



May 19, 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. Kader Joseph	Mary McCall, Deputy Town Clerk	N/A
2.		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: _____.
3.		Approval of Minutes A. February 17, 2026, Minutes	Chair	Approve/Amend Minutes Motion: I make the motion to: 1) Approve the Minutes as presented; or 2) Approve the Minutes with the following changes: _____.
4.		Conditional Zoning CZ26.02.02 - Lawyers Rd Commercial/Office A. Applicant is requesting a conditional rezoning from SFR-1 to CZ-MU-2 to allow approximately 6,000 sq ft of commercial/office space. 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) Approval of the request with recommendations _____. 3) Defer the request to _____. 4) Deny the request as submitted.

#	Time	Item	Presenter	Action Requested/Next Step
5.		<p>Text Amendment TX26.05.01 – Minor Telecommunications Formatting Modification</p> <p>A. Staff proposes an amendment to Article 10 and Article 8: Table of Uses to correct missing wireless telecommunication facility standards.</p> <p>B. Statement of Consistency and Reasonableness</p>	Katie King, Senior Planning Technician	<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>
6.		<p>Text Amendment TX26.05.02 – RV Occupancy</p> <p>A. Staff is proposing an amendment to Article 12.10 to update the RV occupancy regulations and clarify enforcement actions.</p> <p>B. Statement of Consistency and Reasonableness</p>	Matt Dillard, Code Enforcement Officer	<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.		Adjournment	Chair	Motion: <i>I make the motion to adjourn.</i>

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 February 17, 2026, at 6:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28104.

Planning Board members present: Robert Koehler, Tony Paren, Glenn Watson, Ann Bowman, and Scott Dover.

Planning Board members absent: Jacqueline Wilson

Staff members present: Planning Director Max Hsiang, Senior Planning Technician Katie King, and GIS Planning Technician Brig Sheehy, and Deputy Town Clerk Mary McCall.

Former Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Former Chairman Robert Koehler called the meeting to order at 6:10 pm.

1. Swearing in of New Members

Former Chairman Koehler announced the appointment of two new Planning Board members, Ann Katherine Bowman and Scott Dover. Deputy Town Clerk Mary McCall administered the oath of office to both members.

2. Election of Chair and Vice-Chair for Planning Board/Board of Adjustments

The Board conducted its annual election of officers. Glenn Watson nominated himself to serve as Chairman and was elected by unanimous vote. Tony Paron nominated himself to serve as Vice-Chairman and was also elected by unanimous vote.

3. Approval of Agenda

Vice-Chairman Paron made a motion to approve the agenda with an amendment to defer Items 10 through 13 to the March 17 Planning Board meeting. The motion was approved unanimously after a second from Board Member Bowman.

4. Approval of Minutes

A. October 21, 2025, Minutes

Board Member Koehler made the motion to approve the minutes from October 21, 2025. The motion was unanimously approved after a second from Vice-Chairman Paren.

5. Brief PB/BOA Training

Senior Planning Technician Katie King provided a brief training and refresher for both new and returning Board members regarding the roles and procedures of the Planning Board and the Board of Adjustments.

6. Conditional Zoning – CZ25.08.01 – Stevens Village

A. Stevens Village LLC is requesting a conditional rezoning from MU-2 to CZ-MU-2 to allow 118 townhomes ad up to 15,000sqft of commercial.

B. Statement of Consistency and Reasonableness

Planning Director Max Hsiang presented Conditional Zoning application CZ25.08.01, a request by Stevens Village, LLC to rezone the subject property from MU-2 to CZ-MU-2 to allow the development of 118 townhome units and up to 15,000 square feet of commercial space. Planning Director Hsiang stated that Staff recommended approval of CZ25.08.01, finding that the proposal was consistent with the goals and recommendations of the Town's Comprehensive Land Use Plan and Economic Development Plan, while providing a step-down transition between the existing Shannamara neighborhood and the commercial by-right uses.

Aaron Houck presented on behalf of the applicant and addressed concerns raised during the neighborhood meeting, as well as revisions made to the proposal in response to those concerns. He also discussed existing roadway conditions and planned transportation improvements associated with both the Stinson Farms and proposed Stevens Village

developments. Nick, representing Design Resource Group, also presented on behalf of the applicant and reviewed the proposed site plan and the buffer adjacent to the Shannamara neighborhood.

Following the applicant's presentation, Planning Board members asked questions and discussed the proposal. The public comments section was then opened, and comments were received from members of the public. After the public comments concluded, the Board engaged in additional discussion with Terry Williams, the developer.

Board Member Koehler initially made a motion to table the application until a new Traffic Impact Analysis (TIA) could be completed. The motion was seconded by Vice-Chairman Paron. Following a brief discussion with Planning Director Hsiang and GIS Planning Technician Brig Sheehy, staff clarified that pursuant to North Carolina General Statutes, the Planning Board was required to make a recommendation on the application that evening.

Vice-Chairman Paron then made a motion to recommend denial of CZ25.08.01 based on concerns related to traffic and the outdated Traffic Impact Analysis. The motion was seconded by Board Member Koehler and approved unanimously. Vice-Chairman Paron also made a motion to adopt a statement finding that CZ25.08.01 is inconsistent with and not reasonable in conjunction with the Town's Comprehensive Land Use Plan because the Traffic Impact Analysis is outdated. The motion was seconded by Board Member Koehler and approved unanimously.

7. Conditional Zoning CZ25.04.01 – Pleasant Plains Town Center 2

- A. The applicant is requesting a conditional rezoning from TC to CZ-TC to allow 60 townhomes.

- B. Statement of Consistency and Reasonableness

Planning Director Hsiang presented Conditional Zoning application CZ25.04.01, a request to rezone the subject property from TC to CZ-TC to allow the development of 60 townhome units. The change would allow for townhome units not currently permitted under the TC zoning district. Planning Director Hsiang recommended approval of CZ25.04.01 with the following items being addressed: Final Streetscape/Greenway Design Incorporation, Internal pedestrian connections and small open space areas should be integrated to support walkability and Town Center intent, and creation of a list of conditions for Town Center design consistency and harmony.

After a brief discussion between board members, staff, and the applicant, Vice-Chairman Paron made the motion to recommend approval of CZ25.04.01. The motion was approved unanimously after a second from Board Member Bowman. Vice-Chairman Paron also made a motion to adopt a statement finding that CZ25.08.01 is consistent and reasonable in conjunction with the Town's Comprehensive Land Use Plan. The motion was seconded by Board Member Dover and approved unanimously.

8. Conditional Zoning CZ25.10.01 – Chestnut Lane Mixed-Use

- 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.
- B. Statement of Consistency and Reasonableness

Planning Director Hsiang presented Conditional Zoning application CZ25.10.01, a request to rezone the subject property from R-20 (Union County) to CZ-MU-2 for a non-residential, mixed-use commercial center. Planning Director Hsiang stated that Staff recommends approval of CZ25.10.01 to rezone the subject property to CZ-MU-2, because the proposed conditional zoning would allow a non-residential mixed-use development that is compatible with surrounding land uses and consistent with the intent of the MU-2 zoning district. The proposal is also consistent with the Walkable Activity Center designation in the Town’s Future Land Use Plan. While the request is inconsistent with the Chestnut Lane Small Area Plan, staff finds the proposal to be reasonable.

After a brief discussion between board members, staff, and the applicant, Board Member Koehler made the motion to recommend approval of CZ25.10.01. The motion was approved unanimously after a second from Vice-Chairman Paren. Board Member Koehler also made a motion to adopt a statement finding that CZ25.10.01 is consistent and reasonable in conjunction with the Town’s Comprehensive Land Use Plan. The motion was seconded by Board Member Dover and approved unanimously.

9. TX26.01.01

- 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.
- B. Statement of Consistency and Reasonableness.

Senior Planning Technician King presented Text Amendment application TX26.01.01 for an amendment to Articles 3 and 8 of the Stallings Development Ordinance. The applicant is proposing the addition of “Amusement/Entertainment, Indoor” as a Listed Use (L) in the Mixed-Use 2 (MU-2) and US Highway 74 Commercial (C-74) zoning districts. Staff is also including a new definition for this use in Article 3. Senior Planning Technician King stated that Staff recommends approval of TX26.01.01 as it 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.

After a brief discussion between board members, staff, and the applicant, Vice-Chairman Paren made the motion to recommend approval of TX26.01.01 with an addition that gambling is not allowed within the use. The motion was approved unanimously after a second from Board

Member Koehler. Vice-Chairman Paren also made a motion to adopt a statement finding that TX26.01.01 is consistent and reasonable in conjunction with the Town’s Comprehensive Land Use Plan. The motion was seconded by Board Member Dover and approved unanimously.

10. Adjournment

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

The meeting adjourned at 9:09pm.

Robert Koehler, Chairman

Brig Sheehy, GIS Planning Technician

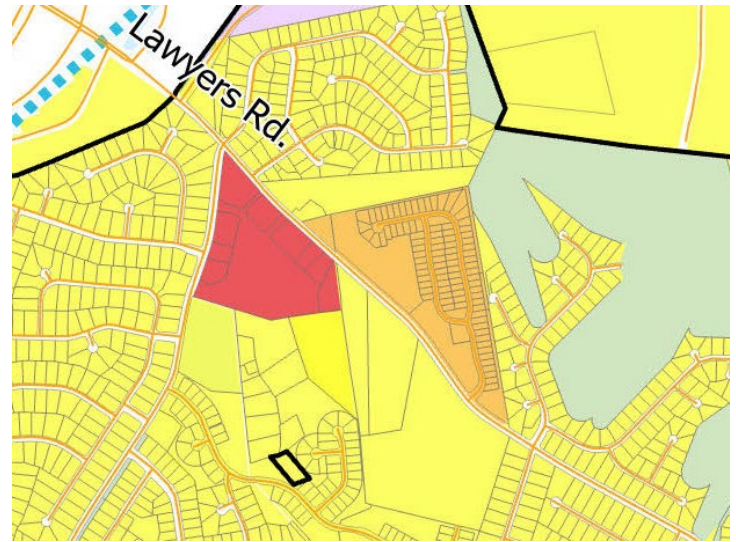
designation of Multi-Family Residential for this parcel, the applicant is seeking to establish a limited commercial use through the conditional zoning process.

Through the conditional zoning process, the applicant proposes to limit the range of permitted uses and prohibit certain uses, including smoke shops, CBD stores, and similar establishments. The conditional zoning also provides additional predictability regarding the overall site layout, building placement, and buffering shown on the submitted rezoning plan.

Consistency with Adopted Plans:

The Future Land Use Plan designates the site as Suburban Multi-Family Neighborhood. The designation is intended to accommodate higher-density residential development, including apartments, condominiums, and senior housing, typically organized as integrated residential communities with supporting amenities and open space. The proposed rezoning to CZ-MU-2 to allow office and coffee shop uses is not consistent with the intent of this designation, as the request would introduce non-residential development on a site planned for multifamily residential use.

There is no adopted Small Area Plan applicable to this parcel, and the Town's Greenway Master Plan does not identify any existing or proposed greenway trail along the property frontage.



Key Conditions:

Key conditions associated with the proposed conditional zoning include:

- Prohibition of smoke shops, vape shops, hookah lounge uses, or for the sale, distribution, or consumption of tobacco, CBD or similar type of businesses.
- A request to reduce the required buffer from a 40ft Type A buffer to a 14ft Type C buffer with a 6ft wood fence on the right side of the property (adjacent to Courtyards at Emerald Lake) and a 12ft Type D buffer on the left side of the property.
- A request to not provide the 5ft wide sidewalk along the property frontage on Lawyers Road.
- A request to have the building in the rear of the parcel, with surface parking located in front of the building.

Traffic Summary:

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

Staff Recommendation:

Staff recommends denial of CZ26.02.02. The proposed rezoning is not consistent with the Town's adopted Future Land Use Plan, which designates the property for Suburban Multi-Family Neighborhood uses. In addition, the submitted site plan does not include the required 5ft sidewalk along the Lawyers Rd frontage, does not provide the required Type A buffer adjacent to The Courtyards at Emerald Lake, and places the building toward the rear of the parcel with parking located in front, which is not consistent with the Town's Development Ordinance.



Conditional Rezoning Application
CZ26.02.02 – Lawyers Road
Commercial/Office

05.19.2026

Staff Report | Planning Board



Conditional Rezoning Request

- Lawyers road Commercial/Office is a proposed non-residential commercial and office development on approximately 1.23 acres located at 14721 Lawyers Rd parcel ID #08324001. The request seeks to rezone the property from Single-Family Residential 1 (SFR-1) to Conditional Zoning Mixed-Use (CZ-MU-2).

**Neighborhood
Meeting:
03/31/2026**



**Planning
Board:
05/19/2026**



**Town Council
Hearing:
06/22/2026**

Project Summary

Location:

- 14721 Lawyers Rd
- Parcel ID #08324001

Ownership:

- Echo Trail LLC

Current Zoning:

- Single Family Residential 1 (SFR-1)

Existing Use:

- Vacant

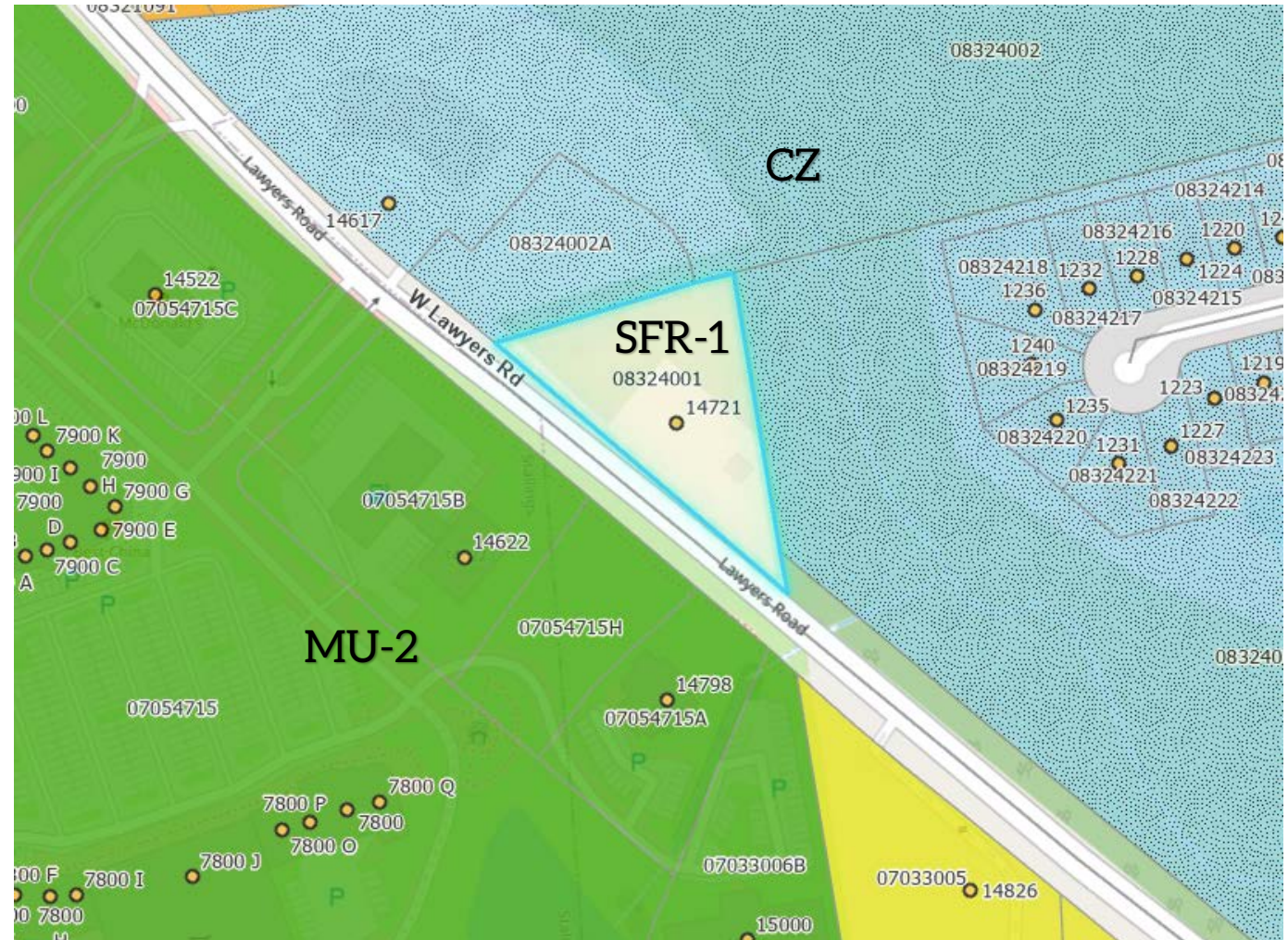
Site/Project Size:

- 1.23 ac total

Traffic Generation:

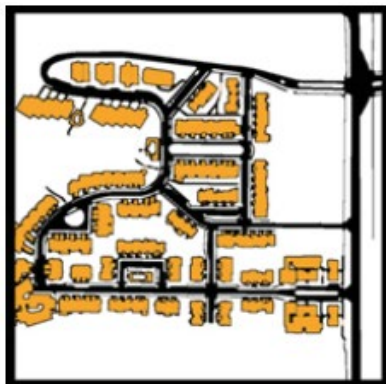
- TIA not required

Current Zoning:





Future Land Use



Primary Land Uses

- Apartment
- Condominium
- Senior Housing

Secondary Land Uses

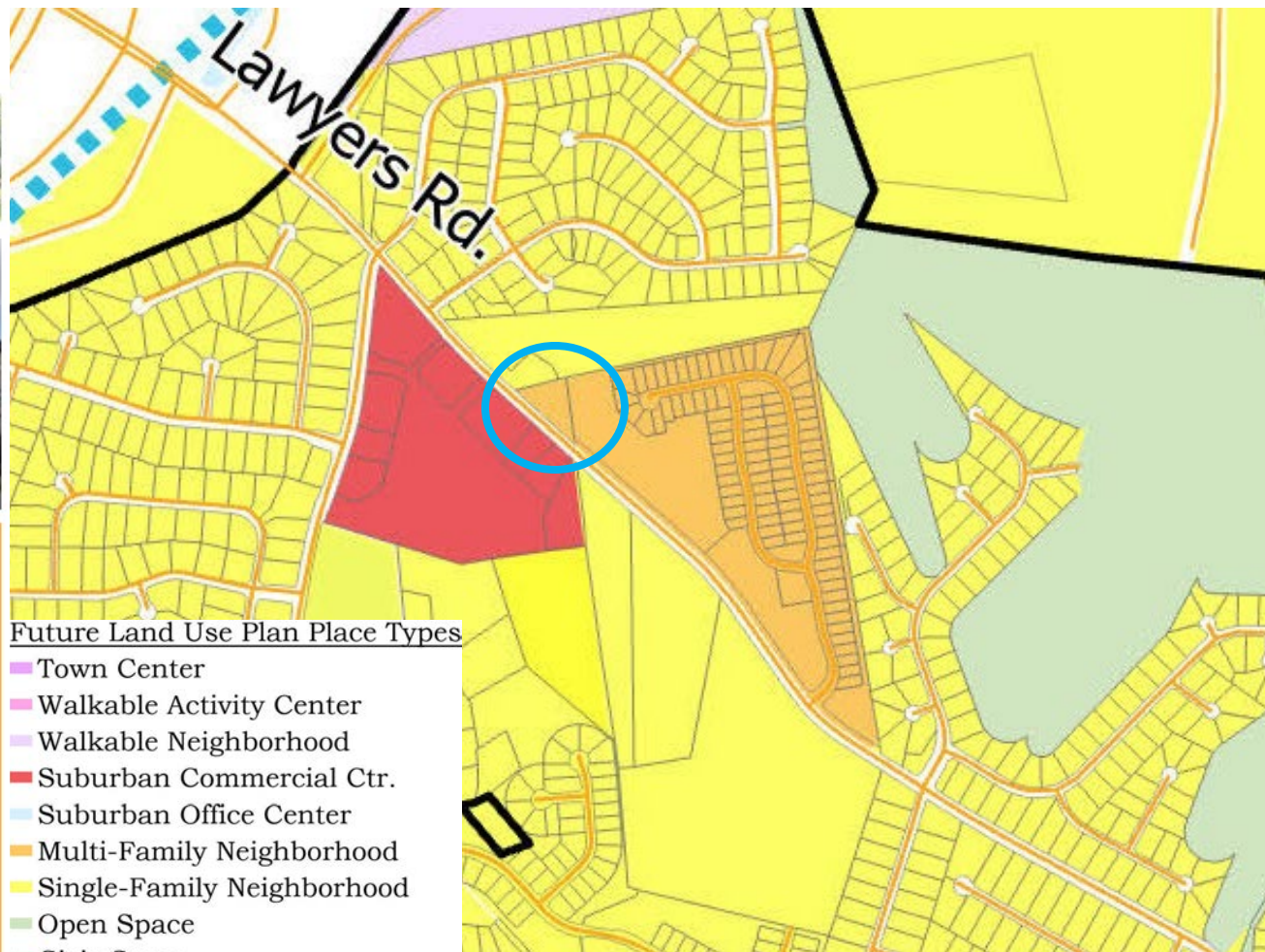
- Community Center
- Pool and Amenities
- Natural Areas

FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	30 – 60%
Residential Density	6.0 – 16.0 DU/ac
Prevailing Building Height	1 - 4 Stories
Average Dwelling Unit Size	800 – 1,500 SF
Avg. Non-Resid. Building Size	N/A
Transportation Choices	Auto/Bus
Typical Block Length	600 – 1,200 LF
Open Space Elements	Greenway/Neighborhood Park
Street Pattern	Modified Grid
Street Connectivity	Medium
Parking Provisions	Surface Lot/On-Street Pkg.
Typical Street Cross Section	Suburban/Urban

Suburban Multifamily Neighborhood

Suburban multifamily residential neighborhoods are generally formed as complexes or communities, with a relatively uniform housing type and density throughout. They support the highest residential density in the suburban landscape, and may support condominiums or apartments. The neighborhoods are found in close proximity to suburban commercial, office and industrial centers, and help provide the consumers needed to support these centers. Buildings are often oriented interior to the site and typically buffered from surrounding development by transitional uses or landscaped areas. Large parking lots and low street connectivity are common in suburban multifamily neighborhoods





Staff Recommendation

- Staff recommends denial of CZ26.02.02 to rezone the property to CZ-MU-2. This rezoning:
 - ▣ Is not consistent with the Town's adopted Future Land Use Plan, which designates the property as Suburban Multifamily Neighborhood.
 - ▣ Does not include the required five-foot sidewalk along the Lawyers Road frontage.
 - ▣ Does not provide the required Type A buffer adjacent to The Courtyards at Emerald Lake.
 - ▣ Locates the principal building toward the rear of the parcel, with parking situated between the building and Lawyers Road, which is not consistent with the Town's Development Ordinance.

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 inconsistent with the Comprehensive Land Use of Multi-Family Neighborhood.



**PLANNING
& ZONING**
TOWN of STALLINGS

Questions?



Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ 26.02.02

REQUEST: Requesting a conditional rezoning from SFR-1 to CZ-MU-2 for the development of a 6,000 sqft non-residential, commercial and office 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 does not align with the Comprehensive Land Use Plan.

Recommended this the ___ day of _____, 2026.

Planning Board Chair

Attest:

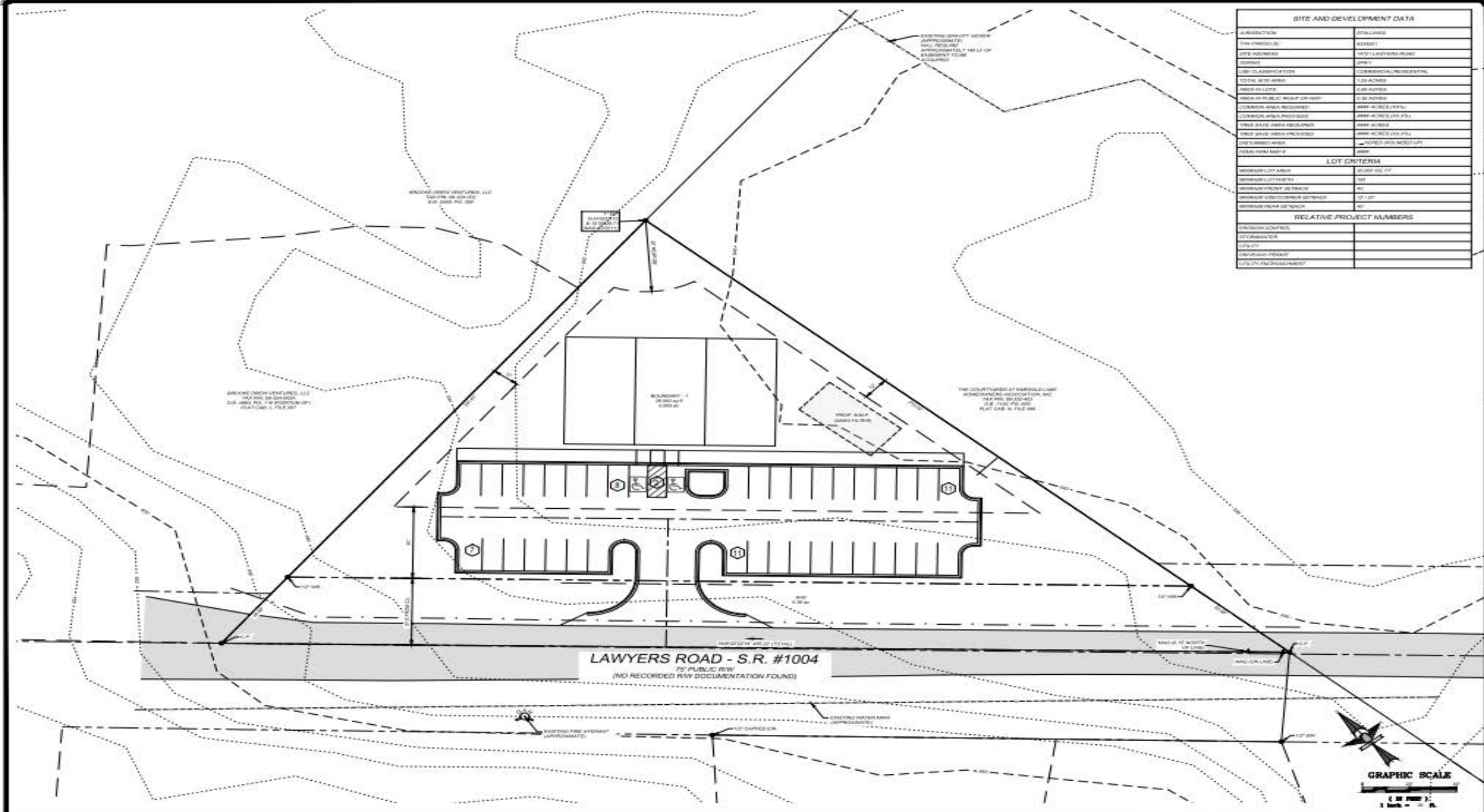
Planning Staff



Site Plan Development: The Cozy Bean and Pastries “Where Warmth Meets Creativity”

14721 Lawyers Rd, STALLINGS, NC - AREA FOR GROWTH

1st Edition – Site Plan 39 parking lots; January 2nd, 2026



SITE AND DEVELOPMENT DATA	
SUBSECTION	2741100
TRIP PINNACLES	283801
DATE ADDRESS	14711 LAYTON ROAD
ZONING	28901
USE CLASSIFICATION	COMMERCIAL RESIDENTIAL
TOTAL SITE AREA	1.22 ACRES
AREA IN LOTS	0.49 ACRES
AREA IN PUBLIC RIGHT OF WAY	0.39 ACRES
CURB CUT AREA REQUIRED	2890 ACRES (0.00)
CURB CUT AREA PROVIDED	2890 ACRES (0.00)
TRIP SALES AREA REQUIRED	2890 ACRES
TRIP SALES AREA PROVIDED	2890 ACRES (0.00)
DEVELOPED AREA	1.10 ACRES (0.00) LPI
DEVELOPABLE AREA	2890
DEVELOPABLE LOT AREA	25,000 SQ. FT.
DEVELOPABLE LOT WIDTH	100
DEVELOPABLE FRONT SETBACK	40
DEVELOPABLE SIDE/REAR SETBACK	10 FT. (0)
DEVELOPABLE REAR SETBACK	40
RELATIVE PROJECT NUMBERS	
PROJECT NUMBER	
PROJECT NUMBER	
PROJECT NUMBER	
PROJECT NUMBER	

**PRELIMINARY
NOT FOR
CONSTRUCTION**

**COMMERCIAL LAYOUT
STALLINGS, NC**

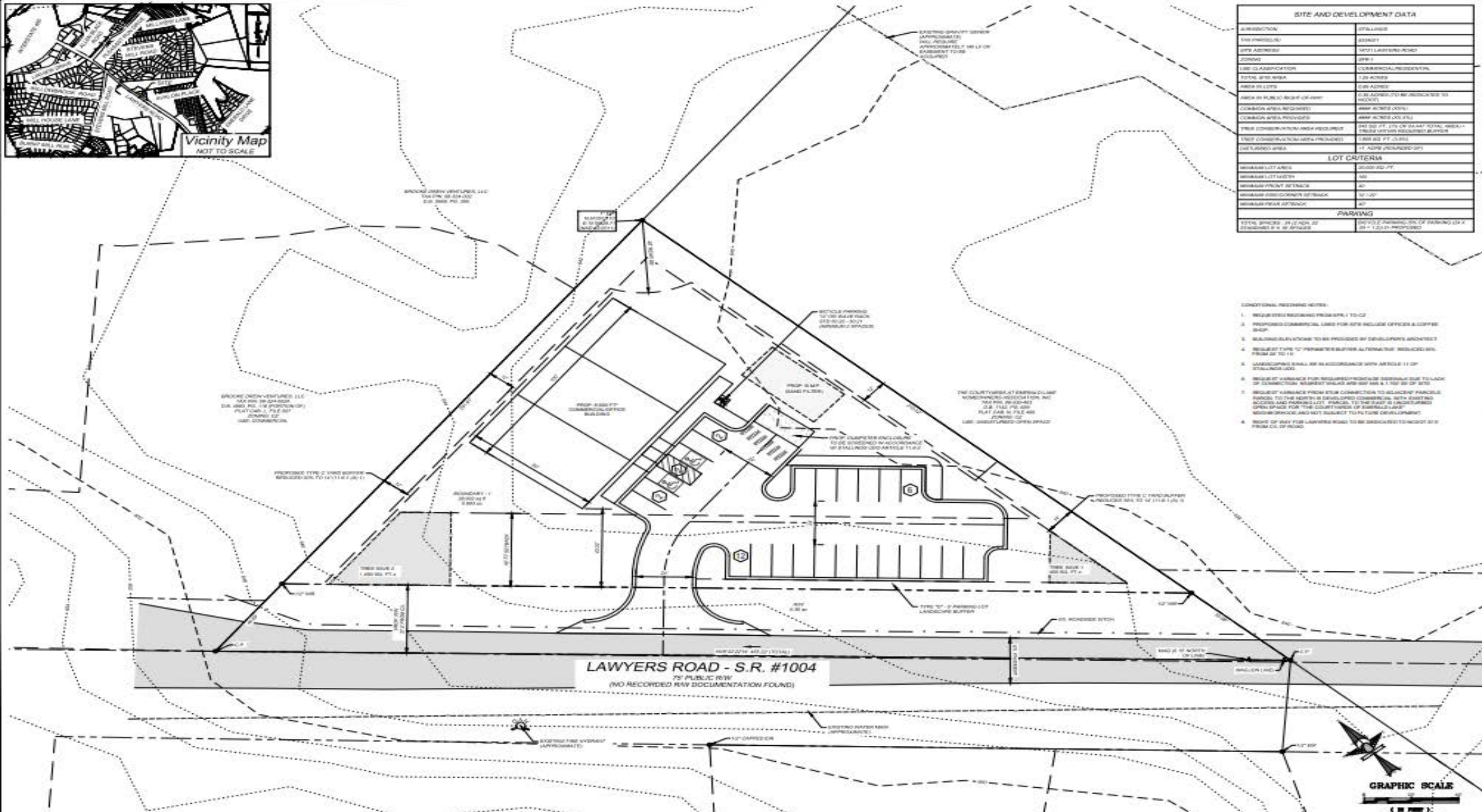
ECHO TRAIL, LLC
870 ELSTAD CIRCLE
WAXHAW, NC 28173

**CONCEPT
PLAN**

DATE: 01/02/2026
SCALE: AS SHOWN

CSP-1

3rd Edition – Site Plan; March 12, 2026



SITE AND DEVELOPMENT DATA	
ALLOCATION:	STALLING
APPROXIMATE	ACROSS
CITY ADDRESS:	1071 LAWYERS ROAD
ZONE:	OFF-1
USE CLASSIFICATION:	COMMERCIAL/RESIDENTIAL
TOTAL SITE AREA:	1.28 ACRES
AREA IN LOTS:	0.85 ACRES
AREA IN PUBLIC RIGHT-OF-WAY:	0.43 ACRES TO BE DEDICATED TO HIGHWAY
COMBINED AREA REQUIRED:	4884 SQUARE FEET
COMBINED AREA PROVIDED:	4884 SQUARE FEET
TYPE CONSTRUCTION AREA PROVIDED:	242 000 SF, 17% OF 84,447 TOTAL AREA + 17% FROM LOT AREA
TYPE CONSTRUCTION AREA PROVIDED:	1,000 000 SF, 17% OF 84,447 TOTAL AREA + 17% FROM LOT AREA
DEVELOPED AREA:	11 ACRES (PROPOSED 50%)
LOT CRITERIA	
MINIMUM LOT AREA:	35,000 SQ. FT.
MINIMUM LOT WIDTH:	60'
MINIMUM FRONT SETBACK:	10'
MINIMUM SIDE/REAR SETBACK:	10'
MINIMUM REAR SETBACK:	10'
PARKING	
TOTAL SPACES: 24 (12 ADA, 12 STANDARD & 8 BI-SPACES)	PROPOSED ADDITION OF PARKING 24 X 12 (12 ADA, 12 STANDARD)

- CONDITIONAL PRELIMINARY NOTES:
1. REQUESTED RECORDING FROM SPS 1 TO 12-C
 2. PROPOSED COMMERCIAL USE FOR SPS INCLUDE OFFICE & COFFEE SHOP
 3. BUILDING/LOT TO BE PROVIDED BY DEVELOPER'S ARCHITECT
 4. REQUEST TYPE "C" PERMITTER BUFFER ALTERNATIVE REDUCED SETBACK TO 10'
 5. LANDSCAPING SHALL BE IN ACCORDANCE WITH ARTICLE 11 OF STALLING USE
 6. REQUEST VARIANCE FOR REQUIRED MINIMUM SIDEWALK DUE TO LACK OF CONNECTION. REQUESTED SIDEWALK AND 500' MAX X 100' 00" OF SETBACK TO THE NORTH IS DEVELOPED COMMERCIAL WITH EXISTING SIDEWALK AND PARKING LOT. PARCELS TO THE EAST IS UNDEVELOPED OPEN SPACE FOR THE COURTYARD OF SUBSISTANT LOT. SIDEWALK SHALL NOT BE SUBJECT TO FUTURE DEVELOPMENT.
 7. RIGHT OF WAY FOR LAWYERS ROAD TO BE DEDICATED TO HIGHWAY 30' FROM C/L OF ROAD.

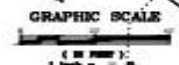


PRELIMINARY CONSTRUCTION
2/18/2026

COMMERCIAL LAYOUT
STALLINGS, NC
ECHO TRAIL, LLC
870 ELSTAD CIRCLE
WAXHAW, NC 28173

REZONING PLAN
DATE: 03/12/2026
SCALE: 1" = 3000'

RZP-1

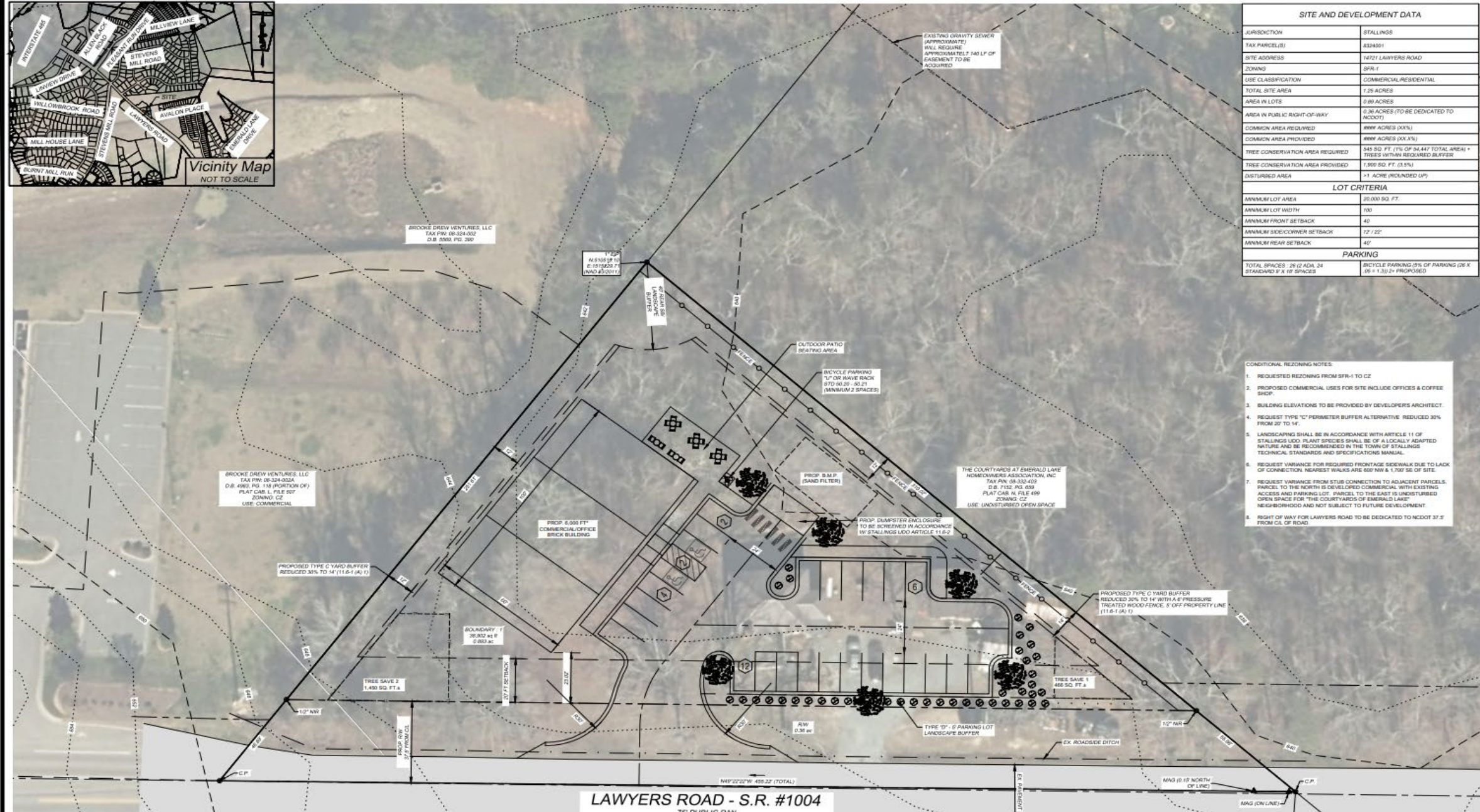


4th Edition – Site Plan Aerial (Left side) 26 parking lots; April 30, 2026



SITE AND DEVELOPMENT DATA	
JURISDICTION	STALLINGS
TAX PARCEL(S)	824851
SITE ADDRESS	14721 LAWYERS ROAD
ZONING	SFR-1
USE CLASSIFICATION	COMMERCIAL/RESIDENTIAL
TOTAL SITE AREA	1.29 ACRES
AREA IN LOTS	0.80 ACRES
AREA IN PUBLIC RIGHT-OF-WAY	0.36 ACRES (TO BE DEDICATED TO NCDOT)
COMMON AREA REQUIRED	4999 ACRES (00%)
COMMON AREA PROVIDED	4999 ACRES (00.0%)
TREE CONSERVATION AREA REQUIRED	543 SQ. FT. (1% OF 54,447 TOTAL AREA) + TREES WITHIN REQUIRED BUFFER
TREE CONSERVATION AREA PROVIDED	1,900 SQ. FT. (3.5%)
DISTURBED AREA	11 ACRES (ROUNDED UP)
LOT CRITERIA	
MINIMUM LOT AREA	20,000 SQ. FT.
MINIMUM LOT WIDTH	700
MINIMUM FRONT SETBACK	40
MINIMUM SIDE/CORNER SETBACK	12' / 20'
MINIMUM REAR SETBACK	40'
PARKING	
TOTAL SPACES: 26 (2 ADA, 24 STANDARD 8' X 18' SPACES)	BICYCLE PARKING: 3% OF PARKING (26 X .06 = 1.3) 2+ PROPOSED

- CONDITIONAL REZONING NOTES:
1. REQUESTED REZONING FROM SFR-1 TO C2
 2. PROPOSED COMMERCIAL USES FOR SITE INCLUDE OFFICES & COFFEE SHOP
 3. BUILDING ELEVATIONS TO BE PROVIDED BY DEVELOPER'S ARCHITECT.
 4. REQUEST TYPE "C" PERIMETER BUFFER ALTERNATIVE REDUCED 30% FROM 20' TO 14'
 5. LANDSCAPING SHALL BE IN ACCORDANCE WITH ARTICLE 11 OF STALLINGS LDC. PLANT SPECIES SHALL BE OF A LOCALLY ADAPTED NATURE AND BE RECOMMENDED IN THE TOWN OF STALLINGS TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL.
 6. REQUEST VARIANCE FOR REQUIRED FRONTAGE SIDEWALK DUE TO LACK OF CONNECTION. NEAREST WALKS ARE 660' NW & 1,700' SE OF SITE.
 7. REQUEST VARIANCE FROM STUB CONNECTION TO ADJACENT PARCELS. PARCEL TO THE NORTH IS DEVELOPED COMMERCIAL WITH EXISTING ACCESS AND PARKING LOT. PARCEL TO THE EAST IS UNDISTURBED OPEN SPACE FOR "THE COURTYARDS OF EMERALD LAKE" NEIGHBORHOOD AND NOT SUBJECT TO FUTURE DEVELOPMENT.
 8. RIGHT OF WAY FOR LAWYERS ROAD TO BE DEDICATED TO NCDOT 37.5' FROM C.L. OF ROW.





FIRM LICENSE # C-0873
 28134 VAN BUREN AVE.
 ANDAM TRAIL, NC 28179
 (704) 882-2222
 WWW.EAGLEENGINEERING.COM

**PRELIMINARY
NOT FOR
CONSTRUCTION**

2/18/2026

**COMMERCIAL LAYOUT
STALLINGS, NC**

ECHO TRAIL, LLC
 870 ELSTAD CIRCLE
 WAXHAW, NC 28173

Revisions included in the final 5th Edition

Site Plan Revisions

1. Right-side 6' wooden fence for the entire property length
2. Moved the building up 20' toward the front end of the lot
3. Added a stub out to the adjacent property access
4. Added additional shrubs and trees in the front in lieu of the side walk as discussed
5. Added outside sitting area in the back as suggested by the neighbors in the meeting
6. Brick building to create classy and warm atmosphere in the area

Welcome to The Cozy Bean and A Creative and Cozy Cafe

- **A Creative and Cozy Café:** The Cozy Bean & Pastries is designed to be a haven for creativity, where patrons can enjoy a unique blend of comfort and artistic expression, making it a perfect spot for relaxation and inspiration.
- **Built Around Community:** This café fosters a sense of belonging, encouraging interactions among patrons and creating a vibrant community hub that celebrates local culture.
- **Designed for Comfort:** Every aspect of The Cozy Bean & Pastries is meticulously crafted to provide a warm retreat, from the seating arrangements to the ambient music, ensuring guests feel at home.



Essence of The Cozy Bean and Pastries

Blending Comfort, Craftsmanship, and Sustainability

✔ Blending Comfort and Craftsmanship:

The essence of The Cozy Bean & Pastries lies in our ability to blend comfort with high-quality craftsmanship, ensuring that every detail contributes to a welcoming atmosphere.

✔ A Space for Relaxation and Reflection:

Our café is designed to be a sanctuary for relaxation and reflection, providing a tranquil environment where guests can unwind and recharge.

✔ Artistic Flair in Design:

The artistic elements in our café's design reflect the creativity of/for our community, making each visit a feast for the senses and an inspiration for creativity.



The Café Experience

Interior Design Elements and Community Vibes

✓ Interior Design Elements:

Our interior design incorporates natural materials and textures that create a warm and inviting atmosphere, enhancing the overall café experience.

✓ Soft Lighting and Natural Textures:

The use of soft lighting and natural textures contributes to a calming environment, encouraging patrons to relax and enjoy their time.

✓ Encouraging Conversation and

Gathering: of our café is intentionally designed to facilitate conversation and community engagement, making it a local hub for social interaction.



Area for betterment

Bringing Coffee & European Pastries to the Local Community

Growth of the Market

- The coffee and pastries market is experiencing significant growth, driven by increasing consumer demand for high-quality, specialty



Trends in Consumer

- Consumers are increasingly seeking unique coffee/pastries experiences, creating opportunities for cafes that prioritize quality and sustainability.



Local Collaborations

- Our menu evolves with the seasons, featuring specials that highlight local preferences and su



OUR PREMIUM OFFERINGS & KPIs



Warm Environment



Deluxe Coffee Drinks



Delicious European Pastries



THE TEAM



MANAGER

Alina



OWNER

Yuri



KEY EMPLOYEES

Sofia, Miriam & Margaret



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): 

Date:

Signature of Zoning Official:

Date:



MEMO

To: Planning Board
From: Katie King, Senior Planning Technician
Date: 05/19/2026
Re: TX26.05.01 - Minor Telecommunications Formatting Modification

Request:

Staff proposes an amendment to Article 10 of the Stallings Development Ordinance to correct missing wireless telecommunication facility standards.

Prior to June 28, 2021, Article 10.1-34 contained the additional standards for a “Co-located Wireless Telecommunication Facility”. These standards are required to be included in the Stallings Development Ordinance pursuant to NC General Statute § 160D-930 through § 160D-938. Following the 2021 ordinance update, these standards are missing from our Ordinance. This removal was not an approved action by Town Council and appears to have been an administrative error.

To correct this issue, staff proposes reinstating the “Co-located Wireless Telecommunication Facility” standards in their original location under Article 10.1-34.

Article 10.1-34 in the current ordinance is now titled “Pawnshop or Used Merchandise Store.” Staff therefore proposes relocating those standards to the end of the section and renumbering them as Article 10.1-38. This approach minimizes disruption to the existing ordinance structure while restoring compliance with State Statutes.

This will also require a corresponding update to the Table of Uses in Article 8 to reflect the new reference number for the Additional Standards associated with “Pawnshop or Used Merchandise Store.”

Amendments:

Article 10: Uses with Additional Standards and Conditional Uses

10.1-34 ~~Pawnshop or Used Merchandise Store.~~

Wireless Telecommunication Facility, Co-located.

(A.) Zoning districts where additional standards below apply: All zoning districts.

(B.) Development Standards:

- (1.) Application fees for a co-located wireless telecommunication facility shall be as established by the Town of Stallings.
- (2.) Wireless telecommunication facilities may be co-located on any structure which hosts one or more existing permitted and approved wireless telecommunication facilities provided, however, that the proposed co-located wireless facility must meet equipment enclosure and antenna size restrictions for the type of facility and zoning district in which the existing facility was approved (i.e., microcell and concealed wireless telecommunication facilities). The structure on which the wireless telecommunication facilities are to be located may be improved, rehabilitated, or altered structurally to accommodate the proposed co-location, provided that the height of a nonconforming

structure is not increased and provided further that the proposed co-location complies with all other requirements of this chapter and other applicable laws and regulations.

- (3.) Where co-location is proposed by use of a combiner (allowing two or more commercial wireless service providers to share a common antenna or antenna array), an equipment enclosure which houses only the combiner and amplifiers may exceed the maximum permitted dimensions for other types of equipment enclosures up to a maximum of 70 cubic feet.
- (4.) Antennas associated with a co-located wireless telecommunication facility may not be co-located on a tower or other support structure used by an amateur radio operator.
- (5.) Outdoor storage must be organized, well-maintained, and must not generate excessive noise or odors.
 - (a.) Use of dual-band/multi-band antennas (to allow sharing of antennas or antenna arrays by wireless providers using different frequency bands) or by using combiners (to allow antenna sharing by users of the same frequency band) is encouraged in order to minimize the height of support structures and the visual impact of multiple co-located antennas or antenna arrays.
 - (b.) Antennas associated with a co-located wireless telecommunication facility shall be mounted so as to present the smallest possible silhouette, profile, or cross-section. Preferred antenna mounting scenarios are, in order of descending preference:
 - (i.) Compact dual-polarized antennas in a cylindrical unicell arrangement extending less than two feet from the structure, and mounted atop the tower;
 - (ii.) Panel antennas flush-mounted against the tower; and
 - (iii.) Antennas mounted at the end of straight or curved davit arms or brackets extending from the sides of the tower.
 - (c.) No co-located wireless telecommunication facility located on a telecommunication tower shall have constructed thereon, or attached thereto in any way, any platform, catwalk, crow's nest, triangular framework, or like structures or equipment, except during periods of construction or repair. Curved or straight davit arms or brackets used for antenna mounting shall be connected to the tower at the base of the arms or brackets only and such arms or brackets (and any antennas or hardware mounted thereon) shall not be physically interconnected with any similar arm or bracket.
 - (d.) All equipment enclosures and other improvements accessory to a co-located wireless telecommunication facility shall be architecturally designed to blend in with the surrounding environment and shall be maintained in good appearance and repair. No equipment enclosure shall exceed 12 feet in height. Ground mounted equipment shall be screened from view with a row of evergreen trees and/or shrubs planted in a landscape strip with a minimum width of five feet, except where a design of non-vegetative screening better reflects and complements the architectural character of the surrounding neighborhood.

- (e.) Generators may not be used as a primary electrical power source. Backup generators shall only be operated during power outages or for testing and maintenance purposes. Testing and maintenance shall only take place on weekdays between the hours of 8:30 a.m. and 4:30 p.m.
- (f.) Equipment enclosures and other improvements shall be enclosed within a security fence consisting of chain link fencing at least eight feet in height. The fence may be topped with barbed wire. The Development Administrator may require as a condition of approval that the fencing be screened by appropriate landscaping or other means, or may waive or modify the fencing requirement if he/she determines that doing so will enhance the overall appearance of the facility without any compromise in safety or security.
- (g.) Signage at any ground-based portion of a co-located wireless telecommunication facility site shall conform to the following provisions:
 - (i.) A sign listing the name of the wireless telecommunication service provider operating the site, the site name or number and an emergency telephone number shall be posted at or near the entrance to the site so as to be readily visible to persons outside the site's security fencing.
 - (ii.) Equipment hazard warning and informational signs are permitted.
 - (iii.) The posting of any other signs or advertising is prohibited at any wireless telecommunication facility or upon any telecommunication tower.
- (6.) Any person found to be in violation of this Ordinance shall be subject to civil penalties of five hundred dollars (\$500) for each violation, with penalties accumulating for each successive violation.
- (7.) As part of its application, each applicant for a co-located wireless telecommunication facility shall be required to execute a standard maintenance/removal agreement binding the applicant and its successors and assigns to maintain properly the exterior appearance of and ultimately remove the co-located facility within 180 days of the abandonment or cessation of operations of the co-located facility. Such agreement shall require the applicant to pay all costs for monitoring compliance with, and enforcement of, the agreement and to reimburse the Town of Stallings for all costs it incurs to perform any work required of the applicant by the agreement that it fails to perform. A \$5,000.00 cash bond, or other security acceptable to the Town, shall be required in conjunction with the maintenance/removal agreement when a separate equipment shelter is constructed to house the equipment for the co-located wireless telecommunication facility. A \$3,000.00 cash bond, or other security acceptable to the Town, shall be required in conjunction with the maintenance/removal agreement when the equipment for the co-located telecommunications facility is housed in an existing equipment shelter. The applicant and its successors and assigns shall be required to continue such bond or other security until such time as the co-located facility has been removed and all other requirements of the maintenance/removal agreement have been satisfied. Private business users operating a single wireless telecommunication facility at their principal place of business and governmental users are exempt from the bond requirement.

- (8.) Abandoned or unused wireless telecommunication facilities shall be removed within 180 days of abandonment or cessation of operations. If not removed within that period, such facilities may be removed as provided in the permittee's maintenance/removal agreement and the costs of removal recovered from the permittee's bond or other security. Prior to removing a wireless telecommunication facility pursuant to this provision, the Town shall give 30 days' written notice of its intention to do so to the permittee at its last known address.
- (9.) Co-located wireless telecommunication facilities shall not be constructed unless the facility owner has general liability coverage of at least \$1,000,000.00. The owner of a co-located wireless telecommunication facility shall provide the Town with a certificate of insurance showing evidence of its coverage and the certificate shall contain a requirement that the insurance company notify the Town 30 days prior to the cancellation, modification or failure to renew the insurance coverage required.
- (10.) Modifications shall be permitted upon existing telecommunications tower facilities as of October 1, 2013 provided they do not exceed any of the following criteria:
- (a.) Increase in vertical height of the greater of either: 1) ten percent (10%), or 2) the height of one additional antennae array with separation from the nearest existing array of not more than twenty (20) vertical feet; provided the maximum height of 200 vertical feet is not exceeded.
 - (b.) Addition of an appurtenance protruding the greater of either: 1) more than twenty (20) feet, or 2) more than the width of the wireless support structure at the elevation of the appurtenance, unless:
 - (i.) necessary to shelter an antenna, and/or
 - (ii.) necessary to connect the antenna to the tower via cable
 - (c.) Increasing the square footage of the existing equipment compound by more than 2,500 square feet; provided all applicable minimum yard area, buffering and screening provisions are maintained.

(11.) (Reserved)

- 10.1-35 Manufactured Dwelling/Home (replacement of existing unit on individual lot (See Article 8)).
- 10.1-36 Outdoor Storage.
- 10.1-37 Hospital Campuses.
- 10.1-38 Pawnshop or Used Merchandise Store.

(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 owner shall comply with all applicable portions of G.S. Chapter 66, Article 45, Part 1: Pawnbrokers and Cash Converters.
- (2.) Hours of operation: 8:00 a.m. until 8:00 p.m.

- (3.) No outdoor storage or display of merchandise or goods.
- (4.) No “unsightly window display” of appliances, tools, or housewares.
- (5.) No window tinting.
- (6.) Five hundred (500’) feet of separation between pawnshops measured in a straight line between front door entrances, inclusive of rights of way.
- (7.) No pornographic or sexually explicit material sales on site.

Article 8: Zoning Districts – Table of Uses

#	L = listed use CZ = conditional zoning S = Use listed with additional standards SUP = Special Use Permit <i>Reference SIC and NAICS code for further data on the listed uses.</i>	US 74 Commercial (C 74)
150	Office Uses Not Otherwise Classified	L
151	Real Estate Office	L
152	Service Contractors Offices w/Fenced Outside Storage	
153	Service Contractors Offices without Outside Storage	L
154	Stock, Security or Commodity Broker	L
155	Temporary Real Estate Office (see Article 15)	
156	Travel Agency	L
157	Optical Goods Sales	L
158	Paint and Wallpaper Sales	S (10.1-36)
159	Parks and Recreation Facilities, Public	S (10.1-26)
160	Parking Lots/Structures (Paid/Non-Paid)	L
161	Pawnshop or Used Merchandise Store	S (10.1-34)

→ S (10.1-38)

Staff Recommendation:

Staff recommends approval of TX26.05.01. The proposed amendment corrects an administrative error in the Development Ordinance, restores consistency with State Statutes, and reduces potential confusion regarding applicable development standards.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX26.05.01

REQUEST: Staff proposes an amendment to Article 10 and Article 8: Table of Uses of the Stallings Development Ordinance to correct missing wireless telecommunication facility standards.

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) Corrects an administrative error and restores consistency with NCGS §160D.
- 2) Reduces potential confusion regarding applicable development standards.

Recommended this the ___ day of _____, 2026.

Planning Board Chair

Attest:

Planning Staff



MEMO

To: **Planning Board**
From: Matt Dillard, Code Enforcement Officer
Date: May 19th, 2026
Re: **TX26.05.02 - RV Occupancy**

Request:

Staff propose an update to RV occupancy regulations in the Stallings Development Ordinance to address enforcement concerns. The overall goal of these changes is to provide greater consistency and clarity in RV occupancy enforcement. Additionally, the proposed changes are intended to support the general appearance, health, and safety of residential properties throughout the Town.

The current RV occupancy ordinance creates enforcement challenges when an individual resides in an RV on residential property but periodically leaves and returns, as the ordinance allows occupancy for up to 180 days per calendar year with no more than 90 consecutive days. This intermittent occupancy makes it difficult for staff to accurately track habitation periods, often requiring repeated site observations and complaint-based monitoring, which can lead to inconsistent enforcement.

Two (2) options are being presented for your consideration. The recommended option will go to Town Council.

Current Ordinance

12.10 Parking of Over Size Vehicles in Residential Districts

In order to maintain both safety and the visual appeal of residential areas, over size vehicles such as recreational vehicles (RV's), water craft and accessories, towing trailers, and commercial vehicles, as per Section 12.3-9, shall not be parked or stored on the street in residential districts. RV's shall be licensed motor vehicles in order to be occupied and remain on a lot for up to ninety (90) days, but not more than two (2) times per year and shall not be occupied while parked or stored on any residential property.

Option 1

In order to maintain both safety and the visual appeal of residential areas, over size vehicles such as recreational vehicles (RV's), water craft and accessories, towing trailers, and commercial vehicles, as per Section 12.3-9, shall not be parked or stored on the street in residential districts. RV's shall be licensed motor vehicles **and shall not be occupied while parked or stored on any property.**

Option 2

In order to maintain both safety and the visual appeal of residential areas, over size vehicles such as recreational vehicles (RV's), water craft and accessories, towing trailers, and commercial vehicles, as per Section 12.3-9, shall not be parked or stored on the street in residential districts. RV's shall be licensed motor vehicles in order to be occupied and **may remain on a lot for a period not to exceed thirty (30) consecutive days, and no more than once (1) per calendar year.**

Staff Recommendation:

Staff recommends approval of Option 1 but Option 2 is still feasible. Option 1 provides definitive enforcement standards and is generally consistent with regulations adopted by surrounding municipalities. The proposed

changes are expected to promote improved health and safety conditions for property owners and adjacent properties, while also supporting neighborhood compatibility and residential property maintenance standards.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX26.05.02

REQUEST: Staff propose an update to RV occupancy regulations in the Stallings Development Ordinance to address enforcement concerns. The overall goal of these changes is to provide greater consistency and clarity in RV occupancy enforcement. Additionally, the proposed changes are intended to support the general appearance, health, and safety of residential properties throughout the Town.

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 text amendment supports the health, safety, and welfare of the community.

Recommended this the __ day of _____, 2026.

Planning Board Chair

Attest:

Planning Staff