



June 18, 2024
 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
	7:00 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 May Minutes	Chair	Approve Minutes Motion: I make the motion to 1) Approve the Minutes as presented; or 2) Approve the Minutes with the following changes: -----
3.		TX24.06.01 A. Staff requests a text amendment to Article 12 to amend the off-street parking requirements. B. Statement of Consistency and Reasonableness.	Mia Pulczinski, Planning Intern	Recommendation Motion: I make the motion to recommend: 1) Approval of the request as presented. 2) Defer the request to -----. 3) Denial of the request as submitted.
4.		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 May 21, 2024, at 7:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28106.

Planning Board members present: Chairman Robert Koehler, David Barnes, Heather Grooms, Jon Van de Riet, and Jacqueline Wilson

No Planning Board members were absent: Vice Chairman Ryan Awaldt,

Staff members present: Max Hsiang, Planning Director, Stuart Valzonis, Planner I and Mary McCall, Deputy Town Clerk.

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler called the meeting to order at 7:00 pm.

1. Approval of Agenda

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

2. Approval of Minutes

A. March 2024 Minutes

Board Member Van de Riet made the motion to approve the Planning Board Minutes from March 19, 2024. The motion was approved unanimously after a second from Board Member Wilson.

3. CZ24.03.01

A. Mr. Conciatori requests an amendment to the Zoning Map for a Conditional Zoning

B. Statement of Consistency and Reasonableness.

Planning Director Hsiang presented the request for an amendment to the Zoning Map for Conditional Zoning at 4923 Potter Road, parcel ID #07129004. He explained that the Comprehensive Land Use Plan's Future Land Use designation of walkable neighborhood is primarily consistent with single-family attached residential. Planning Director Hsiang did, however, give concern that the proposal did not meet the specifications for the Greenway Master Plan because to the reduced sidewalk width in the plan. He stated the use of residential in this area is reasonable but did not give a recommendation because of inconsistency with the Greenway Master Plan.

The applicant, Emilio Conciatori, discussed the plan and the residents' concerns raised at the community meeting held in March, and answered questions from the Board.

After Board discussion, Board Member Van de Riet made the motion to approve the recommendation of CZ24.03.01. The motion was approved unanimously after a second from Board Member Wilson.

Board Member Van de Riet made the motion to approve the statement that CZ24.03.01 is inconsistent but reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Wilson.

5. Adjournment

Board Member Grooms made the motion for adjournment. The motion was approved unanimously after a second from Board Member Wilson.

The meeting adjourned at 7:23 pm.

Robert Koehler, Chairman

Mary McCall, Deputy Town Clerk



MEMO

To: Stallings Planning Board
 From: Mia Pulczynski, Planning Intern
 Date:
 Re:

Request:

Staff requests a text amendment in the Stallings Development Ordinance Article 12.12 to amend Table 12.1, the off-street parking requirements by removing the minimum space requirement, adding minimum off-street bicycle space requirements, simplifying the land use categories, and reformatting the maximum requirements to be more easily interpreted and measured. Staff also requests that Articles 12.3-4 and 12.3-5 become reserved sections because they relate to the enforcement of the town's parking requirements rather than addressing requirements for future developments. They apply to the Code of Ordinances rather than the Development Ordinance.

12.3-4 ~~Parking on Residential Streets~~

~~Parking shall be allowed along all residential streets except along alleys, designated bike lanes, within eight (8') feet of a driveway apron, within fifteen (15') linear feet of a fire hydrant, and areas specifically signed for no parking.~~

12.3-5 ~~No Parking in Right-of-Way~~

~~In no case shall minimum required off-street parking spaces(s), whether enclosed or not, extend into the public right of way, or into an easement for a public sidewalk on private property, exception within the TC District.~~

12.12 Off-Street Parking Requirements

~~While on-street parking can contribute substantially to everyday parking needs, sufficient off-street parking must also be provided to serve the particular needs of the building(s). The following minimum and maximum requirements for off-street parking are set forth in Table 12.1. to ensure the provision of adequate off-street parking while preventing the development of parking areas that are under used.~~

~~Minimum required parking spaces can be reduced by twelve (12%) percent where fully enclosed bicycle lockers are provided on a one-for-one exchange ratio, except for single family detached dwellings.~~

For any use not specifically listed in Table 12.1, the parking, stacking, and loading requirements shall be those of the most similar use characteristic.

Off-street Parking:

Type of Land Use	Minimum	Maximum
Residential		

Accessory dwelling unit	1	2
Dwellings, multi-family with 2 bedrooms or less	1 per unit	2 per unit
Dwellings, multi-family with 3 bedrooms or more	2 per unit	3 per unit
Dwellings, single-family with 2 bedrooms or less	1 per unit	not applicable
Dwellings, single-family with 3 bedrooms or more	2 per unit	not applicable

Type of Land Use	Minimum	Maximum
<u>Public Facilities and Institutions</u>		
Ambulance services, fire stations, police stations	1 per employee on largest shift	not applicable
Family care homes, group homes, including Assisted living /Adult care/Child care/Nursing/Shelter facilities	1 per employee on largest shift, plus 1 space per 6 clients	not applicable
Churches, Synagogues, and places of worship	1 space for each 5 seats or each 40 sq. ft. of floor area available for movable seats	1 space for each 3 seats or each 30 sq. ft. of floor area available for movable seats
Civic facilities	1 per 350 sq. ft.	1 per 250 sq. ft.
Colleges and universities	1 per 3 employees, plus one space per 3 full-time students not residing on campus	1 per 1 employee, plus one space per each 1 full-time student not residing on campus
Hospitals	1 per 4 in-patient or out-patient beds plus 1 space per 2 employees on largest shift	1 per 3 in-patient or out-patient beds plus 1 space per 1 employee on largest shift
Medical, dental, or related offices	1 per examining room plus 1 space per 2 employees	1.3 per examining room plus 1 space per employee

Schools (kindergarten, elementary, middle, and high)	1 per 0.5 classrooms, plus 1 space per 5 students for high schools	1 per 0.33 classrooms, plus 1 space per 4 students for high schools
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Type of Land Use	Minimum	Maximum
<u>Office, Business, and Industrial Uses</u>		
Banks & financial institutions	1 per 350 Sq. ft. gross floor area	1 per 200 sq. ft gross floor area
Barber shops and salons	1 per 0.5 operator stations, plus one space per 2 employees on shift of greatest employment	1 per 0.33 operator stations, plus one space per 2 employees on shift of greatest employment
Equipment rental and leasing establishments	1 per 350 sq. ft.	not applicable
Flea markets; open air sales	1 per 0.5 acre of site area plus 1 per 2 employees on largest shift	not applicable
Funeral establishments	1 per 4 seats of largest public room	not applicable
Furniture sales, floor covering sales	1 per 1500 sq. ft. gross floor area	not applicable
Health and fitness facilities; similar indoor recreation	1 per 200 sq. ft.	not applicable
Hotels and motels	1 per 2 guest rooms, plus additional spaces as required for other uses within the hotel/motel	1 per 1 guest room, plus additional spaces as required for other uses within the hotel/motel
Kennels or pet grooming	1 per 500 sq. ft. of sales, grooming, or customer waiting area plus 1 space per 2 employees on largest shift	1 per 350 sq. ft. of sales, grooming, or customer waiting area plus 1 space per 1 employee on largest shift

Type of Land Use	Minimum	Maximum
Live-work unit	1 per residential unit plus each 350 sq. ft. of office/business space	2 per residential unit plus each 250 sq. ft. of office/business space
Manufacturing, assembly or finishing operations	1 per 2 employees on shift of greatest employment, plus 1 space per 400 sq. ft. of retail sales or customer service area	1 per 1 employee on shift of greatest employment, plus 1 space per 200 sq. ft. of retail sales or customer service area
Motor vehicle, motorcycle, or recreational vehicle sales or display rental; manufactured home sales	1 per 20,000 sq. ft. of display area plus 1 space per 2 employees on largest shift	1 per 5,000 sq. ft. of display area plus 1 space per employee on largest shift
Office	1 per 350 sq. ft.	1 per 200 sq. ft.
Repair and service businesses providing on-site services	1 per 350 sq. ft.	1 per 200 sq. ft.
Repair and service businesses providing off-site services	1 per 2 employees	1 per 1 employee
Restaurants, bars, night clubs (plus 11 spaces for stacking if drive-through service is proposed)	1 per 4 seats, plus one space per 2 employees on shift of greatest employment	1 per 2 seats, plus one space per 1 employee on shift of greatest employment
Retail Sales	1 per 350 sq. ft.	1 per 200 sq. ft.
Self-service storage facilities	1 per 30 storage units, plus one space per 2 employees on shift of greatest employment	1 per 15 storage units, plus one space per 1 employee on shift of greatest employment

Type of Land Use	Minimum	Maximum
Servicing, packaging, and storage of commodities	1 per 2 employees on shift of greatest employment	1 per 1 employee on shift of greatest employment
Theaters, stadiums, arenas, and sports courts	1 per 4 seats	1 per 3 seats

Vehicle service stations and auto repair garages (area at gas pump is not recognized as parking spaces)	1 per 3 service bays, plus one space per 2 employees on shift of greatest employment	1 per 1 service bay, plus one space per 1 employee on shift of greatest employment
Veterinary services	1 per 1 employee, plus 2 spaces per doctor	1 per 1 employee, plus 4 spaces per doctor
Warehouses, wholesale, and distributive businesses	1 per 2 employees on shift of greatest employment, plus one space per 350 sq. ft. of area open to the public	1 per 1 employee on shift of greatest employment, plus one space per 200 sq. ft. of area open to the public
Other		
Amusement parks, fairgrounds, skating rinks	1 per 850 sq. ft. of activity area	1 per 200 sq. ft. of activity area
Athletic fields	1 per 2,500 sq. ft. of field	1 per 1000 sq. ft. of field
Equestrian facility	1 per 5 stalls	1 per 1 stall
Golf courses	1 per 4 tees	1 per tee
Tennis Courts	1 per 3 courts	1 per court

Amendment:

Article 12.3-4 (Reserved)

Article 12.3-5 (Reserved)

The following maximum requirements for off-street parking are set forth in Table 12.1.

For any use not specifically listed in Table 12.1, the parking, stacking, and loading requirements shall be those of the most similar use characteristic.

Off-street Parking:

Residential	Maximum	Minimum Bicycle Spaces
Dwelling, Residential	3 per unit	N/A
Dwelling, Accessory Structure	2 per unit	
Dwelling, Multi-Family	3 per unit	1 per 15 dwelling units

Public Facilities & Institutions	Maximum	Minimum Bicycle Spaces
Schools	3 per 1,000 SF of GFA	5% of automobile spaces
Civic Facilities	3 per 1,000 SF of GFA	
Places of Worship	3 per 1,000 SF of GFA	
Family and Group Homes	3 per 1,000 SF of GFA	
Hospitals	6 per 1,000 SF of GFA	

Office & Service	Maximum	Minimum Bicycle Spaces
Professional Offices & Services	5 per 1,000 SF of GFA	5% of automobile spaces
Hotels and Motels	5 per 1,000 SF of GFA	

Commercial & Retail	Maximum	Minimum Bicycle Spaces
Retail Sales and Commercial	5 per 1,000 SF of GFA	5% of automobile spaces

Industrial & Manufacturing	Maximum	Minimum Bicycle Spaces
Industrial, Manufacturing, and Warehouse Facilities	2 per 1,000 SF of GFA	5% of automobile spaces

Recreation & Entertainment	Maximum	Minimum Bicycle Spaces
Parks	5 per 1,000 SF within an enclosed building	5% of automobile spaces
Athletic Fields and Golf Courses	5 per 1,000 SF of Field	
Athletic Courts	1 per court	
Fairgrounds, Amusement Parks	5 per 1,000 SF of Activity Area	



Text Amendment TX24.06.01

Off-Street Parking Requirements

06-18-2024

Planning Board | Mia Pulczynski

Request



- **TX24.06.01** includes 2 parts
 - A) Staff requests a text amendment in the Stallings Development Ordinance Table 12.1 within Article 12.12 to amend the off-street parking requirements by removing the minimum space requirement, adding minimum off-street bicycle space requirements, simplifying the land use categories, and reformatting the maximum requirements to be more easily interpreted and measured.
 - B) Staff also recommends that sections 12.3-4 and 12.3-5 should be reserved for the Code of Ordinances. They relate to the enforcement of the town's parking requirements rather than addressing requirements for future developments. Therefore, these sections apply to the Code of Ordinances rather than the Development Ordinance.



Proposed Changes to Table 12.1

- ❑ Take away the minimum space requirement column
 - No other surrounding municipality has a minimum requirement
 - A minimum requirement encourages unnecessary spaces to be created
 - It is rare that developers don't try to maximize parking in their plans
- ❑ Condense the land-use categories
 - From 41 categories to 16 categories
- ❑ More consistent maximum requirements with surrounding municipalities
- ❑ Simplify process to calculate the maximum allowed number of spaces
 - Less variables needed for calculations
- ❑ Incorporate the minimum bicycle space requirement to Table 12.1 (originally in 12.8), clarification on bicycles, not adding more

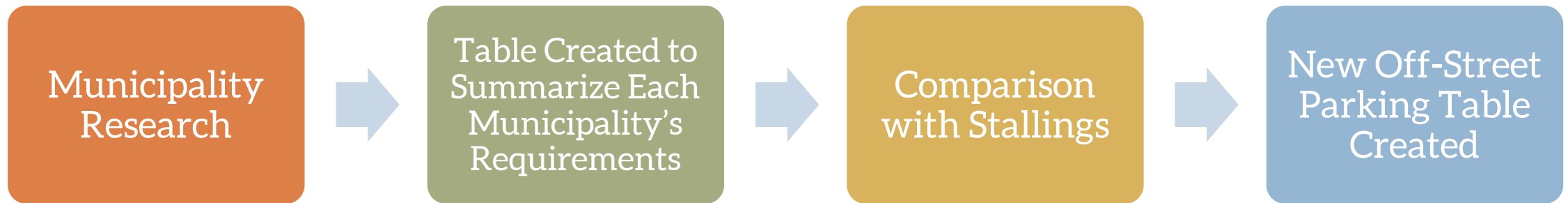
Proposed Changes to Article 12.3-4 & 12.3-5



- Reserve sections 12.3.4 and 12.3-5
 - 12.3-4 - Parking on Residential Streets
 - 12.3-5 - No Parking in Right-of-Way

- Sections 12.3-4 and 12.3-5 relate to the enforcement of the town's parking requirements rather than addressing requirements for future developments. Therefore, these sections apply to the Code of Ordinances rather than the Development Ordinance.

Research Process for Table 12.1 Revision



- The off-street parking requirements of Matthews, Mint Hill, Waxhaw, and Indian Trail were used as a reference to ensure that the updated space requirements are reasonable based on their use-type.



Municipality Research - Matthews

UDO location	Matthews 155.607.7 - Required Parking	Residential Standard Dwelling, SF Dwelling, manufactured home Dwelling, accessory unit Dwelling, duplex or 2 family Dwelling, MF Senior housing Bed and breakfast Live/work units Room-renting and board-houses Group home, adult care, shelter Dorm, fraternity, sorority housing	General Commercial General standard for nonresidential Commercial or catering kitchens Restaurants, diners, night clubs Retail stores Single retail store Ballroom, banquet, meeting hall Gas station with convenience store Funeral home Motels and hotels, bed and breakfast Museum and art galleries Roadside stands, new used car sales, etc. Railroad passenger station/bus terminal Drive-in facilities Internet sweepstakes facilities/entertainment Animal day care kennel/commercial kennels
Additional Sections	Bicycle Motor Vehicle		
Use Categories	Max # of Spaces	Institutional and Municipal General Churches, places of worship Continuing retirement communities Cultural community centers Day care homes, pre-schools Elementary schools and middle schools Senior high schools, trade schools, colleges Fire/police station Hospitals Post offices Public libraries Skilled care homes, assisted living facilities	Recreation and Entertainment General Auditoriums Stadiums Theaters Arcade, game room Athletic fields Recreation facilities Skateboard/ice skating facilities Swimming pool Tennis and racket club Riding stables Bowling alleys Park
Residential	2 per unit	Office and Service General standard for office/professional/financial use General office Medical and dental office and clinics Buildings for social/fraternal/social orgs Banks, credit unions Laboratories and research facilities Call centers	Industrial and Manufacturing General Wholesaling establishment Plant and product production
Institutional/Municipal	1 per 400 SF		
Office and Service	1 per 200 SF of GFA		
General Commercial	1 per 250 SF of GFA		
Recreation/Entertainment	1 per 250 SF of GFA		
Industrial/Manufacturing	1 per 1.5 employees on max. employment shift		



Municipality Research – Mint Hill

	Mint Hill	
UDO Location	6.31 Table G	
Additional Sections	Minimum Maximum Bicycle Minimum	
Use Categories	Category	Max. # of Required Spaces
	Institutional/Civic	N/A
	Warehouse and Industrial	2 per 1000 SF
	Office	5 per 1000 SF
	Retail and Retail Services	5 per 1000 SF
	Restaurant	150% of minimum parking requirement (1 space per 4 seats)
	Multifamily	2 per unit



Municipality Research – Waxhaw

Waxhaw		
UDO Location	Section 7.5.3	
Additional Sections	Separate chart for bicycle parking spaces	
Use Category	Category	Max. # Required Spaces
	Agribusinesses/Greenhouses	1 per 2 employees
	Residential	2 per unit + 1 visitor
	Group Living	2 per 5 beds
	Live/Work	2 per unit
	Community Service	3.3 per 1000 SF
	Day Care	3.3 per 1000 SF
	Educational Facilities	1 per 5 seats
	Government Facilities	3.3 per 1000 SF
	Health Care	6.6 per 1000 SF
	Institutions	3 per 5 beds
	Parks and Open Space	1 per 1000 SF within enclosed building
	Religious Institutions	1 for every 4 seats plus 5 spaces per 1000 SF of non-assembly space
	Utilities	1 per employee plus 1 space per each fleet vehicle kept at the site
	Entertainment	5 per 1000 SF within enclosed building
	Office	4 for every 1000 SF of gross floor area
	Overnight accommodations	1 space per room plus 1 space for every 2 employees
	Restaurants	10 per 1000 SF
	Retail Sales and Service	10 per 1000 SF
	Animal Services	5 per 1000 SF
	Self-Service Storage	1 per employee
	Vehicle Sales and Service	5 per 1000 SF
	Employment Center	2 per 1000 SF
	Wholesale Sales	1 per every 2 employees
	Farmers Markets	1 per 1000 SF



Municipality Research – Indian Trail

	Indian Trail	
UDO Location	1020.010	
Additional Sections		
	Bike rack requirement	
Use Categories		
	Category	Max. # of Spaces
	Household Living	2 per unit
	Group Living/Care Facilities	2 per every 5 beds
	Animal Services	1 per 400 SF of floor area
	Commercial/Retail/Office	5 spaces per 1,000 SF of gross floor area
	Community/Civic/Education/Religious	3.5 spaces per 1,000 SF of floor area
	Healthcare/Medical	4 spaces per 1,000 SF of floor area
	Parks/Recreation/Open Space	5 spaces per 1,000 SF within an enclosed building
	Transportation Uses	5 spaces per 1,000 SF of floor area
	Industrial	1 space per 2 employees on maximum shift
	Agribusinesses	1 space per 1,000 SF of lot area
	Utilities	1 space per employee on maximum shift



Table 12.1 Before Revision

Off-street Parking:

Type of Land Use	Minimum	Maximum
<u>Residential</u>		
Accessory dwelling unit	1	2
Dwellings, multi-family with 2 bedrooms or less	1 per unit	2 per unit
Dwellings, multi-family with 3 bedrooms or more	2 per unit	3 per unit
Dwellings, single-family with 2 bedrooms or less	1 per unit	not applicable
Dwellings, single-family with 3 bedrooms or more	2 per unit	not applicable

Type of Land Use	Minimum	Maximum
<u>Public Facilities and Institutions</u>		
Ambulance services, fire stations, police stations	1 per employee on largest shift	not applicable
Family care homes, group homes, including Assisted living / Adult care/Child care/Nursing/Shelter facilities	1 per employee on largest shift, plus 1 space per 6 clients	not applicable
Churches, Synagogues, and places of worship	1 space for each 5 seats or each 40 sq. ft. of floor area available for movable seats	1 space for each 3 seats or each 30 sq. ft. of floor area available for movable seats
Civic facilities	1 per 350 sq. ft.	1 per 250 sq. ft.
Colleges and universities	1 per 3 employees, plus one space per 3 full-time students not residing on campus	1 per 1 employee, plus one space per each 1 full-time student not residing on campus
Hospitals	1 per 4 in-patient or out-patient beds plus 1 space per 2 employees on largest shift	1 per 3 in-patient or out-patient beds plus 1 space per 1 employee on largest shift
Medical, dental, or related offices	1 per examining room plus 1 space per 2 employees	1.3 per examining room plus 1 space per employee
Schools (kindergarten, elementary, middle, and high)	1 per 0.5 classrooms, plus 1 space per 5 students for high schools	1 per 0.33 classrooms, plus 1 space per 4 students for high schools

Type of Land Use	Minimum	Maximum
<u>Office, Business, and Industrial Uses</u>		
Banks & financial institutions	1 per 350 Sq. ft. gross floor area	1 per 200 sq. ft gross floor area
Barber shops and salons	1 per 0.5 operator stations, plus one space per 2 employees on shift of greatest employment	1 per 0.33 operator stations, plus one space per 2 employees on shift of greatest employment
Equipment rental and leasing establishments	1 per 350 sq. ft.	not applicable
Flea markets; open air sales	1 per 0.5 acre of site area plus 1 per 2 employees on largest shift	not applicable
Funeral establishments	1 per 4 seats of largest public room	not applicable
Furniture sales, floor covering sales	1 per 1500 sq. ft. gross floor area	not applicable
Health and fitness facilities, similar indoor recreation	1 per 200 sq. ft.	not applicable
Hotels and motels	1 per 2 guest rooms, plus additional spaces as required for other uses within the hotel/motel	1 per 1 guest room, plus additional spaces as required for other uses within the hotel/motel
Kennels or pet grooming	1 per 500 sq. ft. of sales, grooming, or customer waiting area plus 1 space per 2 employees on largest shift	1 per 350 sq. ft. of sales, grooming, or customer waiting area plus 1 space per 1 employee on largest shift



Table 12.1 Before Revision (Continued)

Type of Land Use	Minimum	Maximum
Live-work unit	1 per residential unit plus each 350 sq. ft. of office/business space	2 per residential unit plus each 250 sq. ft. of office/business space
Manufacturing, assembly or finishing operations	1 per 2 employees on shift of greatest employment, plus 1 space per 400 sq. ft. of retail sales or customer service area	1 per 1 employee on shift of greatest employment, plus 1 space per 200 sq. ft. of retail sales or customer service area
Motor vehicle, motorcycle, or recreational vehicle sales or display rental; manufactured home sales	1 per 20,000 sq. ft. of display area plus 1 space per 2 employees on largest shift	1 per 5,000 sq. ft. of display area plus 1 space per employee on largest shift
Office	1 per 350 sq. ft.	1 per 200 sq. ft.
Repair and service businesses providing on-site services	1 per 350 sq. ft.	1 per 200 sq. ft.
Repair and service businesses providing off-site services	1 per 2 employees	1 per 1 employee
Restaurants, bars, night clubs (plus 11 spaces for stacking if drive-through service is proposed)	1 per 4 seats, plus one space per 2 employees on shift of greatest employment	1 per 2 seats, plus one space per 1 employee on shift of greatest employment
Retail Sales	1 per 350 sq. ft.	1 per 200 sq. ft.
Self-service storage facilities	1 per 30 storage units, plus one space per 2 employees on shift of greatest employment	1 per 15 storage units, plus one space per 1 employee on shift of greatest employment

Type of Land Use	Minimum	Maximum
Servicing, packaging, and storage of commodities	1 per 2 employees on shift of greatest employment	1 per 1 employee on shift of greatest employment
Theaters, stadiums, arenas, and sports courts	1 per 4 seats	1 per 3 seats
Vehicle service stations and auto repair garages (area at gas pump is not recognized as parking spaces)	1 per 3 service bays, plus one space per 2 employees on shift of greatest employment	1 per 1 service bay, plus one space per 1 employee on shift of greatest employment
Veterinary services	1 per 1 employee, plus 2 spaces per doctor	1 per 1 employee, plus 4 spaces per doctor
Warehouses, wholesale, and distributive businesses	1 per 2 employees on shift of greatest employment, plus one space per 350 sq. ft. of area open to the public	1 per 1 employee on shift of greatest employment, plus one space per 200 sq. ft. of area open to the public
Other		
Amusement parks, fairgrounds, skating rinks	1 per 850 sq. ft. of activity area	1 per 200 sq. ft. of activity area
Athletic fields	1 per 2,500 sq. ft. of field	1 per 1000 sq. ft. of field
Equestrian facility	1 per 5 stalls	1 per 1 stall
Golf courses	1 per 4 tees	1 per tee
Tennis Courts	1 per 3 courts	1 per court



Table 12.1 After Revision

Off-street Parking:

Residential	Maximum	Minimum Bicycle Spaces
Dwelling, Residential	3 per unit	N/A
Dwelling, Accessory Structure	2 per unit	
Dwelling, Multi-Family	3 per unit	1 per 15 dwelling units

Public Facilities & Institutions	Maximum	Minimum Bicycle Spaces
Schools	3 per 1,000 SF of GFA	5% of automobile spaces
Civic Facilities	3 per 1,000 SF of GFA	
Places of Worship	3 per 1,000 SF of GFA	
Family and Group Homes	3 per 1,000 SF of GFA	
Hospitals	6 per 1,000 SF of GFA	

Office & Service	Maximum	Minimum Bicycle Spaces
Professional Offices & Services	5 per 1,000 SF of GFA	5% of automobile spaces
Hotels and Motels	5 per 1,000 SF of GFA	

Industrial & Manufacturing	Maximum	Minimum Bicycle Spaces
Industrial, Manufacturing, and Warehouse Facilities	2 per 1,000 SF of GFA	5% of automobile spaces

Commercial & Retail	Maximum	Minimum Bicycle Spaces
Retail Sales and Commercial	5 per 1,000 SF of GFA	5% of automobile spaces

Recreation & Entertainment	Maximum	Minimum Bicycle Spaces
Parks	5 per 1,000 SF within an enclosed building	5% of automobile spaces
Athletic Fields and Golf Courses	5 per 1,000 SF of Field	
Athletic Courts	1 per court	
Fairgrounds, Amusement Parks	5 per 1,000 SF of Activity Area	



Example

- Imagine a resident of Stallings wants to open a hair salon in an existing building.
- They want to ensure that the attached parking lot is in compliance with the ordinance and its off-street parking requirements.



Current Version of Table 12.1

Type of Land Use	Minimum	Maximum
Office, Business, and Industrial Uses		
Barber shops and salons	1 per 0.5 operator stations, plus one space per 2 employees on shift of greatest employment	1 per 0.33 operator stations, plus one space per 2 employees on shift of greatest employment



Revised Version of Table 12.1

Type of Land Use	Maximum	Bicycle Minimum
Office & Service		
Professional Offices and Services	5 per 1,000 SF of GFA	5% of automobile spaces



Staff Recommendation

- Staff recommends approval of TX24.06.01
- Staff acknowledges the need to reformat Table 12.1 into a clearer and more condensed layout that can be easily interpreted by a user. This will maximize the user's understanding of the off-street parking space requirements in Stallings as new developments are built in compliance with the ordinance.
- Additionally, staff recommends that sections 12.3-4 and 12.3-5 become reserved sections. These sections relate to the enforcement of the town's parking requirements rather than addressing requirements for future developments. They apply to the Code of Ordinances rather than the Development Ordinance.

Vote and Statement of Consistency & Reasonableness



□ **Step 1 - Motion**

- Motion to recommend [Approval/Denial](#) for CZ24.06.01.

□ **Step 2 - Statement of Consistency and Reasonableness**

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

□ **Step 3 - Reasoning**

- Staff suggested reasoning:

- Ensures that each building site provides an appropriate quantity and quality of off-street parking, reduces parking minimums, and implements right-size parking requirements which is consistent with the goals of the Comprehensive Land Use Plan.

(Strategy LU-4.6 & Diagnostics Summary pg. 12 & 13)

- Ensures that Section 12 of the Land Development Ordinance is clear and easy to interpret



**PLANNING
& ZONING**
TOWN of STALLINGS

Questions?



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX24.06.01

REQUEST: Staff requests a text amendment in the Stallings Development Ordinance Table 12.1 within Article 12.12 to amend the off-street parking requirements by removing the minimum space requirement, adding minimum off-street bicycle space requirements, simplifying the land use categories, and reformatting the maximum requirements to be more easily interpreted and measured. Staff also requests that the Articles 12.3-4 and 12.3-5 become reserved sections. These sections relate to the enforcement of the town's parking requirements rather than addressing requirements for future developments. They apply to the Code of Ordinances rather than the Development Ordinance.

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

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

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

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

THEREFORE, The Planning Board hereby recommends that the proposed text amendment is consistent and reasonable 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 text 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) It aligns with the goals of the Comprehensive Land Use Plan that encourages reducing parking space minimums and implements right-size parking requirements.
- 2) It aligns with the strategy of the Comprehensive Land Use Plan to provide an appropriate quantity and quality of off-street parking.
- 3) It ensures that Section 12 of the Land Development Ordinance is easier to interpret.

Recommended this the day of June 18, 2024.

Planning Board Chair

Attest:

Planning Staff