General Rezoning Application RZ25.06.01

02-01-2023

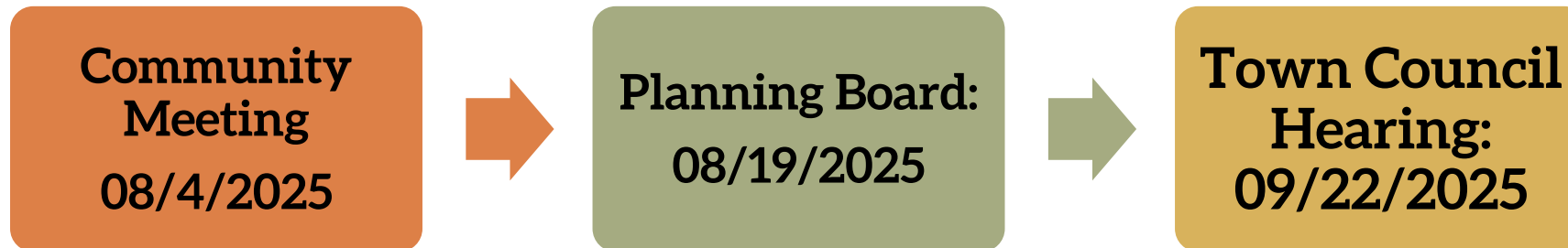
Staff Report | Planning Board

Request



□ Zoning Request

Stallings Church Inc. submitted a general rezoning request for **Single-Family Residential 3 (SFR-3)** and **Industrial (IND)** to **Civic (CIV)** at the location at parcel IDs #07126045 and #07126044, 2 properties 2.944 acres (total) in size on Stallings Road.



Project Summary

Location:

- 1125 Stallings Road

Ownership:

- Stallings Church Inc

Current Zoning:

- SFR-3 & IND

Existing Use:

- Single family residence (to be demolished) & vacant

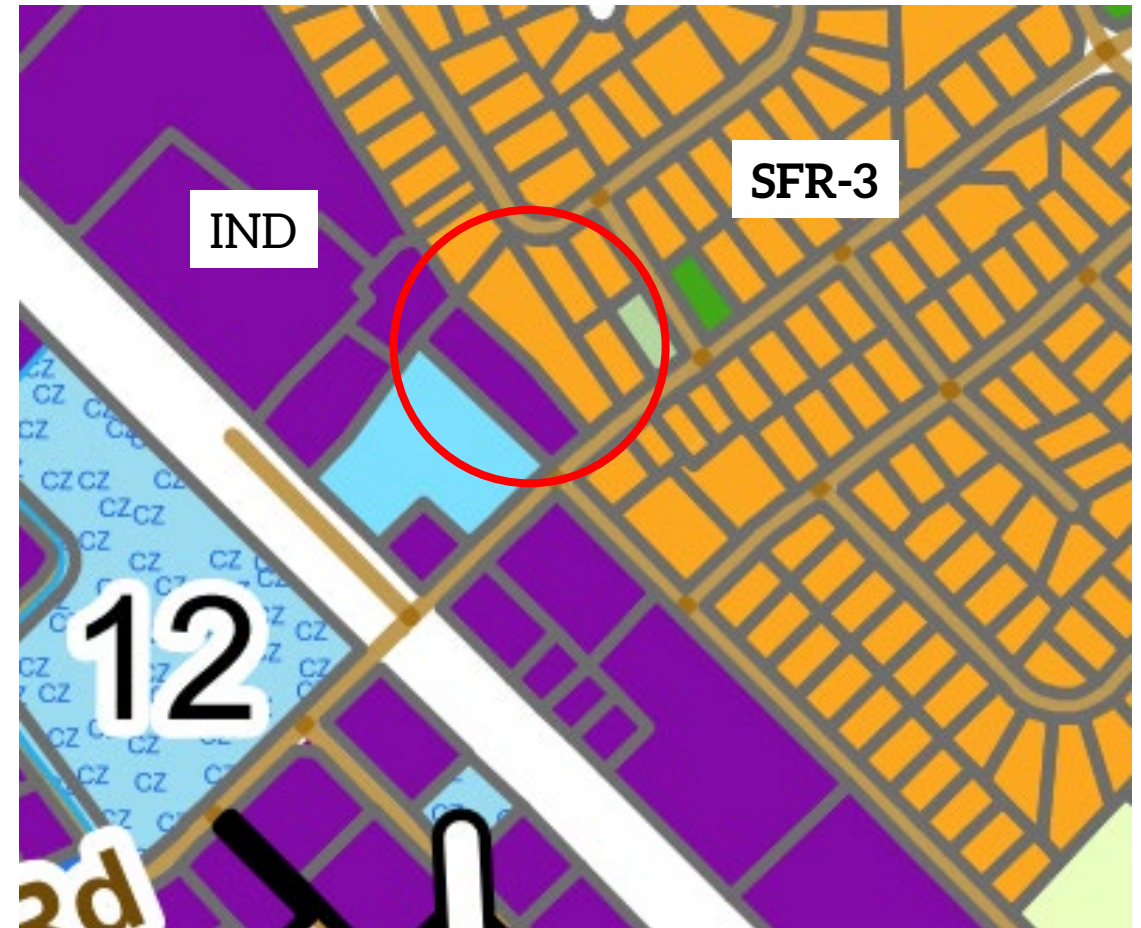
Site/Project Size:

- 2.944 acres

Traffic Generation:

- N/A

Current Zoning:



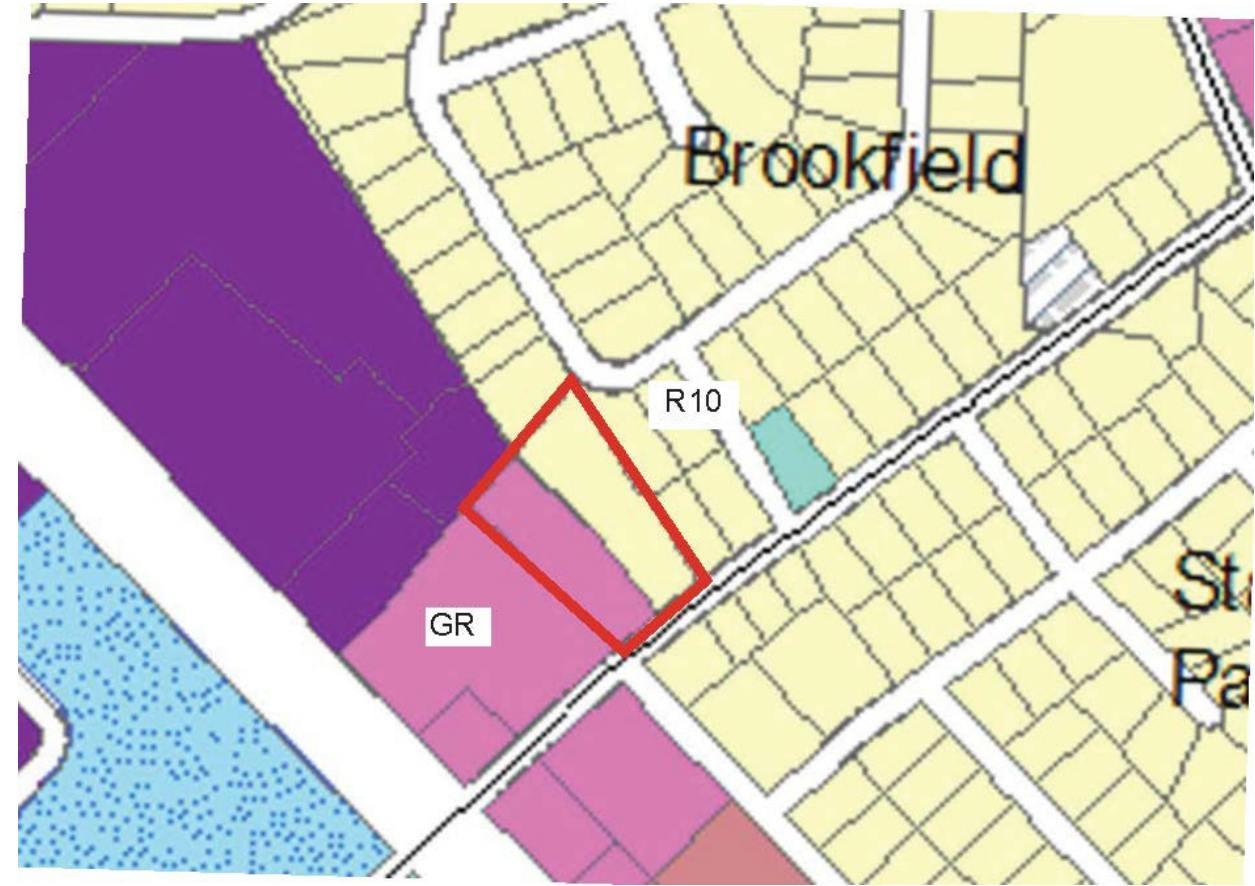
Aerial & Streetview



History



- In 2018, the Town of Stallings adopted a new Development Ordinance, which rezoned these properties from GR (General Retail) and R10 (Residential District) to IND (Industrial) and SFR-3 (Single Family Residential 3).
- The 2 parcels are owned by Stallings Church, INC.





Future Land Use



Suburban Commercial Center

Suburban shopping centers serve the daily needs of surrounding residential neighborhoods. They typically locate near high-volume roads and key intersections, and are designed to be accessible primarily by automobile. Buildings are set back from the road, typically behind large surface parking lots, with little connectivity between adjacent businesses. Common types of suburban centers include smaller, multi-tenant strip centers, big box stores, small outparcels with a drive-through, and large shopping malls.



Primary Land Uses

- General Commercial Services
- Sit down or Fast Food Restaurant
- Multi-tenant Commercial
- Big Box Commercial
- Bank
- Hotel
- Professional Office

Secondary Land Uses

- Fire Station
- Police Station
- Stormwater Retention/
- Detention Area



FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	20 - 40%
Residential Density	N/A
Non-Residential Intensity	0.15 - 0.25 FAR
Prevailing Building Height	1 - 2 Stories
Average Dwelling Unit Size	N/A
Avg. Non-Resid. Building Size	10,000 - 300,000 SF
Transportation Choices	Auto
Typical Block Length	N/A
Open Space Elements	Natural Areas (Storm Water Retention/ Detention Areas)
Street Pattern	N/A
Street Connectivity	N/A
Parking Provisions	Surface Lot
Typical Street Cross Section	Suburban

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



Small Area Plan



- ▣ The Small Area Plan for this area is: **Town Center**





Staff Recommendation

- Staff recommends approval of RZ25.06.01 to rezone the property to Civic (CIV). This rezoning will make the property consistent with the current use of the property and bring a consistency to the parcels owned by Stallings Church.

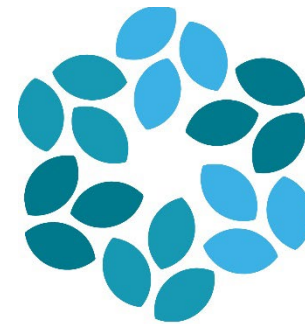
Vote and Statement of Consistency & Reasonableness



- **Step 1.**
 - ▣ Motion to recommend [Approval/Denial](#) for RZ25.06.01.

- **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 helps increase the number of commercial business opportunities in the Town per the Town of Stallings Economic Development Plan.



**PLANNING
& ZONING**
TOWN of STALLINGS

Questions?



Statement of Consistency and Reasonableness

ZONING AMENDMENT: RZ25.06.01

REQUEST: Stallings Church Inc. is requesting a general rezoning of parcels #07126045 and #07126044, identified as case RZ25.06.01, from IND (Industrial) and SFR-3 (Single-Family Residential 3), respectively, to CIV (Civic).

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 change to Civic (CIV) is consistent with the current use of the property and property owners.

Recommended this the __ day of _____, 2025.

Planning Board Chair

Attest:

Planning Staff



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

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

Property Information			
Physical Property Address:	1125 Stallings Road and Adjacent Lot		
Description of Rezoning:	Please see attached sheet.		
Parcel #:	7126045 & 7126044	Total Acreage:	1.44 & 1.5 = 2.94 total
Property Owner(s):	Stallings Church, Inc.		
Owner(s) Address (if different from submittal address):	1115 Stallings Road, Matthews, NC 28104		
Phone:	704-650-8280	Email:	stallingstreasurer@gmail.com
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): Deborah A. Davis Date: 6/24/25

Signature of Zoning Official: _____

Date: _____



STALLINGS CHURCH

A Global Methodist Community

June 23, 2025

To: Town of Stallings Planning/Zoning Department

From: June Surratt, Chairperson, Stallings Church Administrative Council

Stallings Church, Inc. is attaching a rezoning request for Parcels 7126045 and 7126044, known as 1125 Stallings Road and the lot adjacent on Stallings Road. The Administrative Council of Stallings Church, Inc. has approved this request and has authorized three members of the Council to represent the Church in this effort. Those individuals are: Deborah A. Davis and Linda G. Inman, Treasurers and Robert F. Matzke, Head Trustee.

If any further information is needed please reach out to one of the individuals above.

Thank you for your consideration.

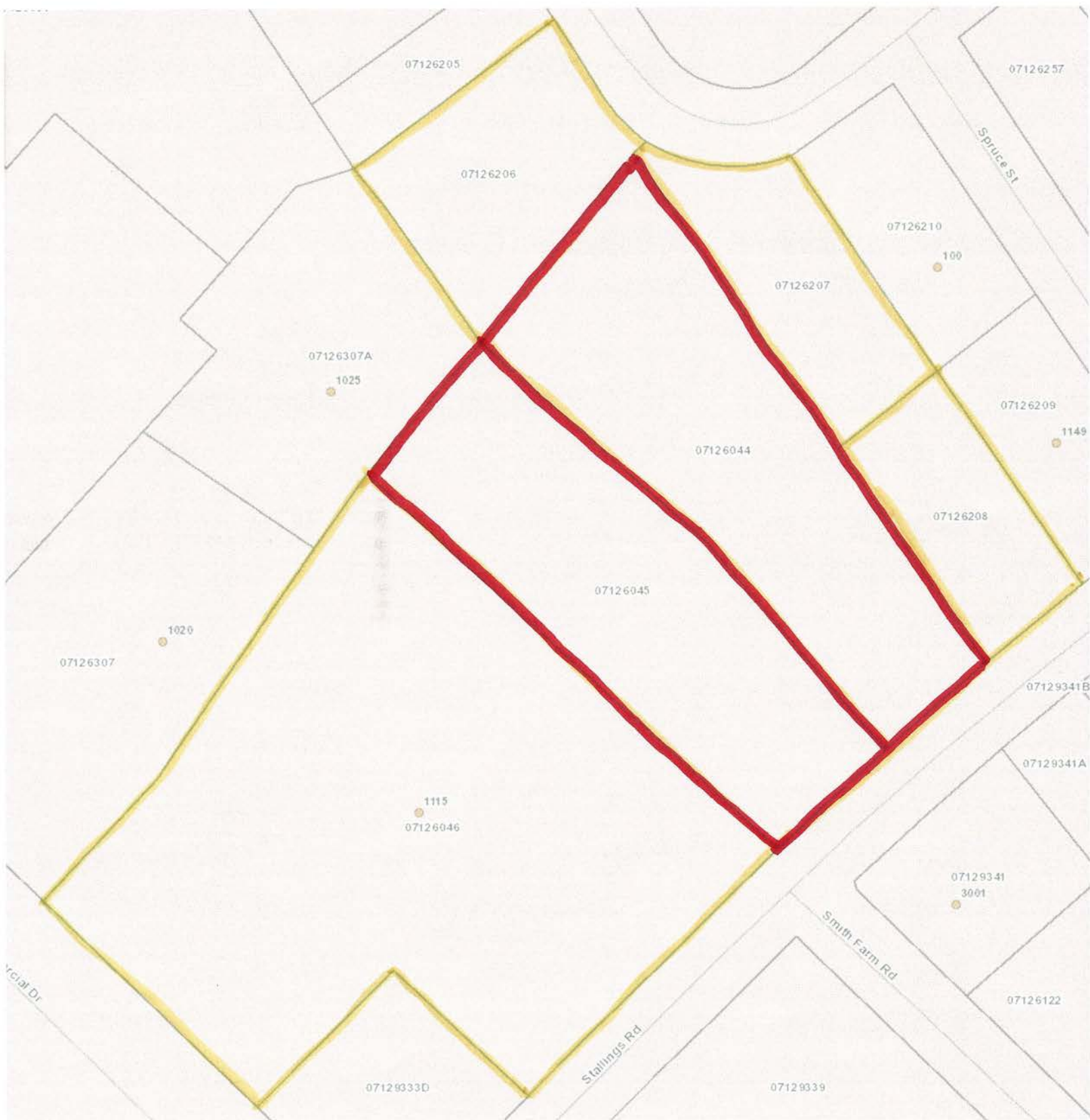
June Surratt
Chairperson
Stallings Church Administrative Council

Description of Rezoning:

We are requesting rezoning of two parcels of land owned by Stallings Church, Inc.

- Parcel 7126045, currently zoned 'Industrial' 1.44 acres
- Parcel 7126044, currently zoned 'Residential', 1.5 acres (adjacent to the above property)

Parcel 7126045 has been zoned Commercial, Residential and Industrial in different years over the last 10 years according to the Union County Tax Records. The property has had a residential dwelling on it since 1959. We are unsure as to the reasoning of why the zoning has changed over the years and do not recall ever being notified of these changes. The dwelling was a rental property for several years but in 2023 we discovered there was mold and water damage issues under the house and asked the tenants to vacate the property. It has been empty since and our current plan is to demolish the house later this summer. On this property there is a large storage building that the Church uses for storage of lawn and other equipment belonging to the Church and on the rear of the property is a large Prayer Garden used by Church members and open to the community. The Prayer Garden extends into the rear of Lot 7126044, which is why we included that property in our request. The storage building and the Prayer Garden will remain on the properties. We are requesting both of these properties to be rezoned Civic.





Memo

To: **Planning Board**
From: Kevin Parker, P.E., Town Engineer
Date: August 19, 2025.
RE: TIA Ordinance Amendment Approval

Background

The current TIA policy requires all TIAs to be prepared by a Town-assigned consultant, with associated costs paid by the applicant. While this ensures consistency, it has limited flexibility for applicants and introduced project delays in some cases. In practice, many developers already have consultants engaged in early site design and planning who are capable of producing the TIA. This amendment accommodates that efficiency while preserving the Town's authority and review standards.

Summary of Changes

The proposed policy amendment:

- Maintains the existing option for Town-managed TIA preparation;
- Adds an alternative option for applicants to use their own consultant—subject to approval by the Town;
- Requires a TIA Review Fee to cover third-party review by a Town-selected consultant;
- Clarifies that the Town retains the right to reject a proposed consultant and require that the TIA be performed by the Town's consultant at the developer's expense;
- Ensures that quality control is maintained through mandatory scoping meetings, MOUs, and independent peer review.

Benefits

- Improves efficiency by leveraging applicant consultant teams;
- Reduces delays by avoiding bottlenecks in the Town's consultant availability;
- Maintains oversight and accountability through third-party review;
- Reduces risk and workload for Town staff and protects the Town's transportation planning objectives;
- Aligns with best practices across peer municipalities in the region.

Requested Action

Staff recommends Planning Board approval of the policy amendments as shown in the **redlined version** of Sections A and E below.

Statement of Consistency and Reasonableness:

The amendment supports efficient and responsible growth by allowing qualified applicant-retained consultants to prepare TIAs, while maintaining the Town's oversight through a required independent review process.

The amendment is reasonable and in the public interest because it streamlines the development process, reduces delays associated with limited consultant availability, and aligns with best practices adopted by peer municipalities. It preserves the Town's authority to ensure technical accuracy, policy compliance, and quality control through mandatory scoping meetings, memoranda of understanding (MOUs), and third-party peer reviews.

Therefore, Staff recommends approval of the proposed policy amendment as presented.

Redlined Policy – Amended Sections A and E Only

Red = new or revised text

A. TIA Determination (Redlined)

The Town shall determine the need for a TIA upon receipt of any development application (by-right or rezoning) accompanied by a sketch or schematic plan. Types of development applications could include, but are not limited to, multifamily developments, single-family developments, commercial developments, or industrial developments. If warranted, **the applicant shall have the option to:**

1. **Have the Town assign a transportation consultant to prepare the TIA, [no change to this process] or**
2. **Utilize a qualified transportation consultant of their own choosing to prepare the TIA, subject to prior review and approval by the Town.**

In either case, the Town shall retain the authority to require, at any time, that a Town-selected consultant perform the TIA in full, at the developer's expense, if it is determined to be in the best interest of the Town by the Town Engineer.

If the applicant elects to use their own consultant, the Town shall hire a separate, Town-selected transportation consultant to perform a technical review of the applicant-prepared TIA to ensure compliance with applicable Town and NCDOT requirements. The applicant shall be responsible for all associated costs through payment of a TIA Review Fee, as outlined in Section E.

At the discretion of the North Carolina Department of Transportation (NCDOT) and the Town, a Transportation Technical Memorandum, in lieu of a full TIA report, may be allowed for some developments. If proposed street connections are not consistent with adopted plans, then an explanation or proposed transportation mitigation alternative that is equal or better shall be discussed in the study. NCDOT and the Town will be responsible for determining whether the alternative mitigation plan meets and/or exceeds the performance standards of the proposed street connections in the adopted plans.

E. Fees (Redlined)

Option 1: TIA Prepared by Town Consultant

Prior to the scoping meeting, the transportation consultant assigned by the Town shall submit a summary of consultant fees to the Town to perform the scoping portion of the TIA. The applicant shall agree to provide payment in full to the Town for these services prior to scheduling of the scoping meeting. After the MOU is prepared, changes by the applicant which require updates to the MOU will result in additional services and must be paid for by the applicant prior to performance of the additional work.

After the scoping meeting, the transportation consultant assigned by the Town shall submit a summary of consultant fees for preparing the TIA to the Town. These fees will account for the work completed throughout the scoping process. Per the MOU, the applicant shall agree to provide payment in full to the Town for preparation of the TIA so that the Town can release the work to the consultant. The Town may require all or a portion of the estimated fees to be paid to the Town prior to commencement of the work. Any additional services incurred by the transportation consultant in addition to the MOU must be approved by the Town and paid for by the applicant.

Option 2: TIA Prepared by Applicant's Consultant with Town Review

If the applicant chooses to retain a qualified transportation consultant to prepare the TIA:

- **The applicant shall be responsible for all costs associated with preparation of the TIA by their consultant.**
- **The Town shall retain a separate, Town-selected consultant to perform a technical review of the TIA.**
- **The applicant shall pay a TIA Review Fee to the Town. This fee shall be based on the scope of the review and the complexity of the project.**
- **The TIA Review Fee must be paid in full to the Town prior to initiation of the review.**
- **Additional review fees may apply if revisions are required due to scope changes, traffic modeling issues, or deficiencies in the original TIA submission.**

Current Policy –Sections A and E Only

- A. TIA Determination** - The Town shall determine the need for a TIA upon receipt of any development application (by-right or rezoning) accompanied by a sketch or schematic plan. Types of development applications could include, but are not limited to, multifamily developments, single family developments, commercial developments, or industrial developments. If warranted, the transportation consultant assigned by the Town shall prepare the TIA. At the discretion of the North Carolina Department of Transportation (NCDOT) and the Town, a Transportation Technical Memorandum, in lieu of a full TIA report, may be allowed for some developments. If proposed street connections are not consistent with adopted plans, then an explanation or proposed transportation mitigation alternative that is equal or better shall be discussed in the study. NCDOT and the Town will be responsible for determining whether the alternative mitigation plan meets and/or exceeds the performance standards of the proposed street connections in the adopted plans.
- E. Fees** – Prior to the scoping meeting, the transportation consultant assigned by the Town shall submit a summary of consultant fees to the Town to perform the scoping portion of the TIA. The applicant shall agree to provide payment in full to the Town for these services prior to scheduling of the scoping meeting. After the MOU is prepared, changes by the applicant which require updates to the MOU, will result in additional services and must be paid for by the applicant prior to performance of the additional work. After the scoping meeting, the transportation consultant assigned by the Town shall submit a summary of consultant fees for preparing the TIA to the Town. These fees will account for the work completed throughout the scoping process. Per the MOU, the applicant shall agree to provide payment in full to the Town for preparation of the TIA so that the Town can release the work to the consultant. The Town may require all or a portion of the estimated fees to be paid to the Town prior to commencement of the work. Any additional services incurred by the transportation consultant in addition to the MOU must be approved by the Town and agreed to and paid for by the applicant prior to performance of the additional work.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX25.08.01

REQUEST: Staff requests an update to Article 7 of the Stallings Development Ordinance to improve clarity, efficiency, and consistency of existing TIA processes.

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 the proposed text amendment, finding it consistent and reasonable with the Comprehensive Land Use Plan’s goals of promoting quality development and adhering to state regulations (NCGS §160D), based on the following reasons:

The amendment supports efficient and responsible growth by allowing qualified applicant-retained consultants to prepare TIAs, while maintaining the Town’s oversight through a required independent review process.

The amendment is reasonable and in the public interest because it streamlines the development process, reduces delays associated with limited consultant availability, and aligns with best practices adopted by peer municipalities. It preserves the Town’s authority to ensure technical accuracy, policy compliance, and quality control through mandatory scoping meetings, memoranda of understanding (MOUs), and third-party peer reviews.

Therefore, Staff recommends approval of the proposed policy amendment as presented.

Recommended this the ____ day of _____, 2025.

Planning Board Chair

Attest:

Planning Staff