



May 20, 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. March 18, 2025, Minutes B. April 15, 2025, Minutes	Chair	Approve/Amend Minutes Motion: I make the motion to: 3) Approve the Minutes as presented; or 4) Approve the Minutes with the following changes: -----
3.		CZ25.02.02 – Cottage Green A. HMF Americana LLC requests a zoning change from MU-2 to CZ-MU-2 to allow for the development of a 222-unit residential community and commercial development. B. Statement of Consistency and Reasonableness	Max Hsiang, Planning Director	Recommendation Motion: I make the motion to recommend: 1) Approval of the request as presented. 2) Defer the request to ----- 3) Deny the request as submitted.
4.		TX25.05.01 – Table of Uses Update A. Staff requests an update to Article 8: Table of Uses and Article 3 definitions of the Stallings Development Ordinance to address missing terminology, clarify use categories, and better align with current community needs. B. Statement of Consistency and Reasonableness	Katie King, Senior Planning Technician	Recommendation Motion: I make the motion to recommend: 4) Approval of the request as presented. 5) Defer the request to ----- 6) Deny the request as submitted.
5.		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 March 18, 2025, at 6:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28104.

Planning Board members present: Chairman Robert Koehler, Tony Paren, Jon Van de Riet, and Vice-Chairman Jacqueline Wilson, Alternate William Watson.

Planning Board members absent: Mike Couzens, Heather Grooms, and David Barnes

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

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler called the meeting to order at 6:00 pm.

1. Approval of Agenda

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

2. Approval of Minutes

A. February 18, 2025, Minutes

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

3. Yearly PB/BOA Training

Planning Director Hsiang briefly presented a training presentation for Planning Board duties and Board of Adjustment duties.

4. Swearing in of New Member: First Alternate

A. William Watson

New Alternate Board Member Watson was sworn in by Town Clerk Mary McCall.

5. 2025 Planning Board Reappointments Final Reminder

Planning Director Hsiang reminded the Board that Board Member Grooms and Board Member Barnes terms are expiring on March 31, 2025..

6. Adjournment

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

The meeting adjourned at 6:10 pm.

Robert Koehler, Chairman

Brig R Sheehy, Planning Technician

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 April 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: Mike Couzens, Tony Paren, Jon Van de Riet, Vice-Chairman Jacqueline Wilson, and William Watson.

Planning Board members absent: Chairman Robert Koehler

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

Vice-Chairman Jaqueline Wilson recognized a quorum.

Invocation and Call to Order

Vice-Chairman Jacqueline Wilson called the meeting to order at 6:00 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 Couzens.

2. TX25.04.01

- A. Staff requests updates to multiple text amendments in the Stallings Development Ordinance to clarify regulations for outdoor storage.
- B. Statement of Consistency and Reasonableness.

Senior Planning Technician King presented TX25.04.01 for a text amendment to the Development Ordinance. The change would improve the overall appearance of industrial business areas and provide clarification to outdoor storage allowances. Senior Planning Technician King stated that staff recommends approval of this text amendment.

After a brief discussion, Board Member Couzens made the motion to approve the recommendation of TX25.04.01. The motion was approved unanimously after a second from Board Member Van de Riet.

Board Member Couzens made the statement that TX25.04.01 is consistent and reasonable. The motion was approved unanimously after a second from Board Member Van de Riet.

3. Overview of Destination Stallings

A. Destination Stallings Small Area Plan

B. Comprehensive Land Use Plan (CLUP) & Future Land Use Amendments

Planning Director Hsiang presented the Destination Stallings Small Area Plan, Comprehensive Land Use Plan, and Future Land Use Amendments. The Comprehensive Land Use Plan is a vision and guide for the next 25 years for the Town of Stallings. The updated plans include the Atrium Hospital area and the Silver Line Area, that were not included in the previous plans.

After a brief discussion, Board Member Van de made the motion to approve the recommendation of the plans to the Town Council with a recommendation to include more lighting elements. The motion was approved unanimously after a second from Board Member Couzens.

4. Adjournment

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

The meeting adjourned at 6:41 pm.

Robert Koehler, Chairman

Brig R Sheehy, Planning Technician

Access to CZ25.02.02 – Cottage Green

Due to the size of the documents, we are unable to include them in the meeting packet or upload them directly to the agenda. Instead, we've provided access through the following Google Drive link:

<https://drive.google.com/drive/folders/1gVoxDo3s4AIwjwM0b2hIqHYuuIT9sUUH?usp=sharing>

The link will remain active for 60 days, please download the materials as soon as possible. These documents are provided for your review in preparation for the Planning Board meeting 5/14/2025, where adoption will be requested.

For assistance or to request the documents directly, please contact Stallings Planning and Zoning at 704-821-8557.



PLANNING & ZONING DEPARTMENT
TOWN OF STALLINGS
315 STALLINGS ROAD
STALLINGS, NC, 28104
704-821-6841

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.

To the Planning Board and Town Council of Stallings, NC,

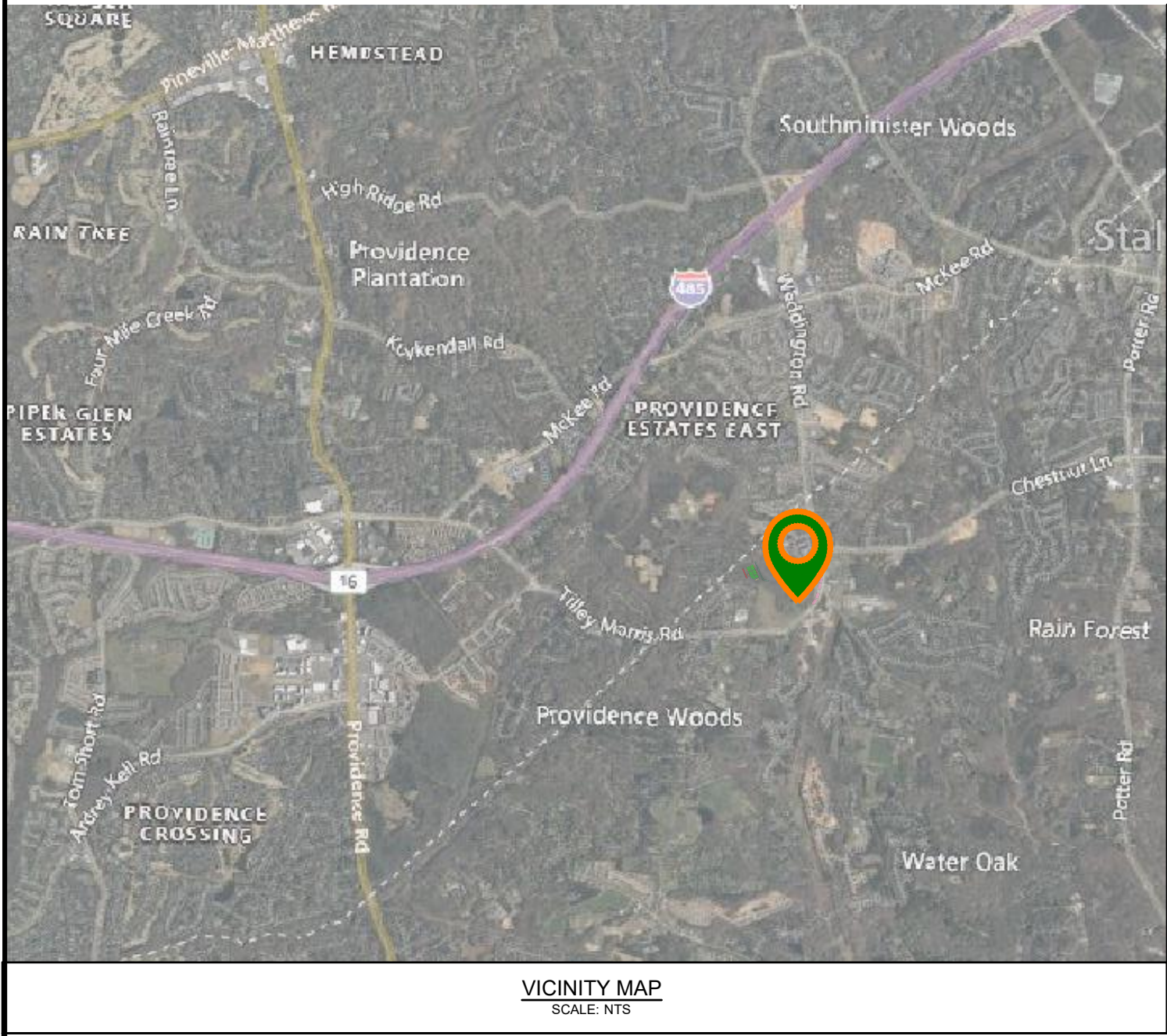
I (we), the undersigned, do hereby respectfully make an application and request the Planning Board and Town Council to amend the zoning map of the Town of Stallings.

Signature (Owner or Owner Representative):

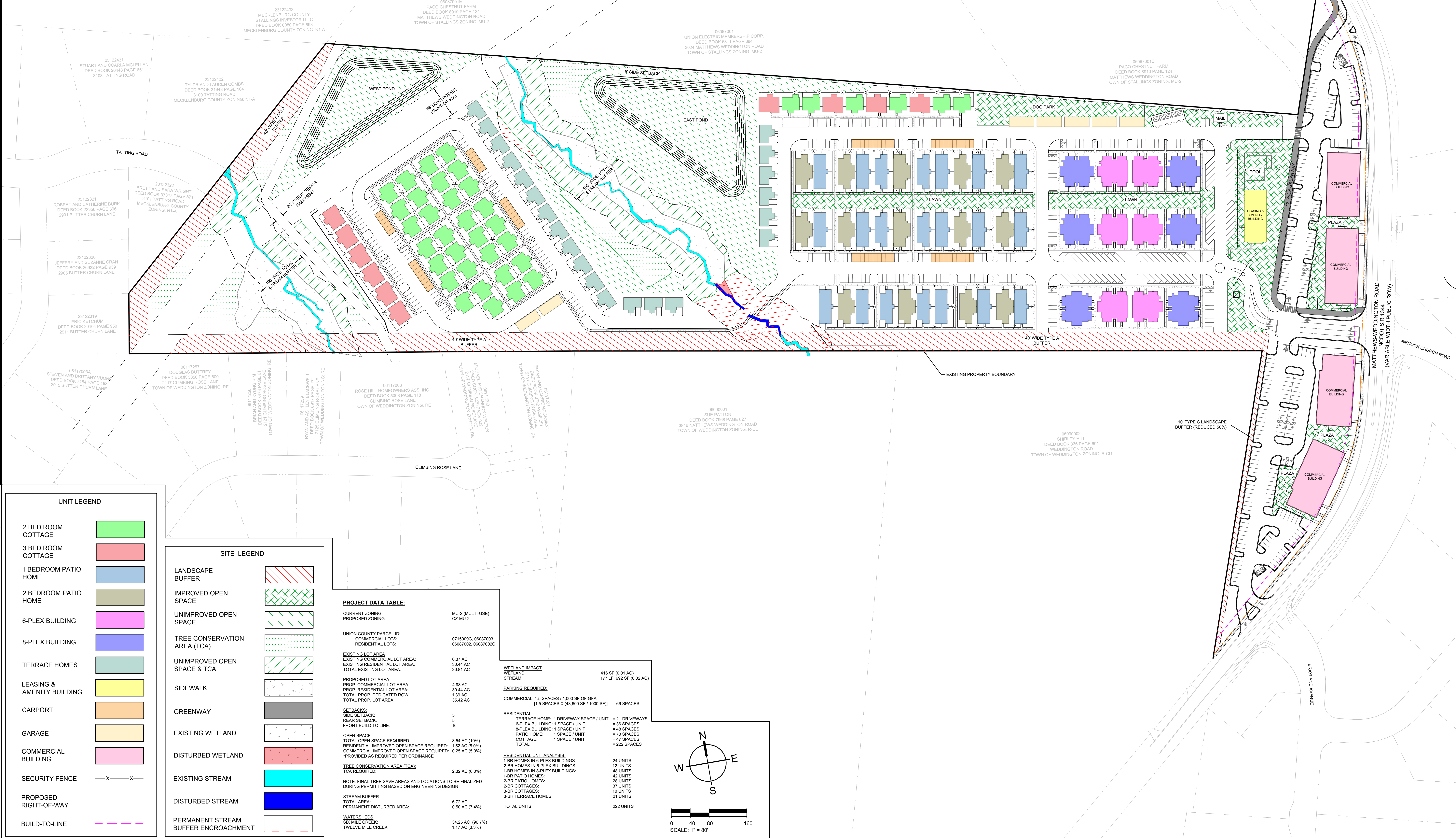
Date:

Signature of Zoning Official:

Date:



VICINITY MAP
SCALE: NTS

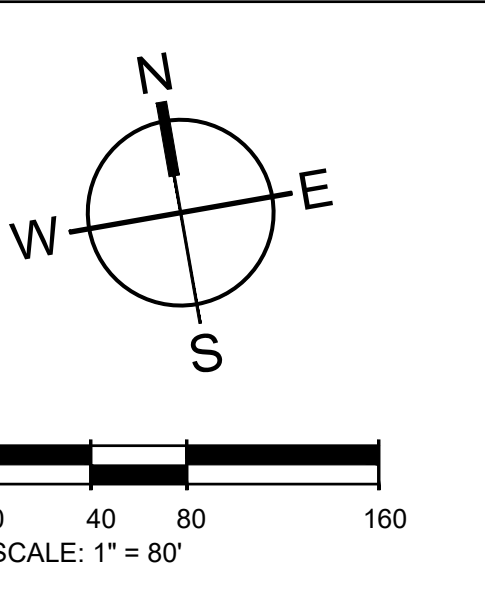


UNIT LEGEND	
2 BED ROOM COTTAGE	
3 BED ROOM COTTAGE	
1 BEDROOM PATIO HOME	
2 BEDROOM PATIO HOME	
6-PLEX BUILDING	
8-PLEX BUILDING	
TERRACE HOMES	
LEASING & AMENITY BUILDING	
CARPORT	
GARAGE	
COMMERCIAL BUILDING	
SECURITY FENCE	— X — X —
PROPOSED RIGHT-OF-WAY	
BUILD-TO-LINE	

SITE LEGEND	
LANDSCAPE BUFFER	
IMPROVED OPEN SPACE	
UNIMPROVED OPEN SPACE	
TREE CONSERVATION AREA (TCA)	
UNIMPROVED OPEN SPACE & TCA	
SIDEWALK	
GREENWAY	
EXISTING WETLAND	
DISTURBED WETLAND	
EXISTING STREAM	
DISTURBED STREAM	
PERMANENT STREAM BUFFER ENCROACHMENT	

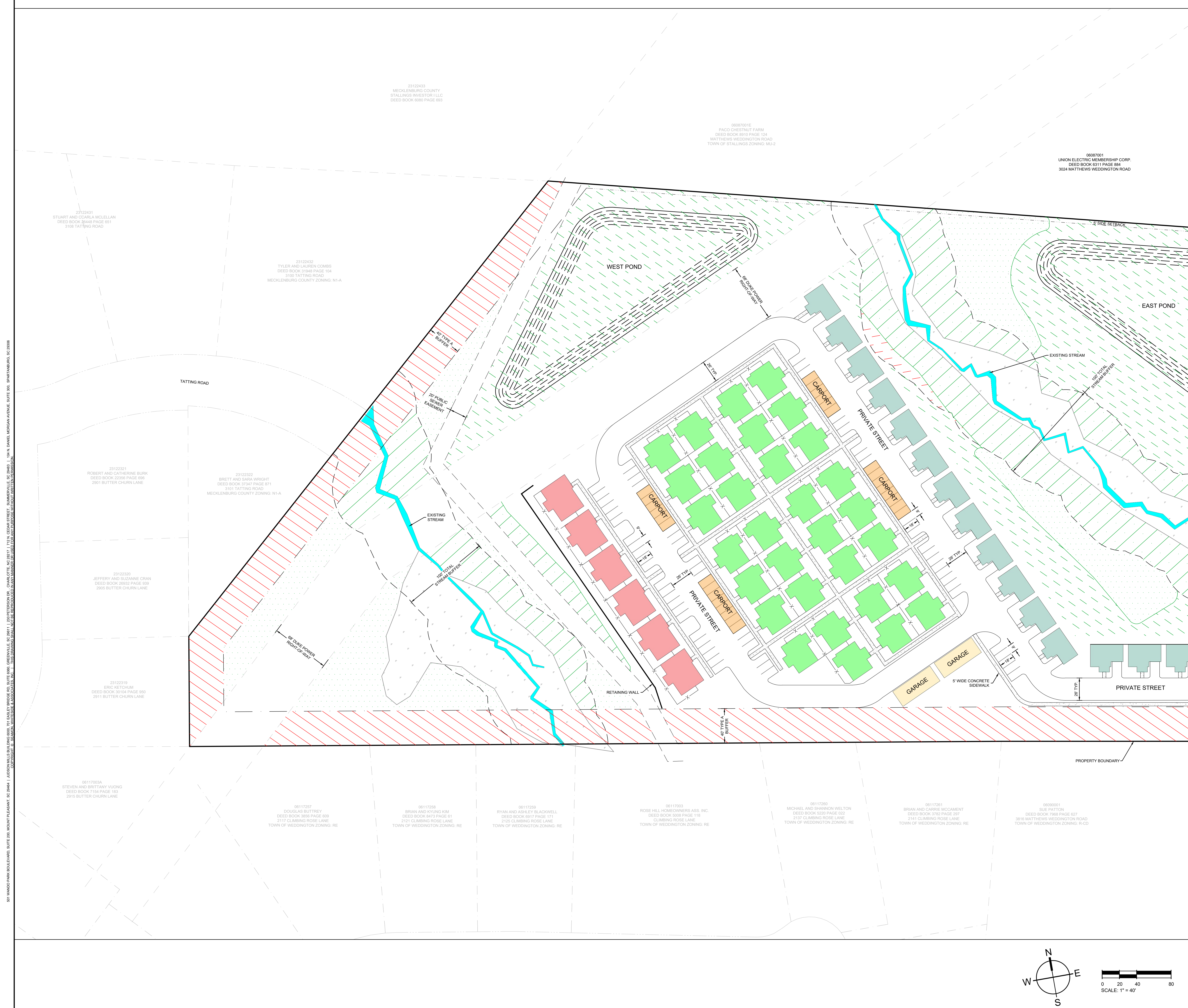
PROJECT DATA TABLE:	
CURRENT ZONING:	MU-2 (MULTI-USE)
PROPOSED ZONING:	CZ-MU-2
UNION COUNTY PARCEL ID:	07150095, 06087003
COMMERCIAL LOTS:	06087002, 06087002C
EXISTING LOT AREA:	6.37 AC
EXISTING COMMERCIAL LOT AREA:	30.44 AC
EXISTING RESIDENTIAL LOT AREA:	36.91 AC
TOTAL EXISTING LOT AREA:	73.72 AC
PROPOSED LOT AREA:	4.98 AC
PROP. COMMERCIAL LOT AREA:	30.44 AC
TOTAL PROP. DEDICATED ROW:	1.39 AC
TOTAL PROP. LOT AREA:	35.42 AC
SETBACKS:	
SIDE SETBACK:	5'
REAR SETBACK:	5'
FRONT BUILD TO LINE:	16'
OPEN SPACE:	
TOTAL OPEN SPACE REQUIRED:	3.54 AC (10%)
RESIDENTIAL IMPROVED OPEN SPACE REQUIRED:	1.52 AC (5.0%)
COMMERCIAL IMPROVED OPEN SPACE REQUIRED:	0.25 AC (5.0%)
PROVIDED AS REQUIRED PER ORDINANCE:	
TREE CONSERVATION AREA (TCA) REQUIRED:	2.32 AC (6.0%)
NOTE: FINAL TREE SAVE AREAS AND LOCATIONS TO BE FINALIZED DURING PERMITTING BASED ON ENGINEERING DESIGN	
STREAM BUFFER TOTAL AREA:	6.72 AC
PERMANENT DISTURBED AREA:	0.50 AC (7.4%)
WATERSHEDS:	
SIX MILE CREEK:	34.25 AC (96.7%)
TWELVE MILE CREEK:	1.17 AC (3.3%)

WETLAND IMPACT	
WETLAND:	416 SF (0.01 AC)
STREAM:	177 LF, 692 SF (0.02 AC)
PARKING REQUIRED:	
COMMERCIAL 1.5 SPACES / 1,000 SF OF GFA	
[1.5 SPACES X (43,600 SF / 1,000 SF)]	= 66 SPACES
RESIDENTIAL:	
TERRACE HOME: 1 DRIVEWAY SPACE / UNIT	= 21 DRIVEWAYS
6-PLEX BUILDING: 1 SPACE / UNIT	= 36 SPACES
8-PLEX BUILDING: 1 SPACE / UNIT	= 48 SPACES
PATIO HOME: 1 SPACE / UNIT	= 70 SPACES
COTTAGE: 1 SPACE / UNIT	= 47 SPACES
TOTAL:	= 222 SPACES
RESIDENTIAL UNIT ANALYSIS:	
1-BR HOMES IN 6-PLEX BUILDINGS:	24 UNITS
2-BR HOMES IN 6-PLEX BUILDINGS:	12 UNITS
1-BR HOMES IN 8-PLEX BUILDINGS:	48 UNITS
1-BR PATIO HOMES:	42 UNITS
2-BR PATIO HOMES:	28 UNITS
2-BR COTTAGES:	37 UNITS
3-BR COTTAGES:	10 UNITS
3-BR TERRACE HOMES:	21 UNITS
TOTAL UNITS:	222 UNITS

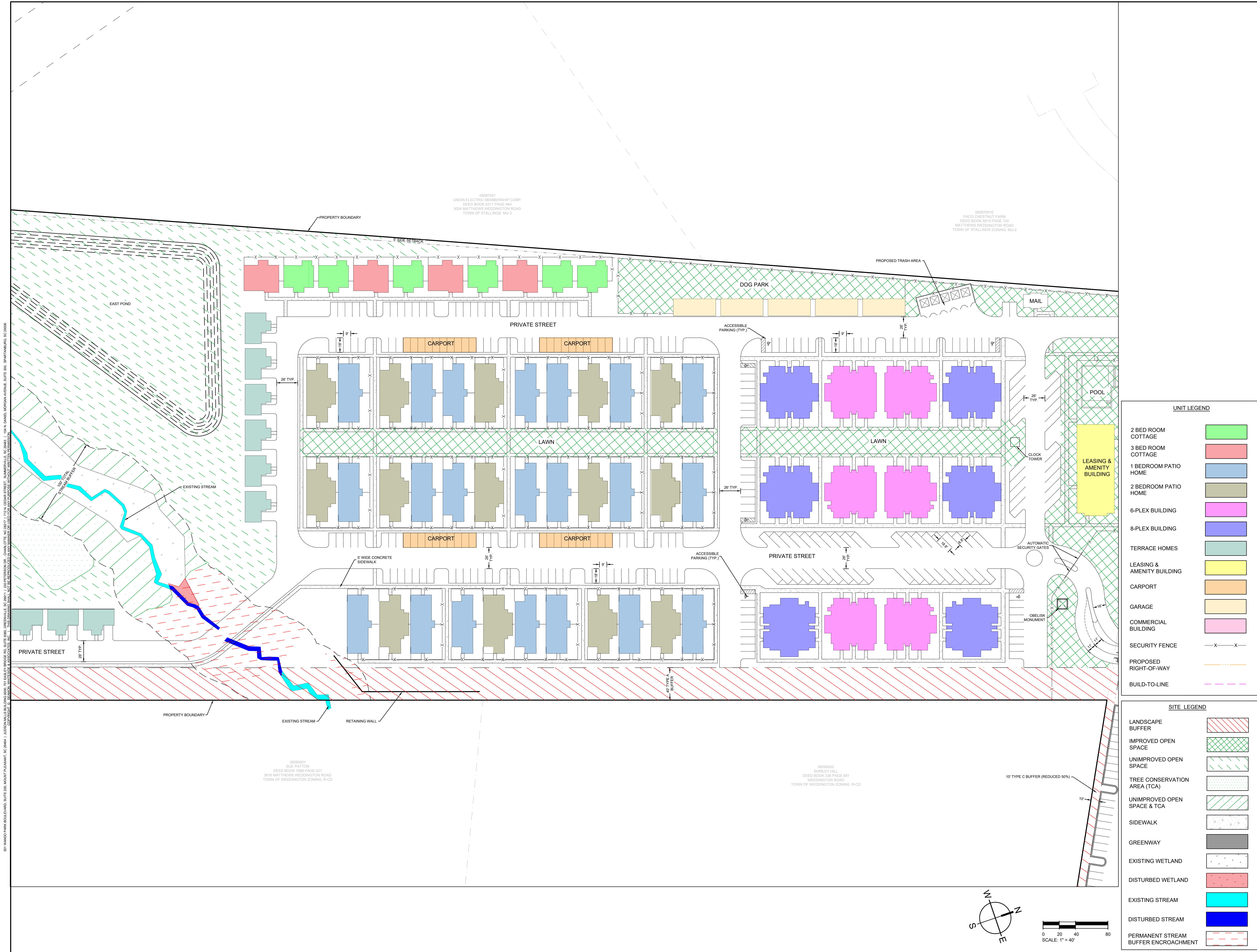


HMF AMERICANA

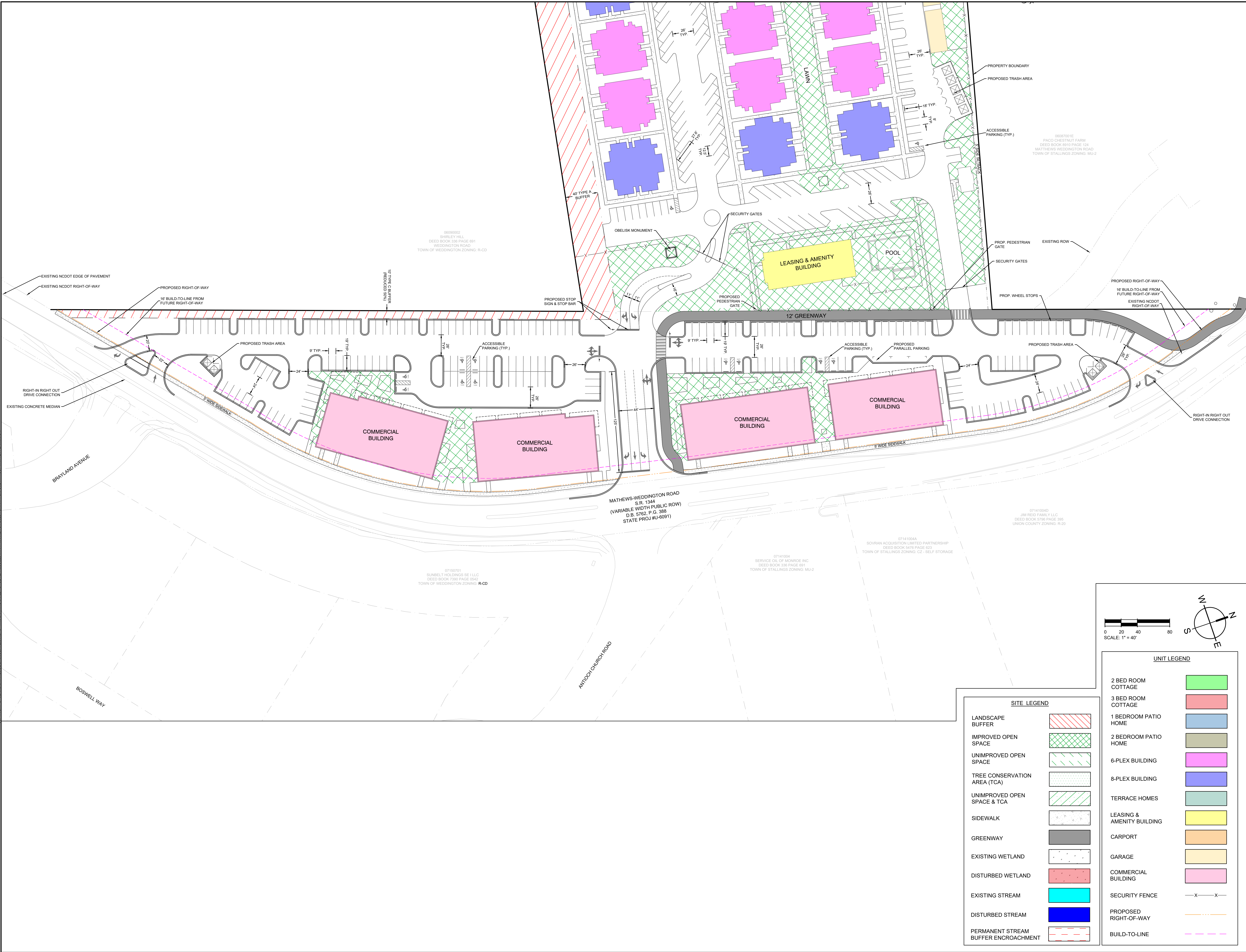
REVISION HISTORY

ENLARGED
REZONING
PLAN

HMF AMERICANA



501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29564 | JUDSON MILLS BUILDING 2000, 701 EASLEY BRIDGE RD, SUITE 200, GREENVILLE, SC 29611 | 230 PETERSBURG DR., CHARLOTTE, NC 28217 | 7724 CEDAR STREET, SUMMERVILLE, SC 29585 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306



SITE LEGEND	
LANDSCAPE BUFFER	
IMPROVED OPEN SPACE	
UNIMPROVED OPEN SPACE	
TREE CONSERVATION AREA (TCA)	
UNIMPROVED OPEN SPACE & TCA	
SIDEWALK	
GREENWAY	
EXISTING WETLAND	
DISTURBED WETLAND	
EXISTING STREAM	
DISTURBED STREAM	
PERMANENT STREAM BUFFER ENCROACHMENT	

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TERRACE HOMES	
LEASING & AMENITY BUILDING	
CARPORT	
GARAGE	
COMMERCIAL BUILDING	
SECURITY FENCE	
PROPOSED RIGHT-OF-WAY	
BUILD-TO-LINE	

SW SEAMON WHITESIDE
MOUNT PLEASANT, SC 843.884.1667
GREENVILLE, SC 864.298.0534
SUMMERVILLE, SC 843.972.0710
SPARTANBURG, SC 864.272.1272
CHARLOTTE, NC 980.312.5450
RALEIGH, NC 980.312.5450
WWW.SEAMONWHITESIDE.COM

**THE COTTAGE GREEN
REZONING PLAN**
HMF AMERICANA
STALLINGS, NORTH CAROLINA

SW+ PROJECT: 11408
DATE: 3/03/2025
DRAWN BY: ASB/CPE
CHECKED BY: TLL

REVISION HISTORY	

**ENLARGED
REZONING
PLAN**

R2.3

501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILL BUILDING 6000, 701 EAST 67TH DRIVE RD, SUITE 600, GREENVILLE, SC 29611 | 200 PETERSON DR., SUITE 200, CHARLOTTE, NC 28217 | 172A CEDAR STREET, SUMMERVILLE, SC 29585 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29082

REZONING NOTES:

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY HMF AMERICANA (THE "APPLICANT") FOR AN APPROXIMATELY 36.81-ACRE SITE THAT IS MORE PARTICULARLY DEPICTED ON THE REZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 0715009C, 06087003, 06087002 AND 06087002C.
- B. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE STALLINGS DEVELOPMENT ORDINANCE (THE "ORDINANCE"). SUBJECT TO PARAGRAPH 9 BELOW, THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE MIXED USE-2 (MU-2) ZONING DISTRICT SHALL GOVERN THE DEVELOPMENT AND USE OF THE SITE.
- C. THE DEVELOPMENT AND USES DEPICTED ON THE REZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF SUCH USES AND THE IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE LAYOUT, LOCATIONS AND SIZES OF THE DEVELOPMENT AND SITE ELEMENTS DEPICTED ON THE REZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED DEVELOPMENT AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND PERIMETER LANDSCAPING REQUIREMENTS SET FORTH ON THIS REZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE REZONING PLAN.
- D. FOR ENTITLEMENT PURPOSES AND EASE OF REFERENCE WHEN PLACING CERTAIN CONDITIONS ON PORTIONS OF THE SITE OR DESCRIBING CERTAIN FEATURES OF THE PROPOSED DEVELOPMENT, THE SITE IS DIVIDED INTO TWO SEPARATE DEVELOPMENT AREAS THAT ARE DESIGNATED ON THE REZONING PLAN AS DEVELOPMENT AREA A AND DEVELOPMENT AREA B. DEVELOPMENT AREA A IS THE NON-RESIDENTIAL, COMMERCIAL COMPONENT OF THE DEVELOPMENT, AND DEVELOPMENT AREA B IS THE RESIDENTIAL COMPONENT.
- E. THE SITE SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT.
- F. PURSUANT TO THE ORDINANCE AND SECTION 160D-108.1 OF THE NORTH CAROLINA GENERAL STATUTES, THE REZONING PLAN, IF APPROVED, SHALL BE VESTED FOR A PERIOD OF 5 YEARS DUE TO THE SIZE AND PHASING OF THE DEVELOPMENT, THE LEVEL OF INVESTMENT, ECONOMIC CYCLES AND MARKET CONDITIONS.

2. PERMITTED USES/DEVELOPMENT LIMITATIONS

A. DEVELOPMENT AREA A

1. SUBJECT TO THE LIMITATIONS SET OUT BELOW, THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA A ON THE REZONING PLAN MAY BE DEVOTED TO ANY NON-RESIDENTIAL USE OR USES LISTED BY RIGHT, ANY NON-RESIDENTIAL USE OR USES LISTED WITH ADDITIONAL STANDARDS AND/OR ANY NON-RESIDENTIAL USE OR USES PERMITTED WITH A CONDITIONAL REZONING IN THE MU-2 ZONING DISTRICT, AND TO ANY NON-RESIDENTIAL ACCESSORY AND INCIDENTAL USES RELATING THERETO THAT ARE PERMITTED IN THE MU-2 ZONING DISTRICT.
2. ALTHOUGH FOUR PRINCIPAL BUILDINGS ARE DEPICTED ON DEVELOPMENT AREA A, APPLICANT MAY BUILD MORE OR FEWER THAN FOUR BUILDINGS AS A RESULT OF DIVIDING OR COMBINING ONE OR MORE OF THE BUILDINGS DEPICTED.
3. DRIVE THROUGH LANES AND WINDOWS SHALL NOT BE PERMITTED ON DEVELOPMENT AREA A AS A PRINCIPAL USE OR ACCESSORY USE.
4. A CONVENIENCE STORE WITH GASOLINE PUMPS SHALL NOT BE PERMITTED ON DEVELOPMENT AREA A.
5. A TOTAL MAXIMUM OF 43,600 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO THE NON-RESIDENTIAL USES SET OUT ABOVE MAY BE DEVELOPED ON DEVELOPMENT AREA A. A MAXIMUM OF 10,900 SQUARE FEET OF THE ALLOWED 43,600 SQUARE FEET OF GROSS FLOOR AREA MAY BE DEVOTED TO RESTAURANT USES.
6. A 12-FOOT-WIDE MULTI-USE PATH SHALL BE INSTALLED WITHIN DEVELOPMENT AREA A AS GENERALLY DEPICTED ON THE REZONING PLAN.

B. DEVELOPMENT AREA B

1. SUBJECT TO THE LIMITATIONS SET OUT BELOW, THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA B ON THE REZONING PLAN MAY ONLY BE DEVOTED TO RESIDENTIAL USES COMPRISED OF DETACHED HOUSES (DESIGNATED ON THE REZONING PLAN AS COTTAGE HOMES AND TERRACE HOMES), ATTACHED HOUSE DWELLING UNITS (DESIGNATED ON THE REZONING PLAN AS PATIO HOMES) AND MULTI-FAMILY DWELLING UNITS (DESIGNATED ON THE REZONING PLAN AS 6-PLEX AND 8-PLEX BUILDINGS), AND ANY ACCESSORY AND INCIDENTAL STRUCTURES AND USES RELATING THERETO THAT ARE PERMITTED IN THE MU-2 ZONING DISTRICT. INCIDENTAL AND ACCESSORY STRUCTURES AND USES MAY INCLUDE, WITHOUT LIMITATION, A LEASING AND MANAGEMENT OFFICE, DETACHED GARAGES, DETACHED CARPORTS AND AMENITIES FOR USE BY THE RESIDENTS OF THE RESIDENTIAL COMMUNITY, SUCH AS A CLUBHOUSE, FITNESS CENTER, SWIMMING POOL AND SPORTS COURT.
2. A TOTAL MAXIMUM OF 222 DWELLING UNITS MAY BE CONSTRUCTED ON DEVELOPMENT AREA B.
3. OF THE ALLOWED 222 DWELLING UNITS THAT MAY BE CONSTRUCTED ON DEVELOPMENT AREA B, A MAXIMUM OF 84 OF SUCH DWELLING UNITS MAY BE MULTI-FAMILY DWELLING UNITS (6-PLEX AND 8-PLEX BUILDINGS).

3. DIMENSIONAL STANDARDS

- A. EXCEPT AS OTHERWISE PROVIDED IN PARAGRAPH 9 BELOW, THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF THE MU-2 ZONING DISTRICT.

4. TRANSPORTATION AND PARKING

- A. VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE VEHICULAR ACCESS POINTS ARE SUBJECT TO ANY MINOR MODIFICATIONS REQUIRED TO ACCOMMODATE FINAL SITE AND CONSTRUCTION PLANS AND DESIGNS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF STALLINGS AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION ("NCDOT").
- B. THE ALIGNMENTS OF THE INTERNAL VEHICULAR CIRCULATION AREAS AND DRIVEWAYS MAY BE MODIFIED BY APPLICANT TO ACCOMMODATE CHANGES IN TRAFFIC PATTERNS, PARKING LAYOUTS AND ANY ADJUSTMENTS REQUIRED FOR APPROVAL BY THE TOWN OF STALLINGS, THE UNION COUNTY FIRE MARSHAL AND/OR NCDOT.
- C. THE SITE SHALL MEET THE MINIMUM PARKING REQUIREMENTS OF THE ORDINANCE.

5. ARCHITECTURAL AND DESIGN STANDARDS

A. DEVELOPMENT AREA A

1. THE MAXIMUM HEIGHT OF ANY PRINCIPAL BUILDING LOCATED ON DEVELOPMENT AREA A SHALL BE 32 FEET.
2. SUBJECT TO THE TERMS OF PARAGRAPH 9 BELOW, ANY BUILDING LOCATED ON DEVELOPMENT AREA A SHALL MEET THE RELEVANT LOT TYPE STANDARDS, BUILDING TYPE STANDARDS AND BUILDING STANDARDS AND ANTI-MONOTONY STANDARDS SET OUT IN ARTICLE 9 OF THE ORDINANCE.

B. DEVELOPMENT AREA B

1. THE MAXIMUM HEIGHT OF ANY RESIDENTIAL BUILDING LOCATED ON DEVELOPMENT AREA B SHALL BE 36 FEET.
2. THE MAXIMUM HEIGHT OF THE CLOCK TOWER SHALL BE 32 FEET.
3. THE MAXIMUM HEIGHT OF THE OBELISK SHALL BE 25 FEET.
4. INCLUDED WITH THE REZONING PLAN ARE A SERIES OF CONCEPTUAL, SCHEMATIC IMAGES AND RENDERINGS OF THE ELEVATIONS OF THE VARIOUS DWELLING UNITS AND RESIDENTIAL BUILDINGS TO BE CONSTRUCTED ON DEVELOPMENT AREA B THAT ARE INTENDED TO DEPICT THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER OF THE ELEVATIONS OF THE VARIOUS DWELLING UNITS AND RESIDENTIAL BUILDINGS TO BE CONSTRUCTED ON DEVELOPMENT AREA B. ACCORDINGLY, THE ELEVATIONS OF THE VARIOUS DWELLING UNITS AND RESIDENTIAL BUILDINGS TO BE CONSTRUCTED ON DEVELOPMENT AREA B SHALL BE DESIGNED AND CONSTRUCTED SO THAT THE ELEVATIONS OF THE VARIOUS DWELLING UNITS AND RESIDENTIAL BUILDINGS ARE SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE RELEVANT ATTACHED CONCEPTUAL, SCHEMATIC IMAGES AND RENDERINGS WITH RESPECT TO ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER. THE FINISHES AND COLORS OF THE EXTERIORS OF THE VARIOUS DWELLING UNITS AND RESIDENTIAL BUILDINGS MAY VARY FROM WHAT IS DEPICTED ON THE CONCEPTUAL SCHEMATIC IMAGES AND RENDERINGS. ADDITIONALLY, CHANGES AND ALTERATIONS TO THE ELEVATIONS OF THE VARIOUS DWELLING UNITS AND RESIDENTIAL BUILDINGS TO BE CONSTRUCTED ON DEVELOPMENT AREA B THAT DO NOT MATERIALLY CHANGE THE OVERALL CONCEPTUAL ARCHITECTURAL STYLE, DESIGN TREATMENT AND CHARACTER SHALL BE PERMITTED.

5. PURSUANT TO SECTION 5.4-3(C) OF THE ORDINANCE, THE SERIES OF CONCEPTUAL, SCHEMATIC IMAGES AND RENDERINGS OF THE ELEVATIONS OF THE VARIOUS DWELLING UNITS AND RESIDENTIAL BUILDINGS TO BE CONSTRUCTED ON DEVELOPMENT AREA B SHALL GOVERN THE ARCHITECTURAL DESIGN OF THE VARIOUS DWELLING UNITS AND RESIDENTIAL BUILDINGS IN LIEU OF ANY LOT TYPE STANDARDS, BUILDING TYPE STANDARDS (INCLUDING ANY ARCHITECTURAL STANDARDS) AND ANY BUILDING STANDARDS AND ANTI-MONOTONY STANDARDS SET OUT IN ARTICLE 9 OF THE ORDINANCE
6. THE DEVELOPMENT ADMINISTRATOR MAY APPROVE DIFFERENT BUILDING ELEVATIONS FOR THE VARIOUS DWELLING UNITS AND RESIDENTIAL BUILDINGS TO BE LOCATED ON DEVELOPMENT AREA B IF THE DEVELOPMENT ADMINISTRATOR DETERMINES THAT SUCH DIFFERENT BUILDING ELEVATIONS ARE SIMILAR TO THE ATTACHED CONCEPTUAL, SCHEMATIC IMAGES AND RENDERINGS IN TERMS OF QUALITY AND EXTERIOR BUILDING MATERIALS.
7. THE RESIDENTIAL COMMUNITY ON DEVELOPMENT AREA B WILL BE A GATED COMMUNITY AS GENERALLY DEPICTED ON THE REZONING PLAN.

6. STREETScape

- A. PLANTING STRIPS AND SIDEWALKS SHALL BE INSTALLED ALONG THE SITE'S STREET FRONTAGES AS DEPICTED ON THE REZONING PLAN.

7. OPEN SPACE/TREE SAVE

- A. THE SITE SHALL COMPLY WITH THE OPEN SPACE REQUIREMENTS OF THE ORDINANCE.
- B. THE SITE SHALL COMPLY WITH THE TREE SAVE REQUIREMENTS OF THE ORDINANCE.
- C. AS NOTED ABOVE IN PARAGRAPH 1.E., THE DEVELOPMENT OF THE SITE SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. ACCORDINGLY, THE TREE SAVE REQUIREMENTS OF THE ORDINANCE MAY BE CALCULATED AND SATISFIED OVER THE ENTIRE SITE, RATHER THAN WITHIN EACH INDIVIDUAL DEVELOPMENT AREA. AS A RESULT, EACH INDIVIDUAL DEVELOPMENT AREA SHALL NOT BE REQUIRED TO MEET THE TREE SAVE REQUIREMENTS OF THE ORDINANCE PROVIDED THAT THE SITE AS A WHOLE MEETS SUCH TREE SAVE REQUIREMENTS.

8. SIGNS

- A. EXCEPT AS OTHERWISE PROVIDED BELOW IN PARAGRAPH 9, ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
- B. NOTWITHSTANDING THE TERMS OF PARAGRAPH 8.A. ABOVE, APPLICANT MAY, EITHER CONCURRENTLY WITH THIS REZONING APPLICATION OR SUBSEQUENT THERETO, PURSUE THE APPROVAL OF A MASTER SIGN PLAN FOR DEVELOPMENT AREA A PURSUANT TO SECTION 17.10 OF THE ORDINANCE. THE APPROVED MASTER SIGN PLAN MAY INCLUDE SIGNS OF DIFFERENT SIZES, TYPES, LOCATIONS, PLACEMENTS AND HEIGHTS FROM THOSE OTHERWISE ENUMERATED OR PERMITTED IN THE ORDINANCE.

9. SPECIFIC CHANGES/EXCEPTIONS TO THE DEVELOPMENT ORDINANCE

- A. PURSUANT TO SECTION 5.4-3(C) OF THE ORDINANCE, THE CHANGES/EXCEPTIONS TO THE ORDINANCE SET OUT BELOW IN THIS PARAGRAPH 9 ARE BEING REQUESTED BY APPLICANT, AND SUCH CHANGES/EXCEPTIONS WILL BE DEEMED TO BE APPROVED IN THE EVENT THAT THE CONDITIONAL REZONING REQUEST IS APPROVED BY TOWN COUNCIL.

1. DEVELOPMENT AREA A

- (a) A CHANGE/EXCEPTION FROM SECTION 9.6-2(A)(4) OF THE ORDINANCE TO ALLOW PARKING TO BE LOCATED AS GENERALLY DEPICTED ON THE REZONING PLAN.
- (b) A CHANGE/EXCEPTION FROM SECTION 9.6-2(A)(7) OF THE ORDINANCE TO ALLOW TRASH CONTAINERS TO BE LOCATED AS GENERALLY DEPICTED ON THE REZONING PLAN.
- (c) A CHANGE/EXCEPTION FROM SECTION 9.6-2(B)(2) OF THE ORDINANCE TO ALLOW PRIMARY PEDESTRIAN ACCESS INTO EACH BUILDING TO BE FROM THE PARKING LOT.
- (d) A CHANGE/EXCEPTION FROM SECTION 9.6-3(A)(4) OF THE ORDINANCE TO ALLOW EACH BUILDING TO BE ONE-STORY IN HEIGHT.
- (e) A CHANGE/EXCEPTION FROM SECTION 11.6-1 (TABLE 11.1) OF THE ORDINANCE TO ALLOW A 10-FOOT-WIDE TYPE C BUFFER TO BE INSTALLED IN THE AREA DEPICTED ON THE REZONING PLAN IN LIEU OF THE REQUIRED BUFFER.
- (f) A CHANGE/EXCEPTION FROM SECTION 13.2-3 OF THE ORDINANCE TO ALLOW THE SIDEWALKS, INCLUDING THE WIDTHS OF THE SIDEWALKS, DEPICTED ON THE REZONING PLAN.
- (g) A CHANGE/EXCEPTION FROM SECTION 13.2-5 OF THE ORDINANCE TO ALLOW THE PRIVATE STREETS, PRIVATE DRIVES AND PARKING LOTS DEPICTED ON THE REZONING PLAN.
- (h) A CHANGE/EXCEPTION FROM SECTION 17.7-1(B) OF THE ORDINANCE TO ALLOW TWO MONUMENT SIGNS ON DEVELOPMENT AREA A ALONG THE PUBLIC STREET FRONTAGE, ONE MONUMENT SIGN FOR THE NON-RESIDENTIAL DEVELOPMENT ON DEVELOPMENT AREA A AND ONE MONUMENT SIGN FOR THE RESIDENTIAL COMMUNITY ON DEVELOPMENT AREA B.

2. DEVELOPMENT AREA B

- (a) A CHANGE/EXCEPTION FROM SECTION 2.2 OF THE ORDINANCE TO ALLOW SOME OF THE LOTS AND USES TO ABUT AND FRONT A PRIVATE STREET, PRIVATE DRIVEWAY OR PARKING LOT AS GENERALLY DEPICTED ON THE REZONING PLAN.
- (b) A CHANGE/EXCEPTION FROM SECTION 2.13-7(A) OF THE ORDINANCE TO ALLOW THE SWIMMING POOL TO BE LOCATED AS GENERALLY DEPICTED ON THE REZONING PLAN.
- (c) A CHANGE/EXCEPTION FROM SECTION 2.13-8(A) OF THE ORDINANCE TO ALLOW RETAINING WALLS TO EXCEED 8 FEET IN HEIGHT UP TO A MAXIMUM HEIGHT OF 15 FEET ONLY ON THOSE AREAS OF THE SITE DESIGNATED ON THE REZONING NG PLAN.
- (d) A CHANGE/EXCEPTION FROM SECTION 8.4-6(E)(1) OF THE ORDINANCE TO ALLOW THE DETACHED HOMES RESIDENTIAL DENSITY DESCRIBED HEREIN AND DEPICTED ON THE REZONING PLAN.
- (e) A CHANGE/EXCEPTION FROM SECTION 8.4-6(E)(2) OF THE ORDINANCE TO ALLOW THE ATTACHED HOUSING RESIDENTIAL DENSITY DESCRIBED HEREIN AND DEPICTED ON THE REZONING PLAN.
- (f) A CHANGE/EXCEPTION FROM SECTION 8.4-6(E)(3) OF THE ORDINANCE TO ALLOW THE MULTI-FAMILY RESIDENTIAL DENSITY DESCRIBED HEREIN AND DEPICTED ON THE REZONING PLAN.
- (g) A CHANGE/EXCEPTION FROM SECTION 8.4-6(F)(2) OF THE ORDINANCE TO ELIMINATE THE MINIMUM DIMENSIONAL STANDARDS FOR SINGLE FAMILY DETACHED HOUSING. AS DEPICTED ON THE REZONING PLAN, THE SINGLE FAMILY DETACHED HOUSING ON THE SITE WILL NOT BE LOCATED ON SEPARATE LOTS.
- (h) A CHANGE/EXCEPTION FROM SECTION 9.3-2(A)(1) OF THE ORDINANCE TO ALLOW LESS THAN A 12-FOOT SEPARATION BETWEEN UNITS THAT ARE NOT ATTACHED.
- (i) A CHANGE/EXCEPTION FROM SECTION 9.3-2(A)(4) OF THE ORDINANCE TO ELIMINATE THE REQUIREMENT THAT ALL BUILDINGS MUST FRONT ONTO A PUBLIC STREET. AS DEPICTED ON THE REZONING PLAN, SOME BUILDINGS SHALL FRONT ONTO A PRIVATE STREET, PRIVATE DRIVE AND/OR A PARKING LOT.
- (j) A CHANGE/EXCEPTION FROM SECTION 9.3-2(A)(5) OF THE ORDINANCE TO ELIMINATE THE REQUIREMENT THAT BUILDINGS MUST BE BUILT UTILIZING CRAWL SPACE CONSTRUCTION, AS BUILDINGS WILL BE BUILT ON SLABS.
- (k) A CHANGE/EXCEPTION FROM SECTION 9.3-2(A)(5) OF THE ORDINANCE TO ELIMINATE THE REQUIREMENT THAT BUILDINGS HAVE A FINISHED FLOOR ELEVATION A MINIMUM OF 2 VERTICAL FEET ABOVE THE ADJACENT SIDEWALK.
- (l) A CHANGE/EXCEPTION FROM SECTION 9.3-3(A)(1) OF THE ORDINANCE TO ALLOW BUILDINGS ON DEVELOPMENT AREA B TO HAVE A MAXIMUM HEIGHT OF 36 FEET.
- (m) A CHANGE/EXCEPTION FROM SECTION 9.4-2(A)(2) OF THE ORDINANCE TO ELIMINATE THE REQUIREMENT THAT THE FRONT BOUND TO LINE SHALL BE 20 TO 35 FEET BEHIND STREET RIGHT OF WAY, AS THERE IS NOT ANY RIGHT OF WAY IN DEVELOPMENT AREA B.
- (n) A CHANGE/EXCEPTION FROM SECTION 9.4-2(A)(2) OF THE ORDINANCE TO ALLOW THE SUM OF THE SIDEWALK AND PLANTING STRIP TO BE LESS THAN 12 FEET AS GENERALLY DEPICTED ON THE REZONING PLAN.

- (a) A CHANGE/EXCEPTION FROM SECTION 9.4-2(A)(6) OF THE ORDINANCE TO ELIMINATE THE REQUIREMENT THAT BUILDINGS MUST BE BUILT UTILIZING CRAWL SPACE CONSTRUCTION, AS BUILDINGS WILL BE BUILT ON SLABS.

- (p) A CHANGE/EXCEPTION FROM SECTION 9.4-2(A)(6) OF THE ORDINANCE TO ELIMINATE THE REQUIREMENT THAT BUILDINGS HAVE A FINISHED FLOOR ELEVATION A MINIMUM OF 2 VERTICAL FEET ABOVE THE ADJACENT SIDEWALK.

- (q) A CHANGE/EXCEPTION FROM SECTION 9.4-2(A)(7) OF THE ORDINANCE TO ALLOW PARKING TO BE LOCATED AS GENERALLY DEPICTED ON THE REZONING PLAN.

- (r) A CHANGE/EXCEPTION FROM SECTION 9.4-2(B)(4) OF THE ORDINANCE TO ALLOW PRIMARY PEDESTRIAN ACCESS TO EACH BUILDING AND EACH INDIVIDUAL UNIT TO BE FROM THE PARKING AREAS.

- (s) A CHANGE/EXCEPTION FROM SECTION 10.1-24(B)(1) OF THE ORDINANCE TO ALLOW MULTI-FAMILY DEVELOPMENT TO EXCEED A TOTAL OF 72 DWELLING UNITS WITHOUT A SEPARATION OF PARCELS BY A PUBLIC STREET OR PARK.

- (t) A CHANGE/EXCEPTION FROM SECTION 10.1-24(B)(4) OF THE ORDINANCE TO ALLOW PARKING TO BE LOCATED AS GENERALLY DEPICTED ON THE REZONING PLAN.

- (u) A CHANGE/EXCEPTION FROM SECTIONS 9.3-3(B)(1)(F) AND 9.4-3(B)(1)(F) OF THE ORDINANCE TO ELIMINATE THIS REQUIREMENT REGARDING FRONT LOADED GARAGES.

- (v) A CHANGE/EXCEPTION FROM SECTION 12.3-7 OF THE ORDINANCE TO ALLOW DETACHED GARAGES TO BE LOCATED AS GENERALLY DEPICTED ON THE REZONING PLAN.

- (w) A CHANGE/EXCEPTION FROM SECTION 12.12(A)(1) AND TABLE 12.1 OF THE ORDINANCE TO ALLOW A DRIVEWAY LENGTH OF LESS THAN 25 FEET FOR THE DRIVEWAYS OF THE TERRACE HOMES DEPICTED ON THE REZONING PLAN.

- (x) A CHANGE/EXCEPTION FROM SECTION 13.2-3 OF THE ORDINANCE TO ALLOW THE SIDEWALKS, INCLUDING THE WIDTHS OF THE SIDEWALKS, DEPICTED ON THE REZONING PLAN.

- (y) A CHANGE/EXCEPTION FROM SECTION 13.2-5 OF THE ORDINANCE TO ALLOW THE PRIVATE STREETS, PRIVATE DRIVES AND PARKING LOTS DEPICTED ON THE REZONING PLAN.

- (z) A CHANGE/EXCEPTION FROM SECTION 17.4(A) OF THE ORDINANCE TO ALLOW AN OFF-PREMISES SIGN FOR THE RESIDENTIAL COMPONENTS OF DEVELOPMENT AREA A TO BE LOCATED IN DEVELOPMENT AREA B.

- (aa) A CHANGE/EXCEPTION FROM SECTION 19.19 OF THE ORDINANCE TO ALLOW A TEMPORARY CONSTRUCTION EASEMENT TO ENCROACH INTO THE STREAM BUFFER IN THOSE AREAS OF THE REZONING PLAN MARKED AS "TEMPORARY DISTURBED STREAM BUFFER."

- (bb) A CHANGE/EXCEPTION FROM SECTION 19.19 OF THE ORDINANCE TO ALLOW A PERMANENT EASEMENT TO ENCROACH INTO THE STREAM BUFFER FOR THE PURPOSE OF TERRACE HOME DECK SUPPORTS IN THOSE AREAS OF THE REZONING PLAN MARKED AS "PERMANENT DISTURBED STREAM BUFFER."

10. FLEXIBLE DEVELOPMENT STANDARDS

- A. APPLICANT MAY UTILIZE THE FLEXIBLE DESIGN PROCESS SET OUT IN ARTICLE 14 OF THE ORDINANCE DURING THE PERMITTING AND DEVELOPMENT PROCESS.

11. BINDING EFFECT OF THE REZONING APPLICATION

- A. IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT AND/OR USE OF THE SITE IMPOSED UNDER THIS REZONING PLAN WILL, UNLESS AMENDED IN THE MANNER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND INURE TO THE BENEFIT OF APPLICANT AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS. THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "APPLICANT" AND "OWNER" OR "OWNERS" SHALL BE DEEMED TO INCLUDE THE HEIRS, DEVISEES, PERSONAL REPRESENTATIVES, SUCCESSORS IN INTEREST AND ASSIGNS OF APPLICANT OR THE OWNER OR OWNERS OF THE SITE FROM TIME TO TIME WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

REVISION HISTORY	

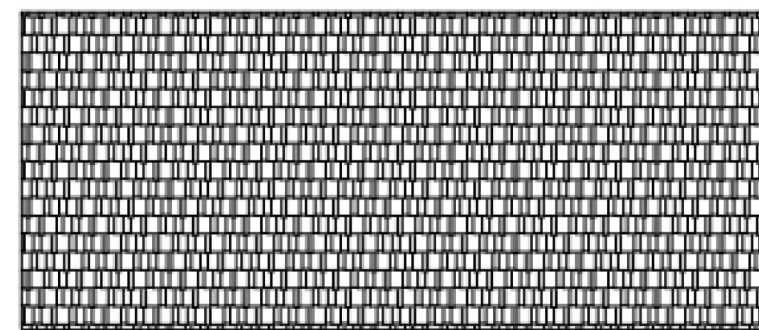
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THE COTTAGE GREEN

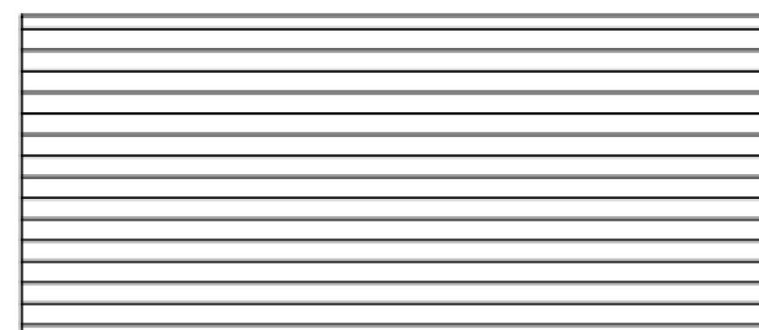
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DEVELOPER: HMF AMERICANA, LLC

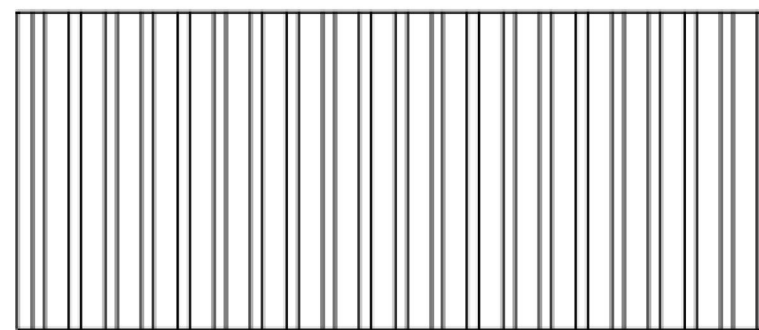
EXTERIOR MATERIALS



SHINGLE SIDING



HORIZONTAL LAP SIDING



VERTICAL SIDING



STANDING SEAM METAL ROOFING -
ALL OTHER ROOFING TO BE ASPHALT SHINGLES

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LEASING OFFICE ELEVATION 'B'



STREET (LEFT) ELEVATION 'A'



COMMUNITY ROOM ELEVATION 'C'



REAR (RIGHT) ELEVATION 'D'

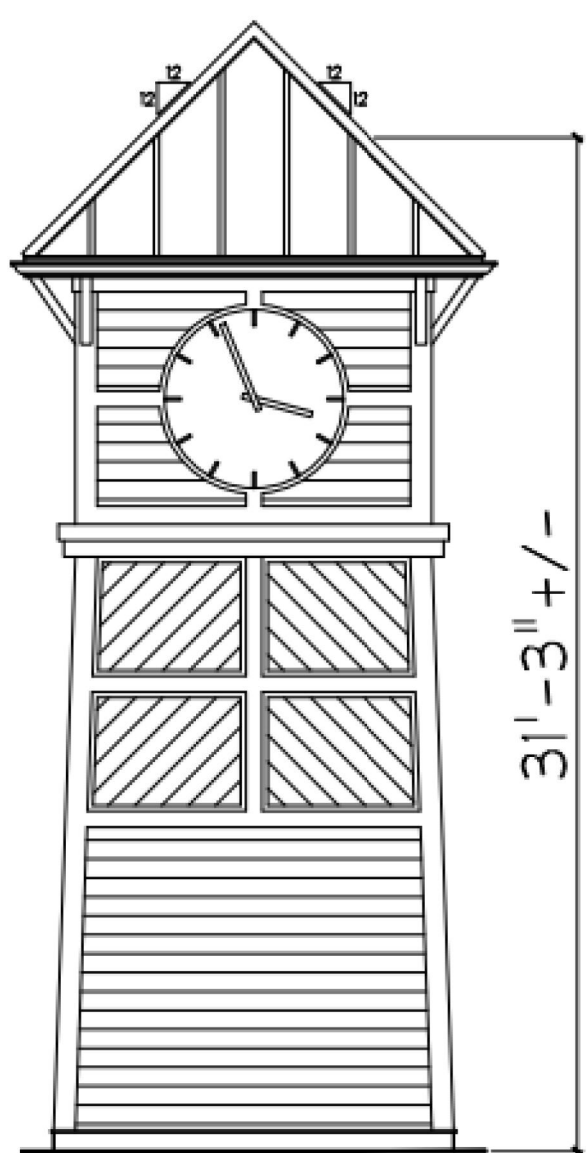
Community Building Elevations

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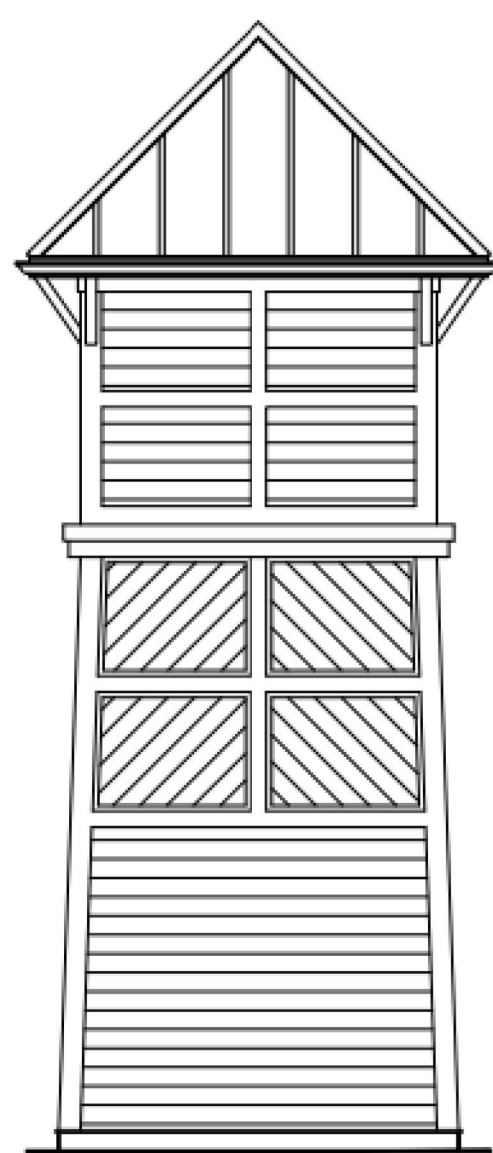
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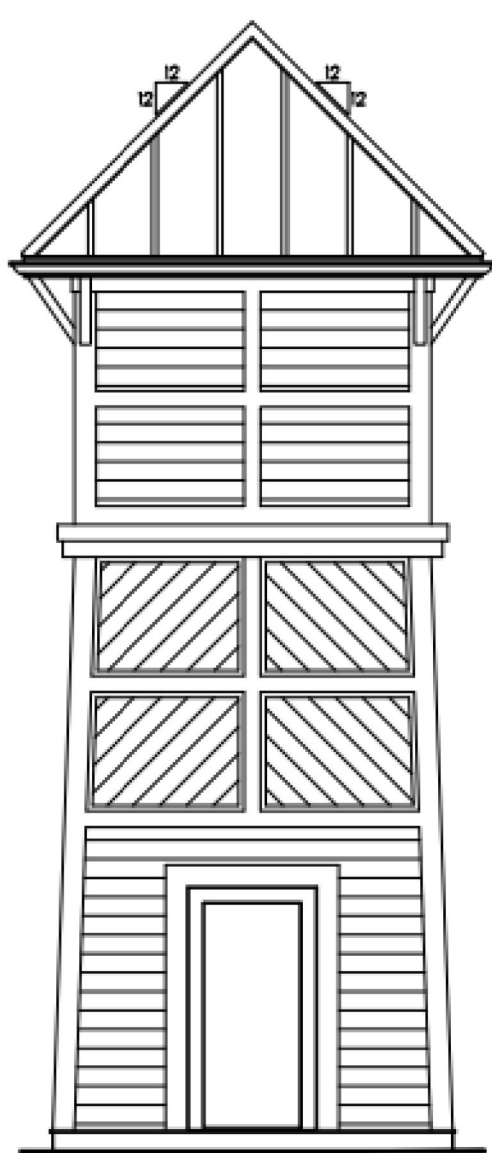
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CLOCK ELEVATION



SIDE ELEVATIONS



ACCESS ELEVATION

31'-3" +/-

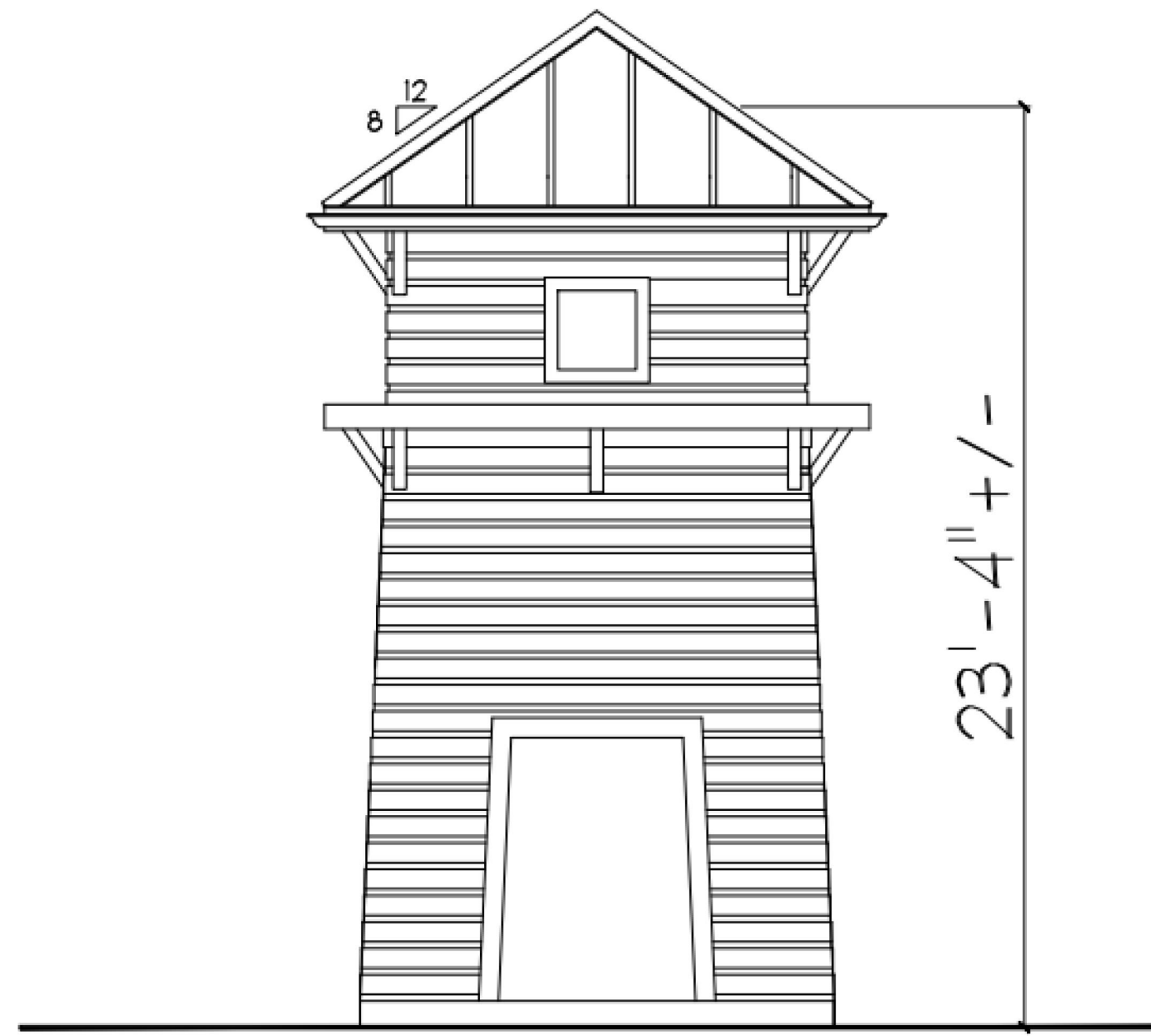
Clock Tower Elevations

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ELEVATION

NOTE:
ALL 4 SIDES SIMILAR

Obelisk Elevations

23'-4" +/-

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THE COTTAGE GREEN
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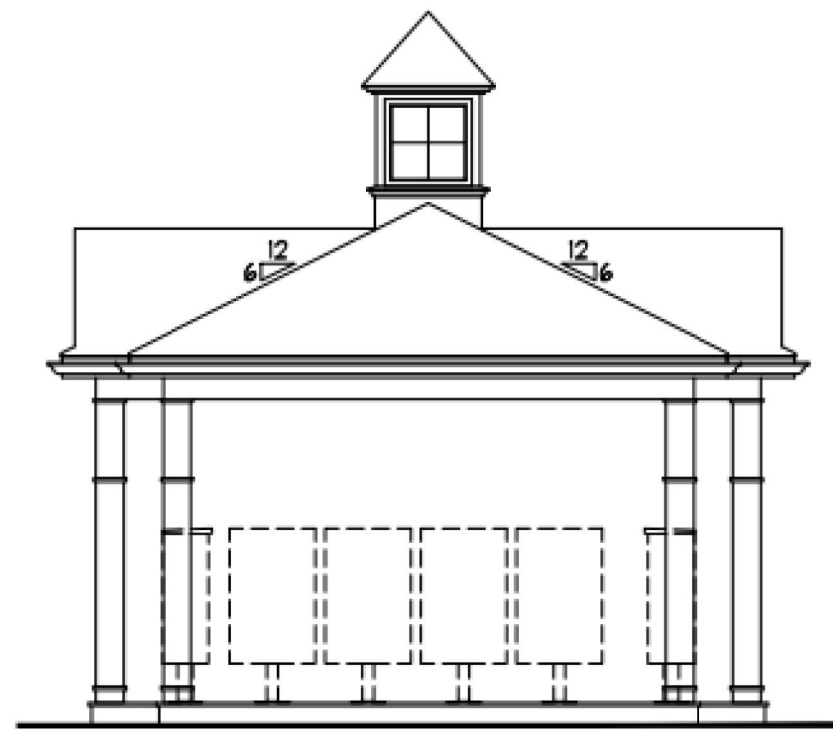
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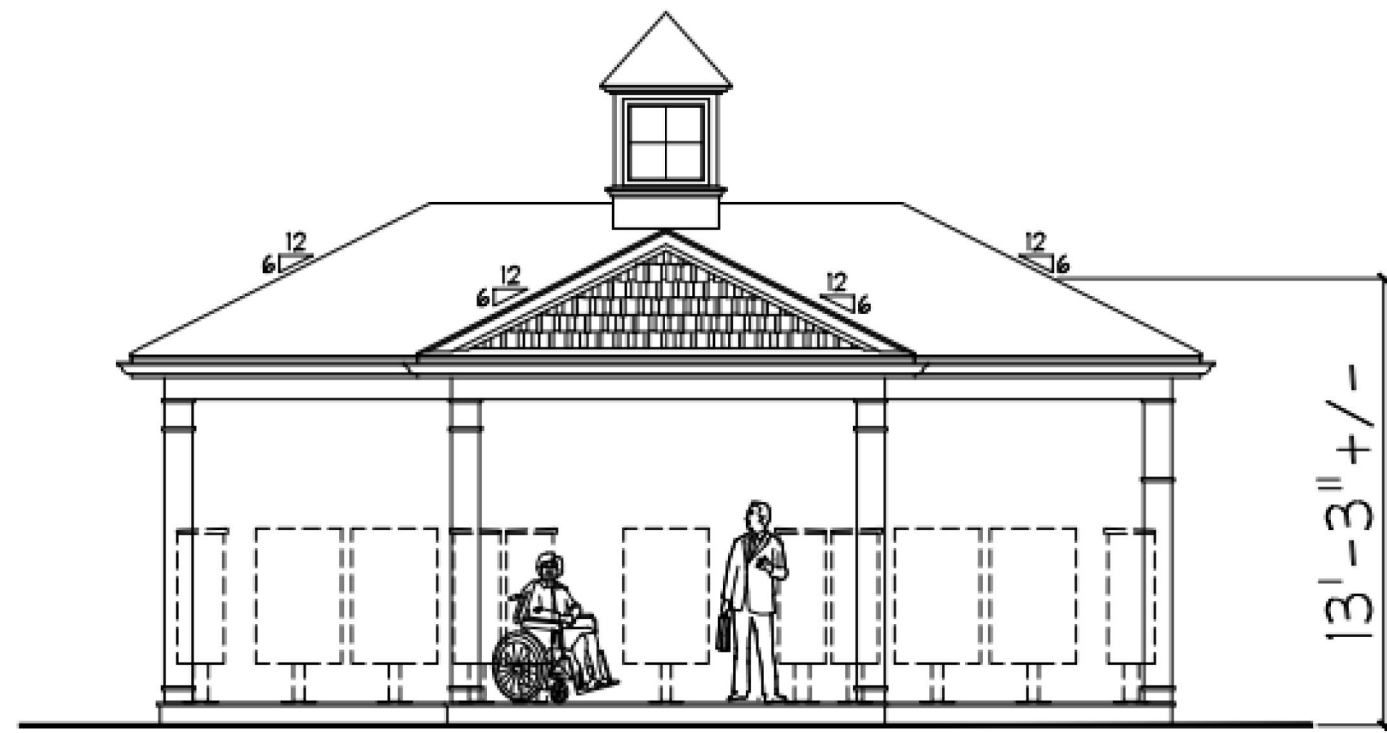
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SIDE ELEVATIONS



FRONT & REAR ELEVATIONS

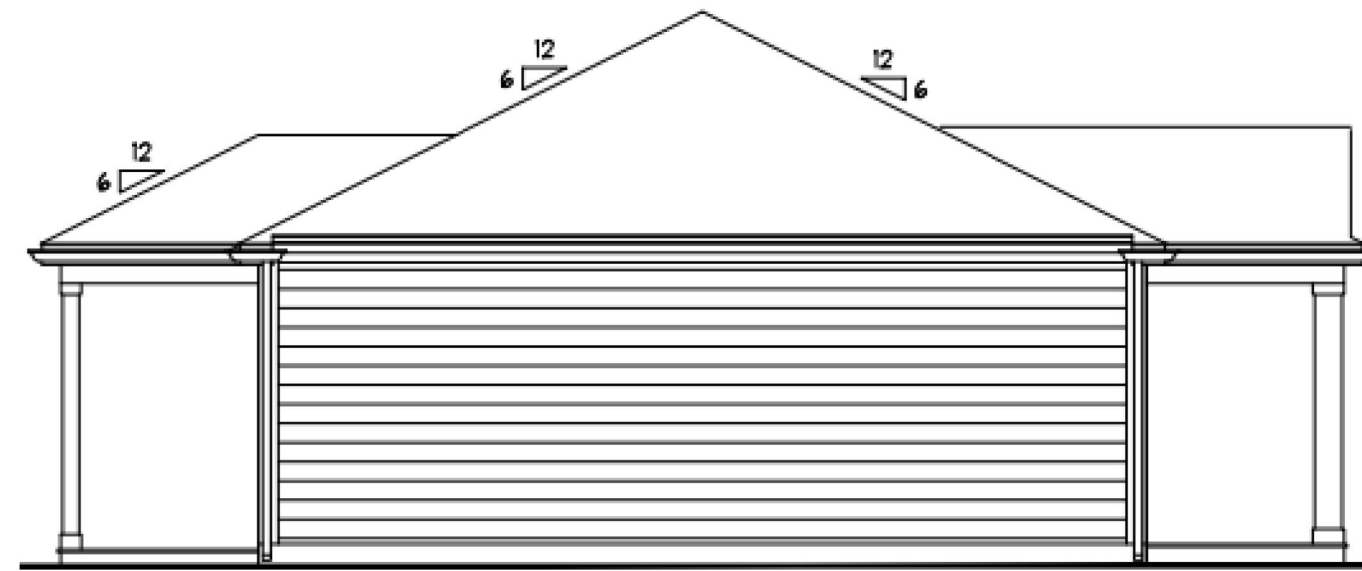
13'-3" +/-

Mail Pavilion Elevations

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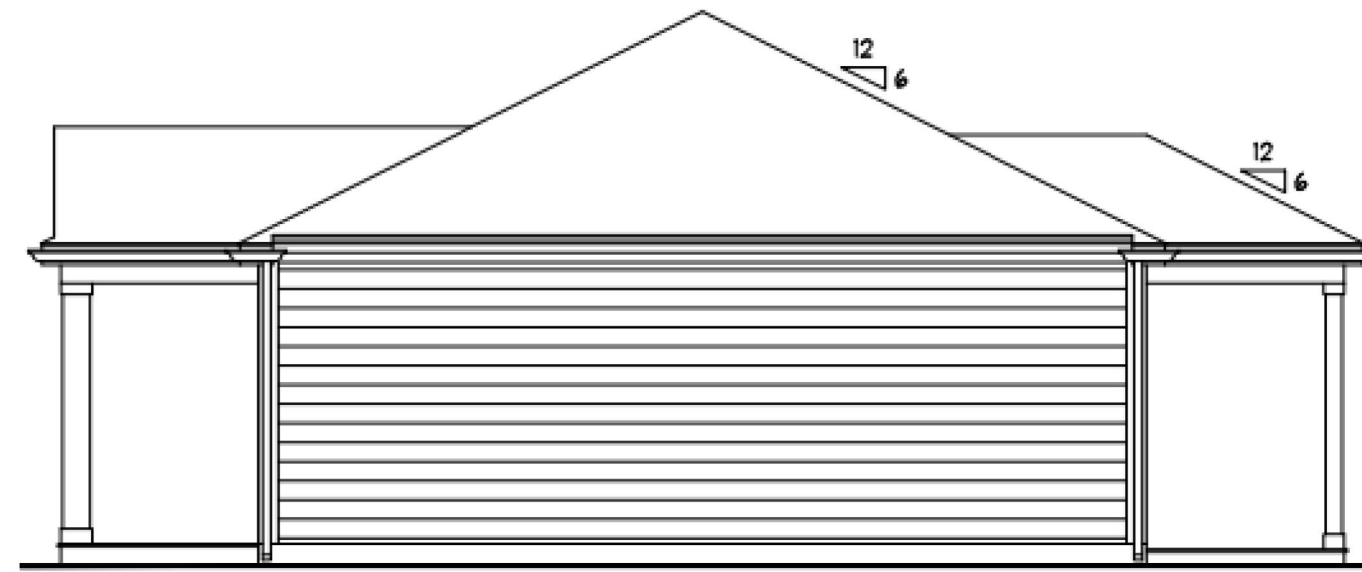
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LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

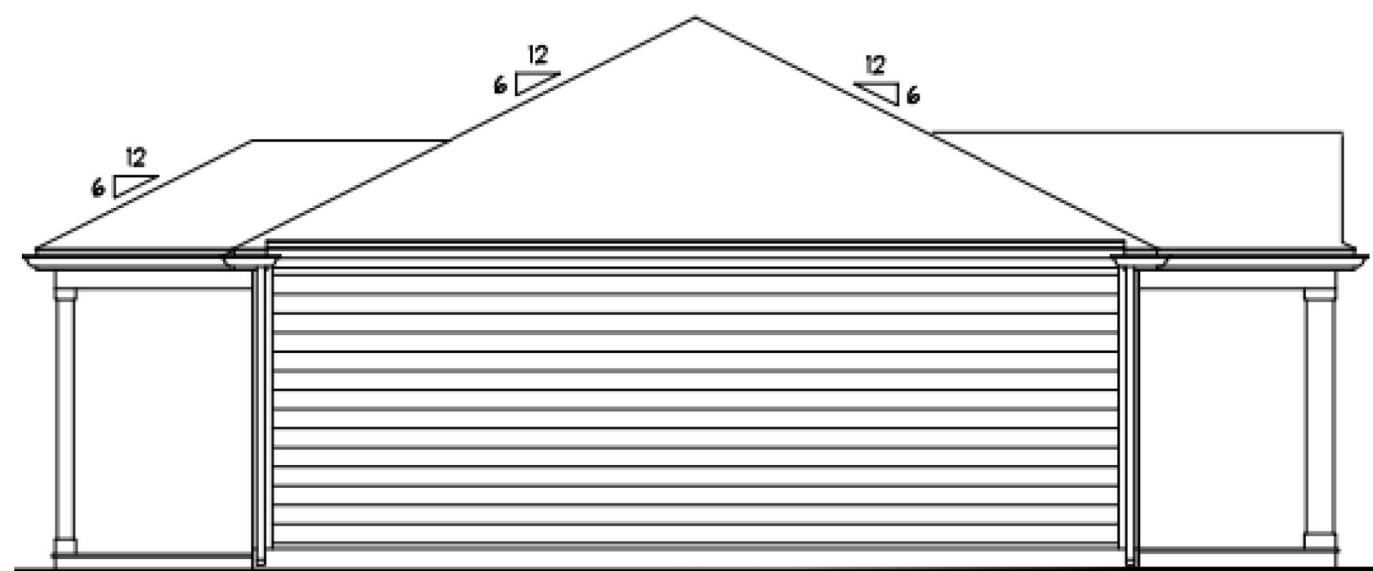
13'-4" +/-

2-Bedroom MB Cottage Elevations

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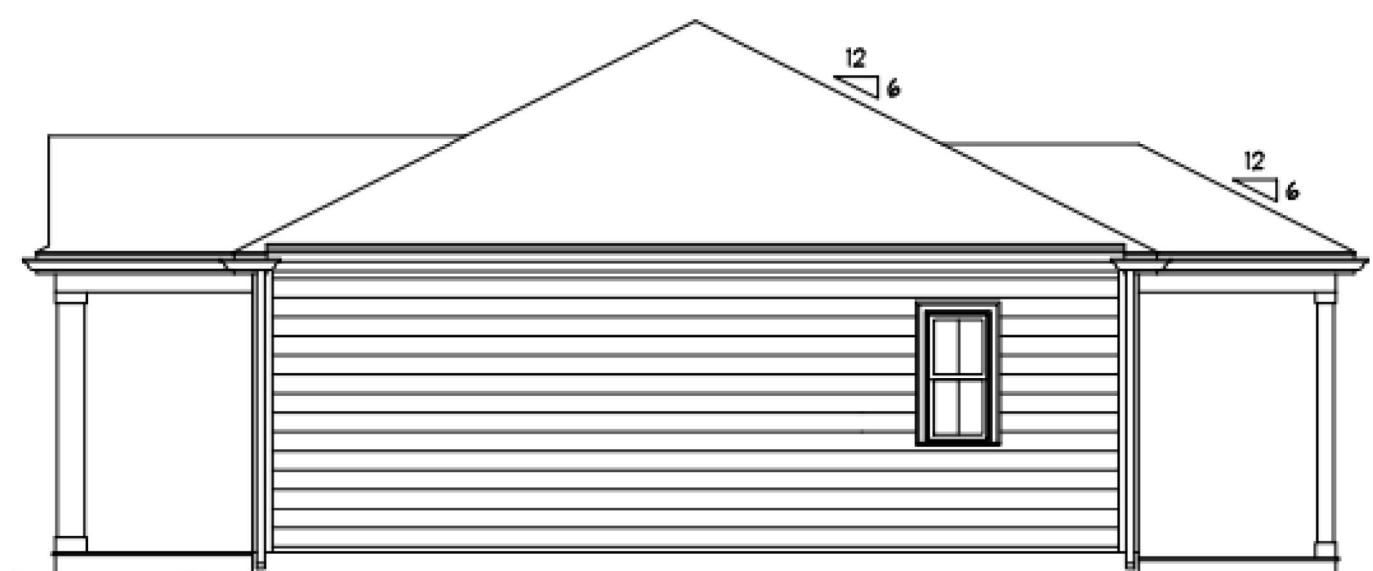
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LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

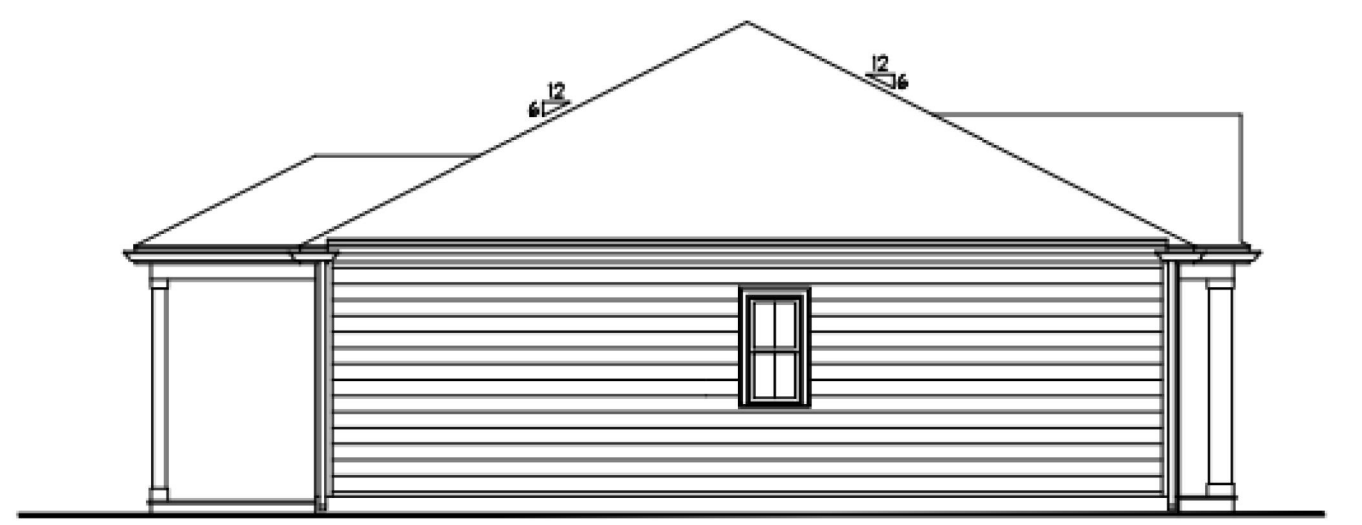
13'-4" +/-

2-Bedroom MF Cottage Elevations

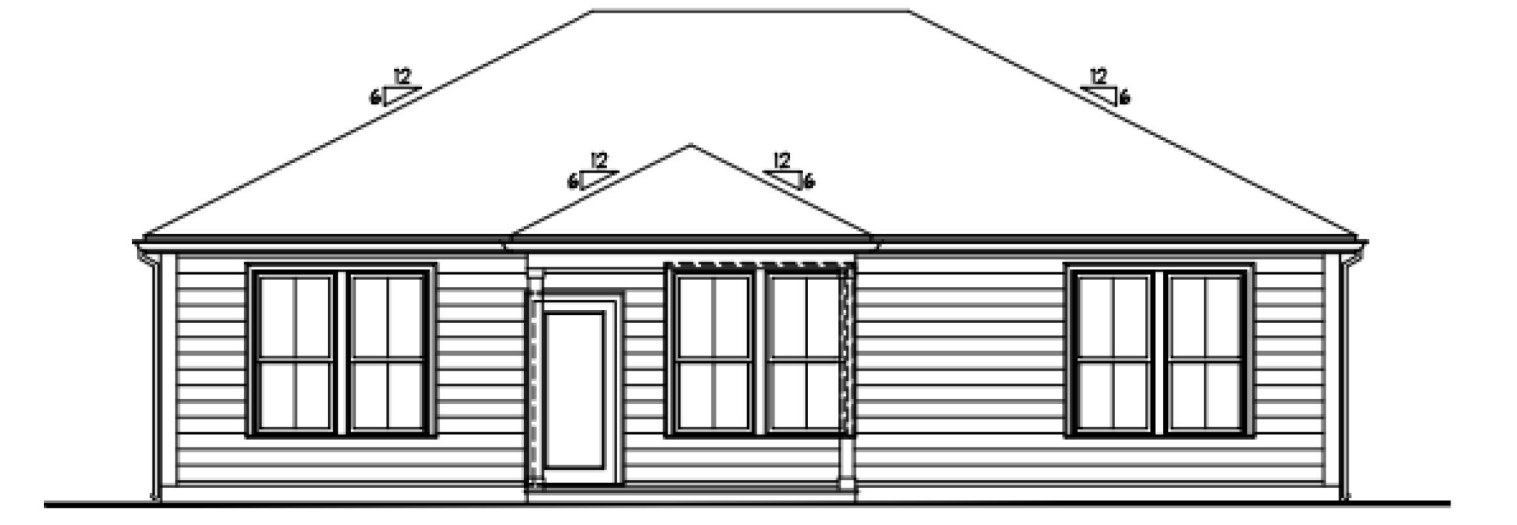
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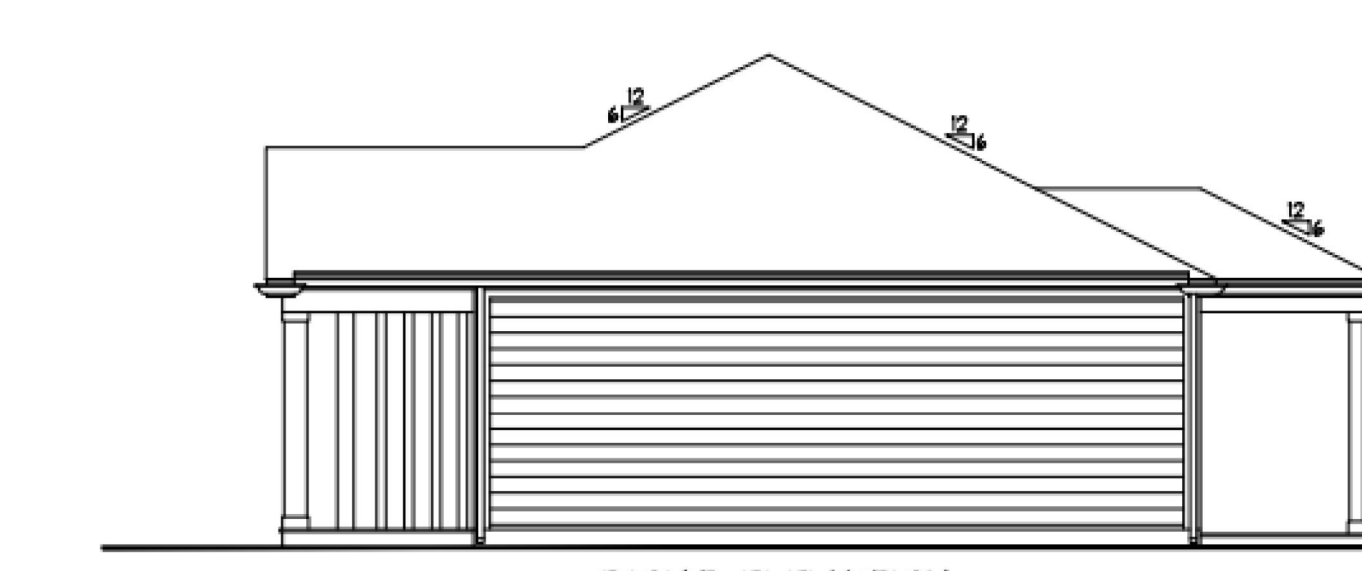
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LEFT ELEVATION



REAR ELEVATION



RIGHT ELEVATION



FRONT ELEVATION

13'-10" +/-

3-Bedroom Cottage Elevations

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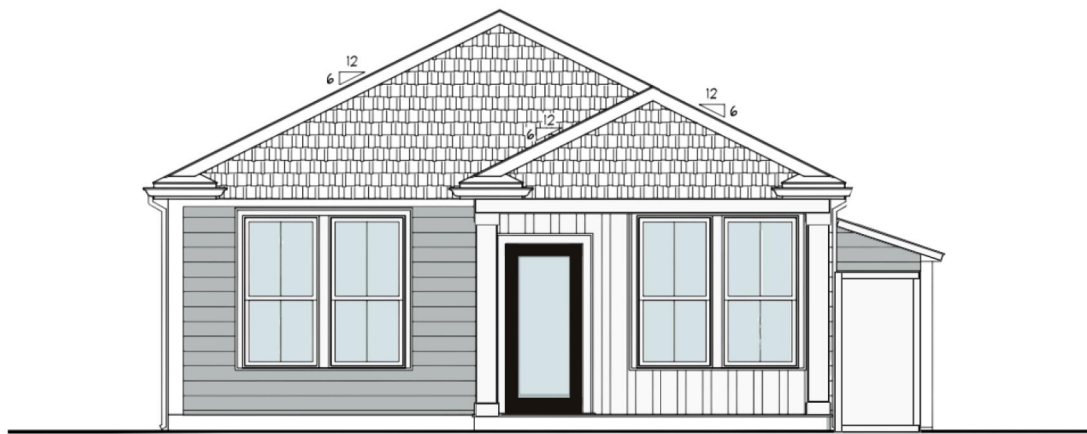
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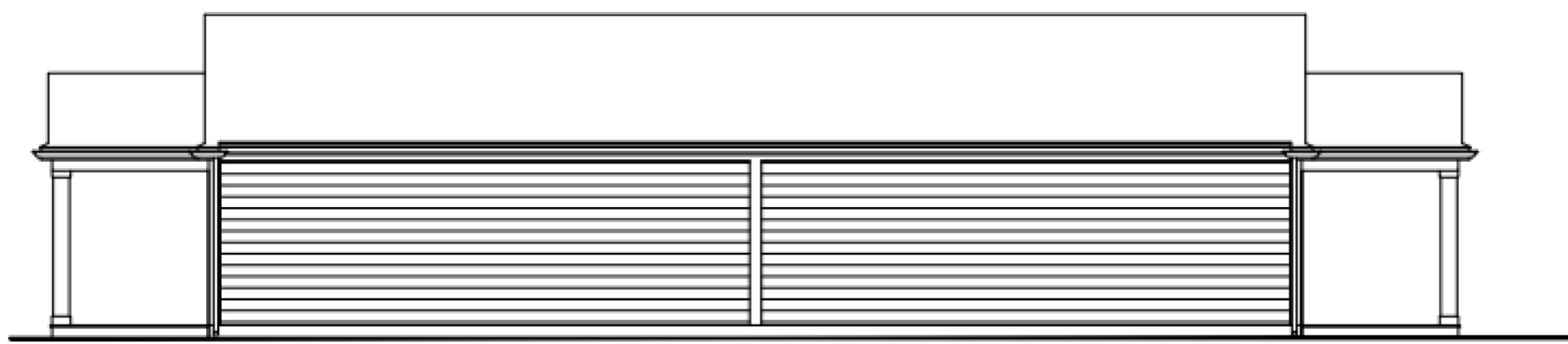
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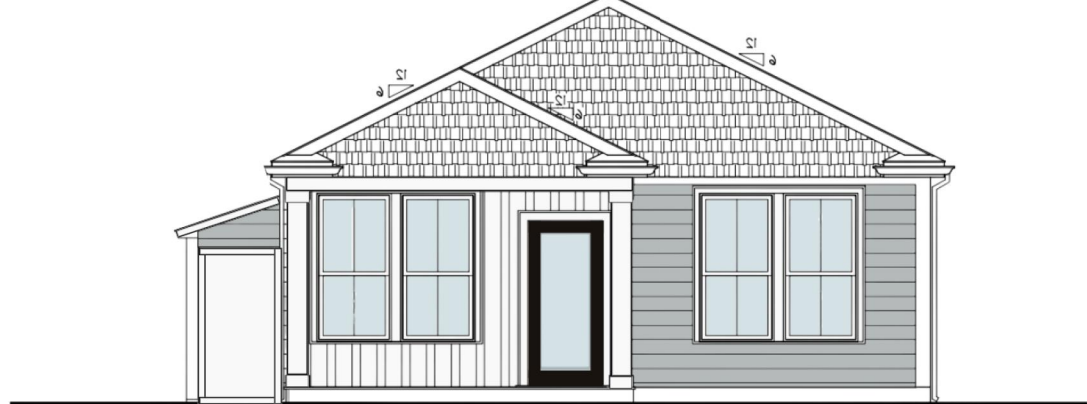
ELEVATION B



ELEVATION AR



ELEVATION C



ELEVATION A

Patio Home A Elevations

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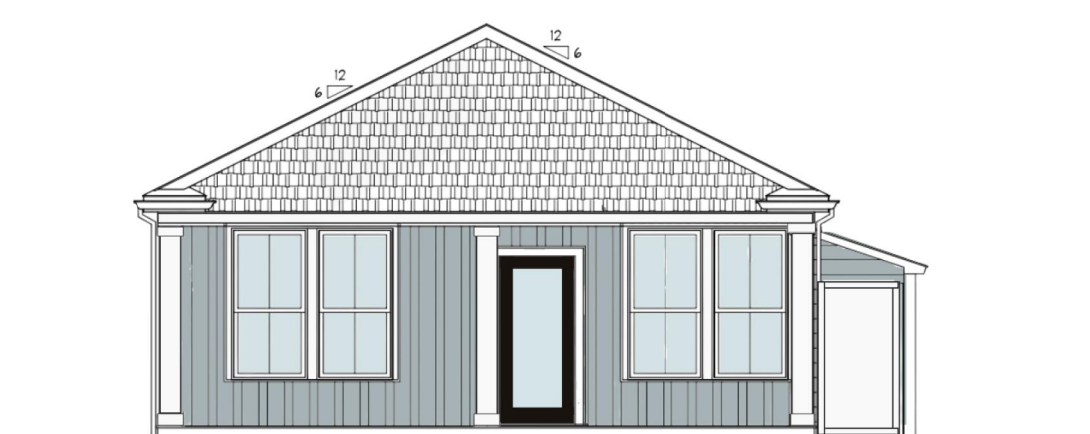
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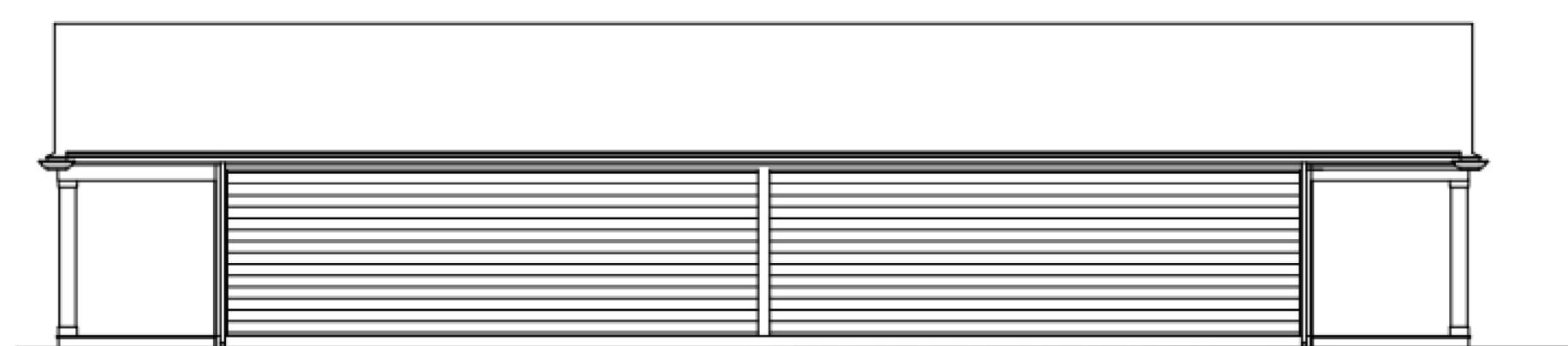
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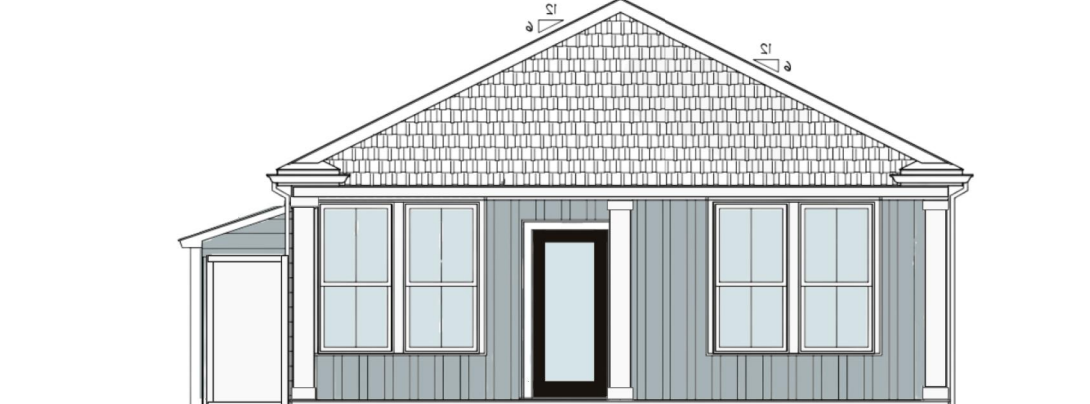
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ELEVATION AR



ELEVATION C



ELEVATION A

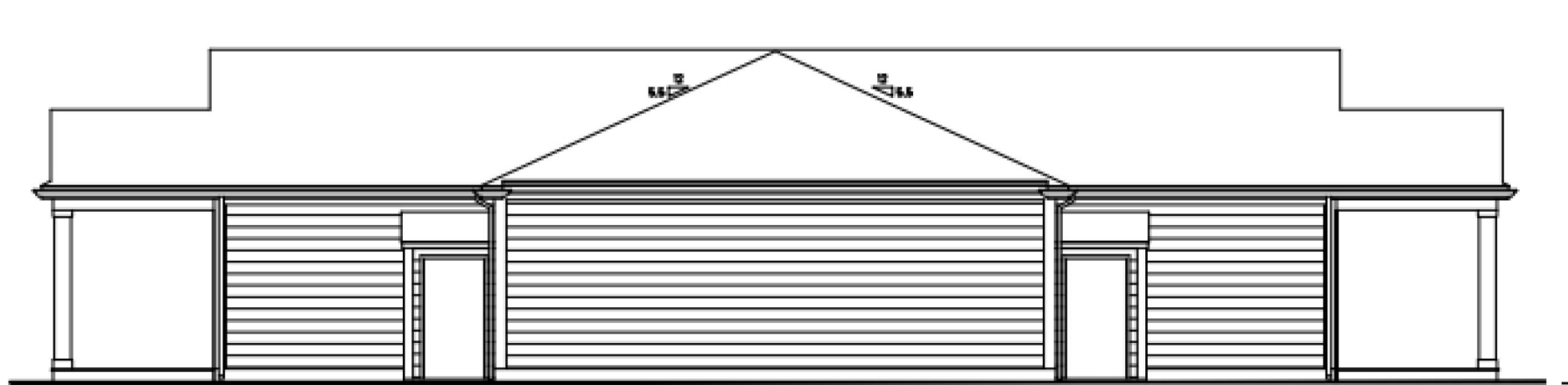
Patio Home B Elevations

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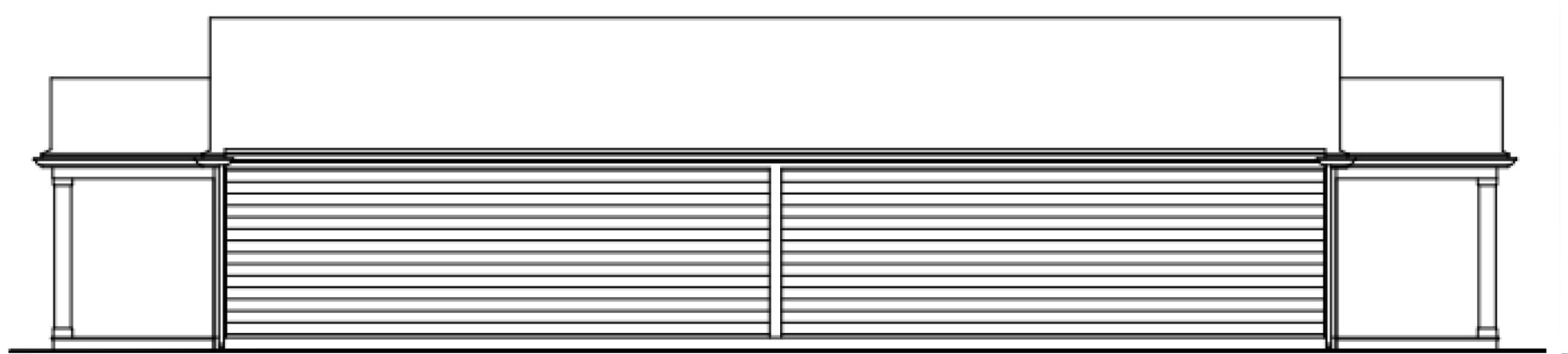
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ELEVATION B



ELEVATION AR



ELEVATION C



ELEVATION A

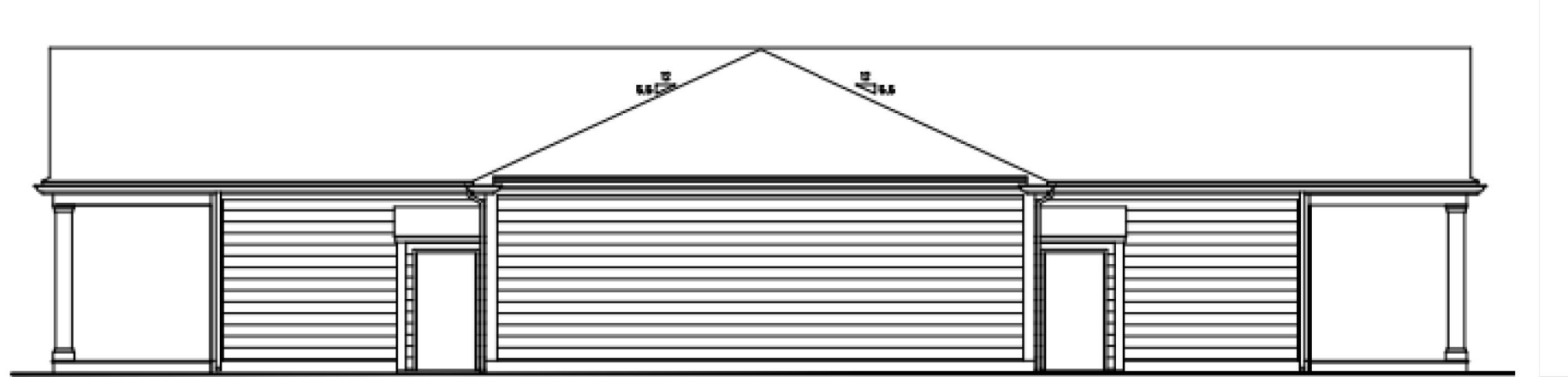
Patio Home C Elevations

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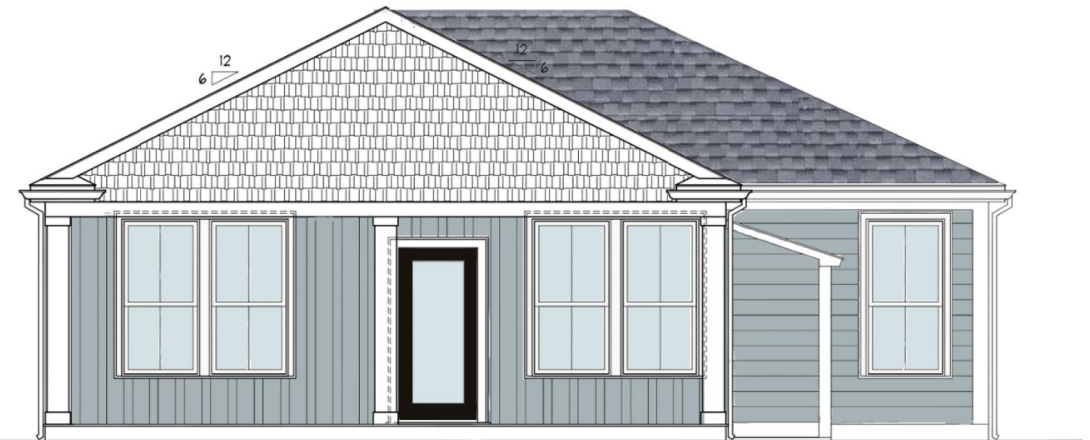
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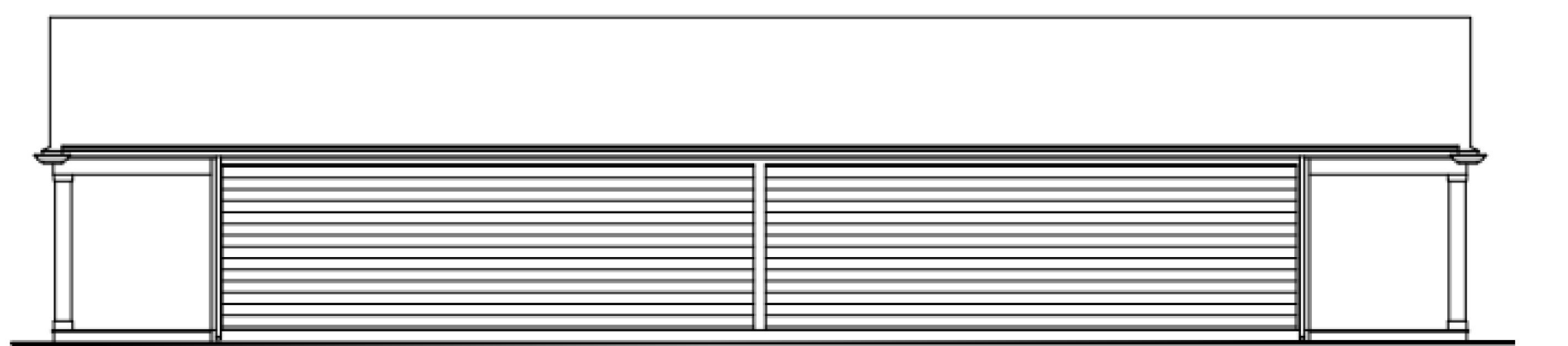
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ELEVATION B



ELEVATION AR



ELEVATION C



ELEVATION A

Patio Home D Elevations

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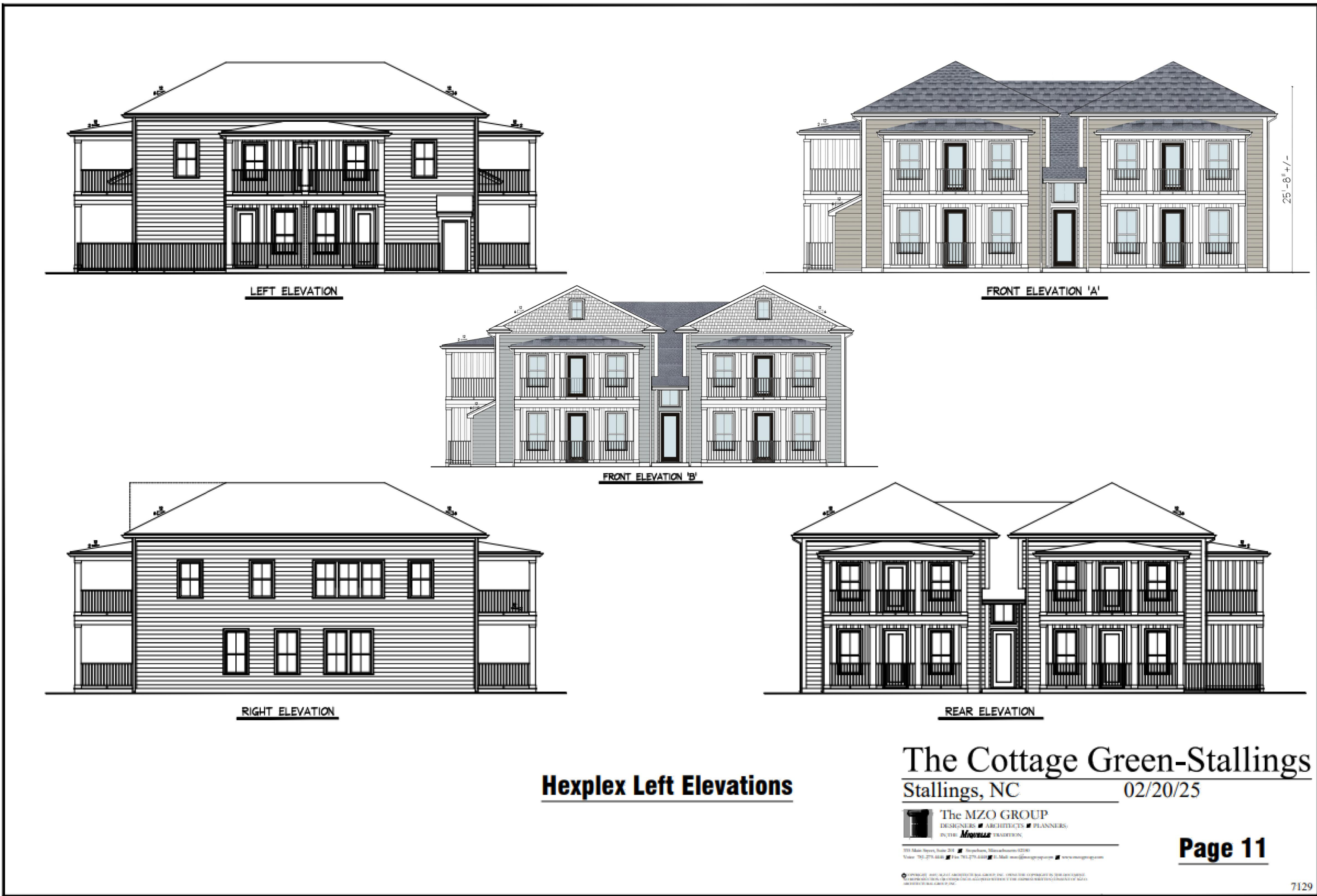
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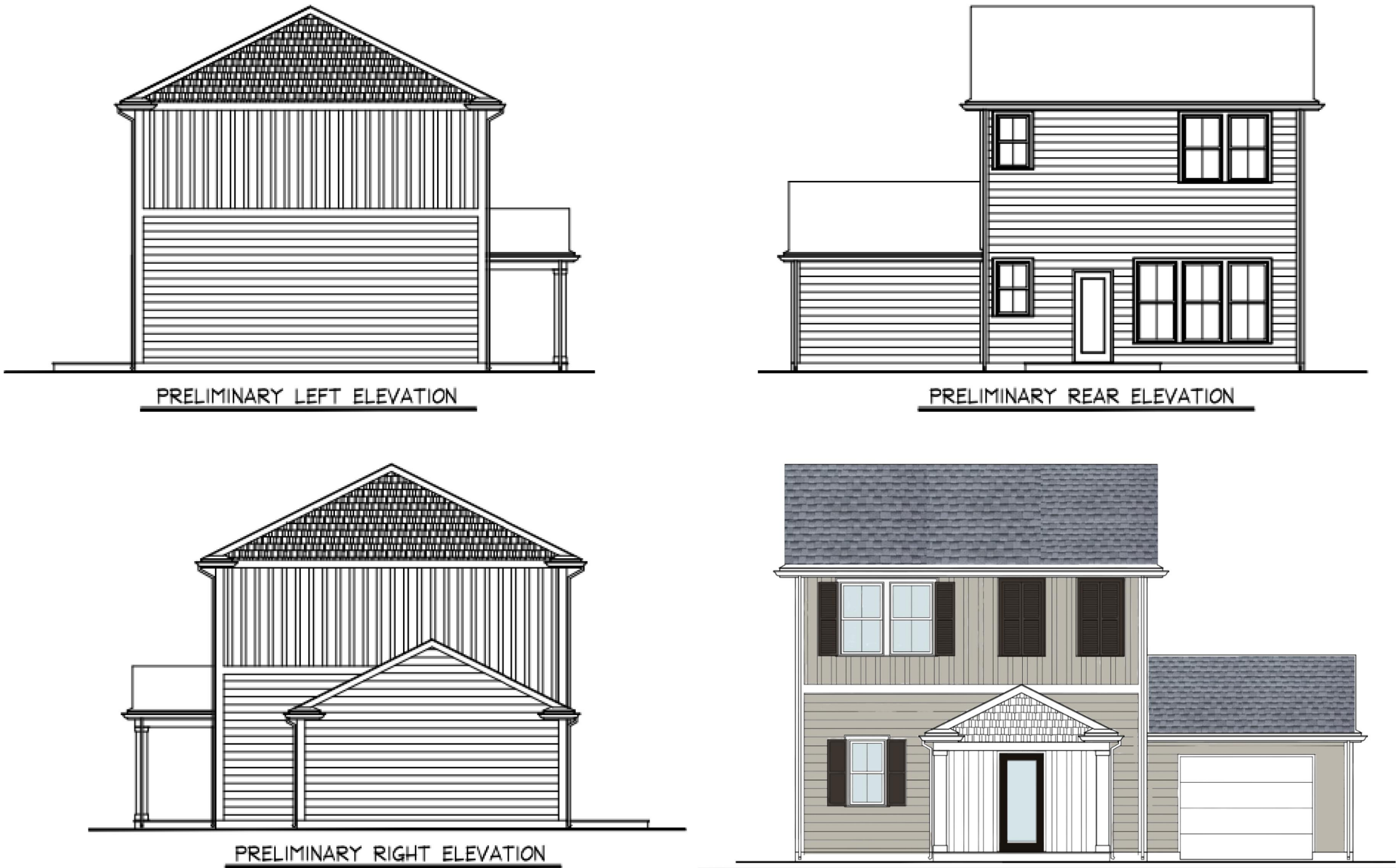
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501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29564 | JUDSON HILLS BUILDING 2000, 701 EASLEY BRIDGE RD., SUITE 200, GREENVILLE, SC 29611 | 230 PETERSBURG DR., CHARLOTTE, NC 28217 | 7724 CEDAR STREET, SUMMERVILLE, SC 29585 | 1104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29306



501 WINDO PARK BOULEVARD, SUITE 200, MOUNT PLEASANT, SC 29464 | JUDSON MILLS BUILDING 2000, 701 EASLEY BRIDGE RD, SUITE 600, GREENVILLE, SC 29611 | 220 PETERSGOLD DR., CHARLOTTE, NC 28217 | 773 N. CEDAR STREET, SUMMERVILLE, SC 29585 | 104 N. DANIEL MORGAN AVENUE, SUITE 300, SPARTANBURG, SC 29308

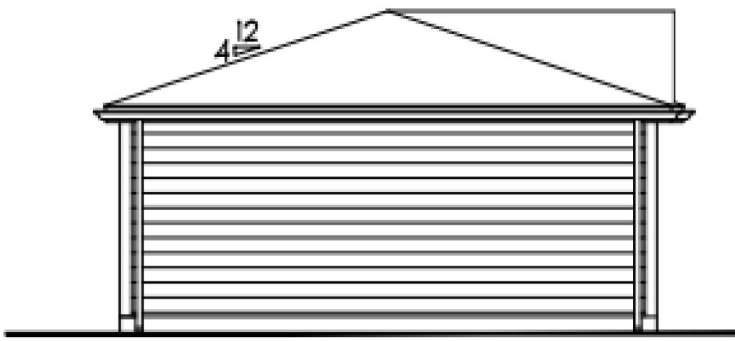


2-Bed Terrace Home Elevations

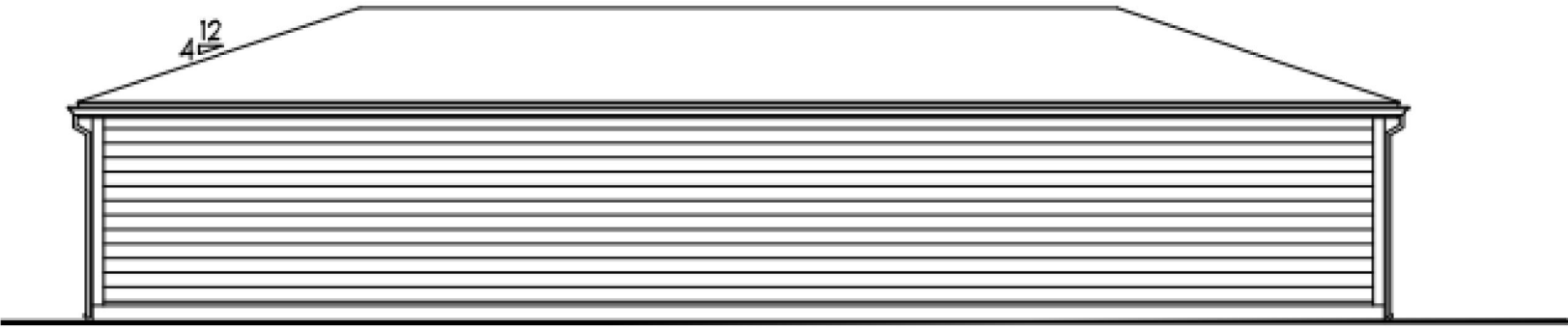
The Cottage Green
Stallings, North Carolina 02/19/25

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10000 Highway 101, Suite 200, Charlotte, NC 28217
Phone: 704.275.1000 | Fax: 704.275.1001 | Email: info@mzogroup.com | www.mzogroup.com

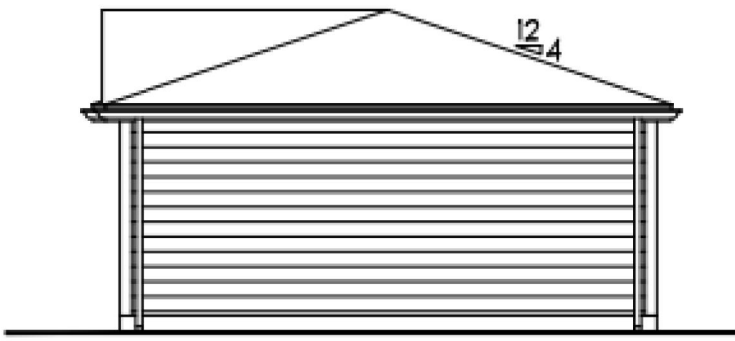
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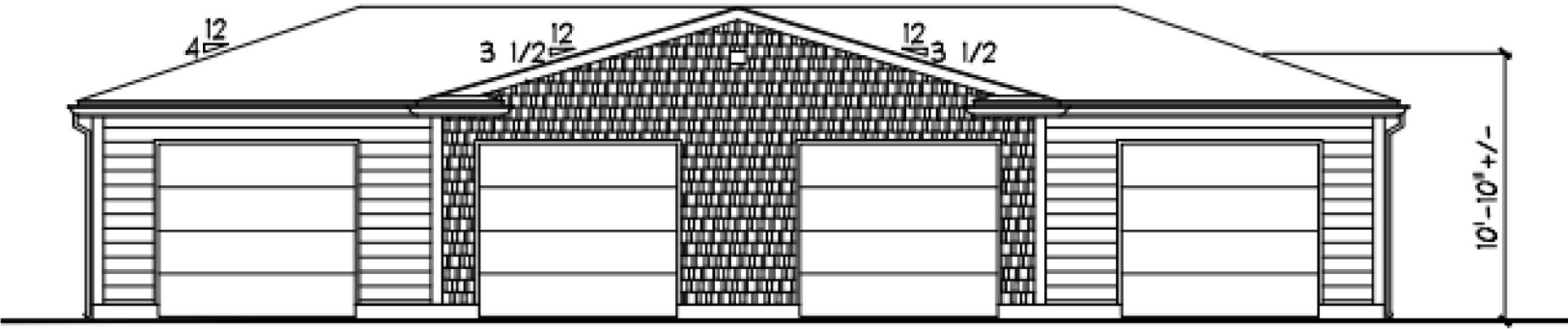
LEFT ELEVATION



4-BAY GARAGE REAR ELEVATION



RIGHT ELEVATION



4-BAY GARAGE FRONT ELEVATION

Garage Elevations

The Cottage Green-Stallings
Stallings, NC 02/20/25

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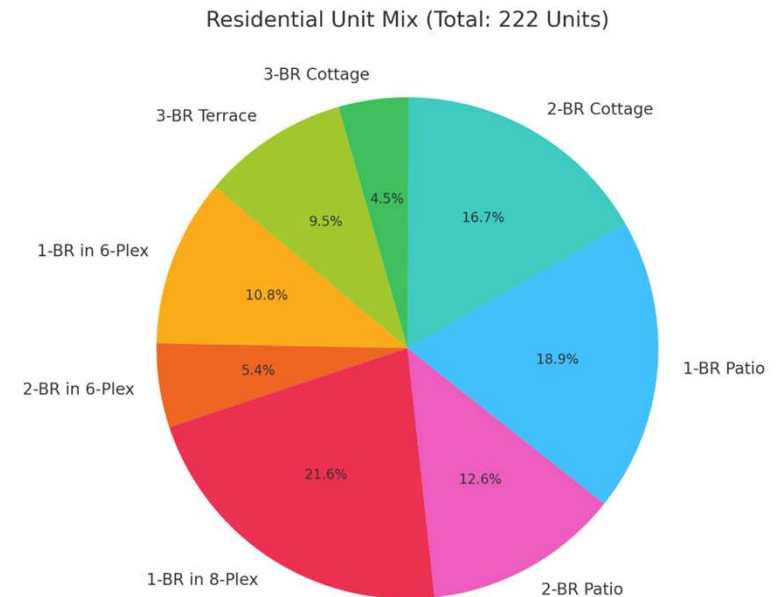
Conditional Rezoning Application CZ25.02.02: Cottage Green

05/20/2025

Planning Board Staff Report

Request CZ25.02.02: Cottage Green

- The applicant, HMF Americana, requests conditional rezoning to CZ-MU-2 for the following parcels:
 - ▣ 06087002, 06087002C, 06087003 (3612 Matthews Weddington Road), and 07150009G
- The proposed development includes:
 - ▣ 222-unit mixed-residential community
 - ▣ Integrated commercial component

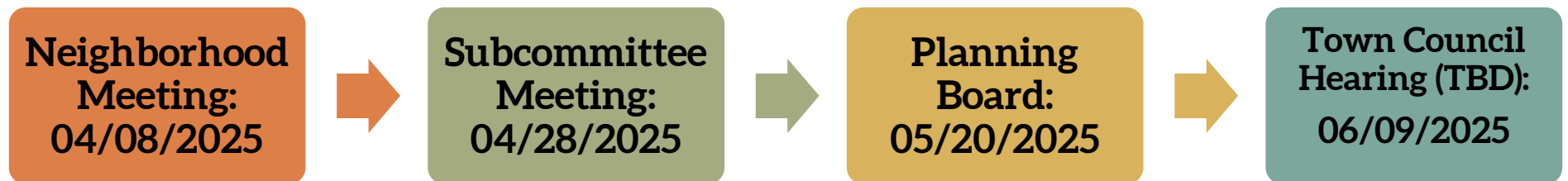


What is a Conditional Zoning?

- Conditional zoning allows for specific developments that might not be fully compatible with the surrounding area. It provides a way to balance the needs of developers with the interests of the community. For example, a developer might be allowed to build a taller building than normally permitted, but only if they agree to provide additional public amenities like a park.

General Rezoning	Conditional Rezoning
Changes entire zoning classification	Keeps base zoning but adds project-specific terms
Allows any permitted use in new district	Tied to a specific site plan and conditions
Cannot consider a proposed site plan	Must consider the proposed site plan

Meetings

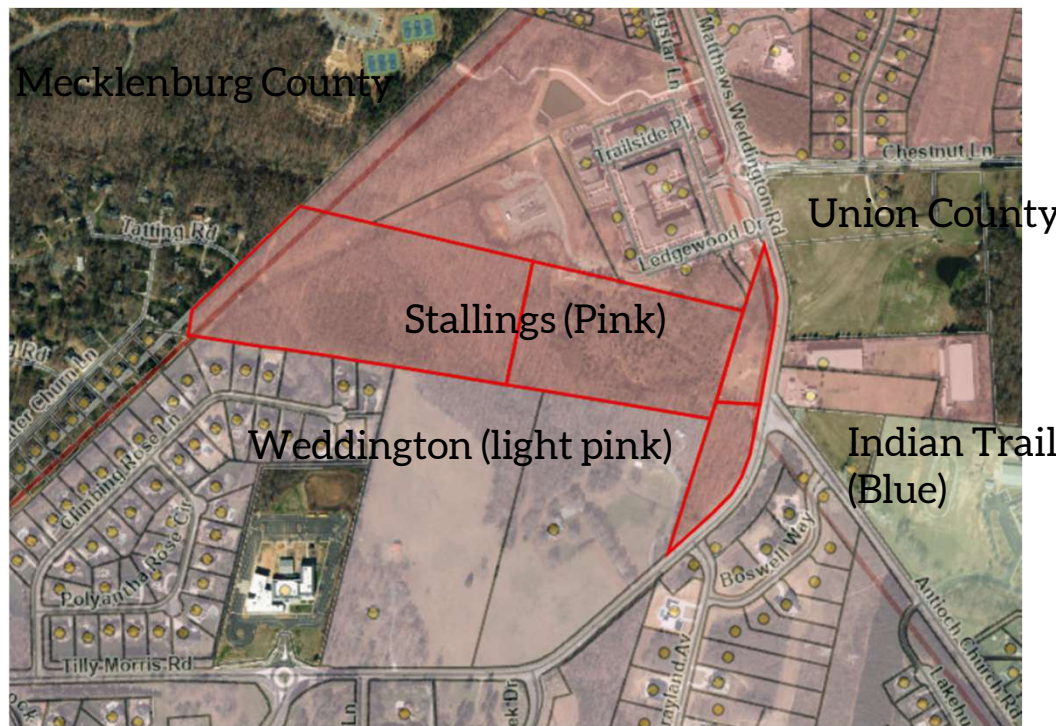


Current Conditions

Aerial:



Municipal:



Project Summary

Location:

- 3612 Matthews Weddington Road (only 06087003 has a physical address),

Ownership:

- Stallings Investors LLC

Current Zoning:

- MU-2

Existing Use:

- Vacant

Site/Project Size:

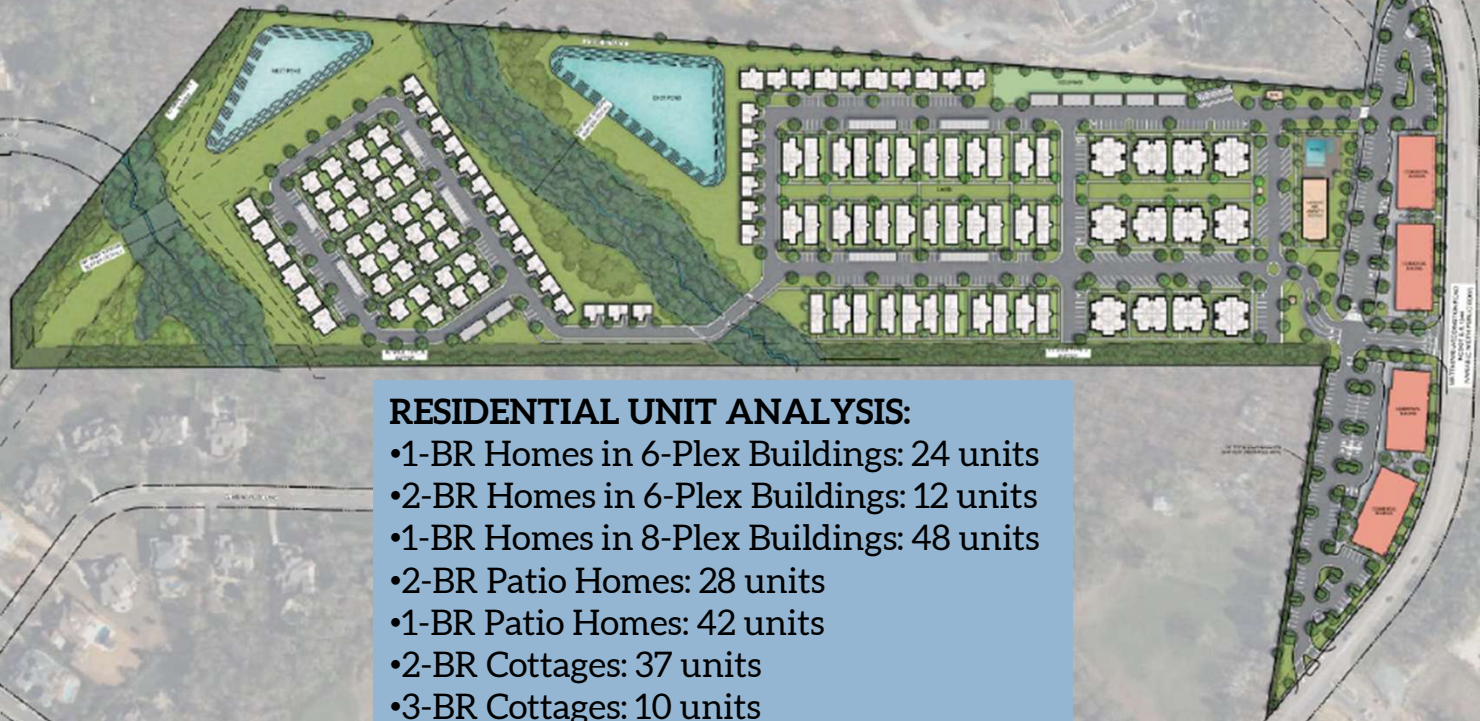
- 36.81 ac

Traffic Generation:

- TIA Required

Current Zoning:





RESIDENTIAL UNIT ANALYSIS:

- 1-BR Homes in 6-Plex Buildings: 24 units
 - 2-BR Homes in 6-Plex Buildings: 12 units
 - 1-BR Homes in 8-Plex Buildings: 48 units
 - 2-BR Patio Homes: 28 units
 - 1-BR Patio Homes: 42 units
 - 2-BR Cottages: 37 units
 - 3-BR Cottages: 10 units
 - 3-BR Terrace Homes: 21 units
- TOTAL UNITS: 222 units**



UNIT LEGEND	
2 BED ROOM COTTAGE	[Green Box]
3 BED ROOM COTTAGE	[Red Box]
1 BEDROOM PATIO HOME	[Blue Box]
2 BEDROOM PATIO HOME	[Orange Box]
6-PLEX BUILDING	[Pink Box]
8-PLEX BUILDING	[Purple Box]
TERRACE HOMES	[Light Green Box]
LEASING & AMENITY BUILDING	[Yellow Box]
CARPORT	[Light Orange Box]
GARAGE	[Light Yellow Box]
COMMERCIAL BUILDING	[Light Pink Box]
SECURITY FENCE	[Dashed Line]
PROPOSED RIGHT-OF-WAY	[Dashed Line]
BUILD-TO-LINE	[Dashed Line]

SITE LEGEND	
LANDSCAPE BUFFER	[Hatched Box]
IMPROVED OPEN SPACE	[Green Box]
UNIMPROVED OPEN SPACE	[Light Green Box]
TREE CONSERVATION AREA (TCA)	[Green Box]
UNIMPROVED OPEN SPACE & TCA	[Light Green Box]
SIDEWALK	[Dashed Line]
GREENWAY	[Green Box]
EXISTING WETLAND	[Blue Box]
DISTURBED WETLAND	[Red Box]
EXISTING STREAM	[Blue Box]
DISTURBED STREAM	[Red Box]
PERMANENT STREAM BUFFER ENCROACHMENT	[Hatched Box]

PROJECT DATA TABLE:

CURRENT ZONING:	MU-2 (MULTI-USE)
PROPOSED ZONING:	CZ-MU-2
UNION COUNTY PARCEL ID:	
COMMERCIAL LOTS:	0715009G, 06087003
RESIDENTIAL LOTS:	06087002, 06087002C
EXISTING LOT AREA:	6.37 AC
EXISTING COMMERCIAL LOT AREA:	30.44 AC
EXISTING RESIDENTIAL LOT AREA:	36.81 AC
TOTAL EXISTING LOT AREA:	
PROPOSED LOT AREA:	4.96 AC
PROP. COMMERCIAL LOT AREA:	30.44 AC
PROP. RESIDENTIAL LOT AREA:	1.39 AC
TOTAL PROP. DEDICATED ROW:	35.42 AC
SETBACKS:	
SIDE SETBACK:	5'
REAR SETBACK:	5'
FRONT BUILD TO LINE:	10'
OPEN SPACE:	
TOTAL OPEN SPACE REQUIRED:	3.54 AC (10%)
RESIDENTIAL IMPROVED OPEN SPACE REQUIRED:	1.52 AC (5.0%)
COMMERCIAL IMPROVED OPEN SPACE REQUIRED:	0.25 AC (5.0%)
*PROVIDED AS REQUIRED PER ORDINANCE	
TREE CONSERVATION AREA (TCA):	
TCA REQUIRED:	2.32 AC (6.0%)
NOTE: FINAL TREE SAVE AREAS AND LOCATIONS TO BE FINALIZED DURING PERMITTING BASED ON ENGINEERING DESIGN	
STREAM BUFFER:	
TOTAL AREA:	6.72 AC
PERMANENT DISTURBED AREA:	0.50 AC (7.4%)
WATERSHEDS:	
SIX MILE CREEK:	34.25 AC (66.7%)

WETLAND IMPACT:	416 SF (0.01 AC)
WETLAND:	177 LF, 692 SF (0.02 AC)
STREAM:	
PARKING REQUIRED:	
COMMERCIAL: 1.5 SPACES / 1,000 SF OF GFA	
[1.5 SPACES X (43,600 SF / 1000 SF)]	= 66 SPACES
RESIDENTIAL:	
TERRACE HOME: 1 DRIVEWAY SPACE / UNIT	= 21 DRIVEWAYS
6-PLEX BUILDING: 1 SPACE / UNIT	= 36 SPACES
8-PLEX BUILDING: 1 SPACE / UNIT	= 48 SPACES
PATIO HOME: 1 SPACE / UNIT	= 70 SPACES
COTTAGE: 1 SPACE / UNIT	= 47 SPACES
TOTAL:	= 222 SPACES
RESIDENTIAL UNIT ANALYSIS:	
1-BR HOMES IN 8-PLEX BUILDINGS:	24 UNITS
2-BR HOMES IN 8-PLEX BUILDINGS:	12 UNITS
1-BR HOMES IN 8-PLEX BUILDINGS:	48 UNITS
2-BR PATIO HOMES:	42 UNITS
2-BR COTTAGES:	28 UNITS
3-BR COTTAGES:	37 UNITS
3-BR TERRACE HOMES:	10 UNITS
3-BR TERRACE HOMES:	21 UNITS
TOTAL UNITS:	222 UNITS

Future Land Use



Primary Land Uses

- Sit Down Restaurant
- Community-serving Retail
- Professional Office
- Live/work/shop units
- Townhome
- Condominium
- Apartment
- Public Plaza
- Movie Theater



Secondary Land Uses

- Farmer's Market
- Church



FORM & PARAMETERS

General Development Pattern
Typical Lot Coverage
Residential Density
Non-Residential Intensity
Prevailing Building Height
Average Dwelling Unit Size
Avg. Non-Resid. Building Size
Transportation Choices

Mix of Uses
50 - 75%
10 - 30 DU/ac
0.50 - 2.00 FAR
1 - 5 Stories
800 - 1,500 SF
10,000 - 50,000 SF
Walking/Bicycle/Auto/
Transit (Bus, Light Rail)
400 - 1,000 LF
Neighborhood Parks/ Plazas/Pocket
Parks
Modified Grid
High
Surface Lot/Parking Deck/
Urban

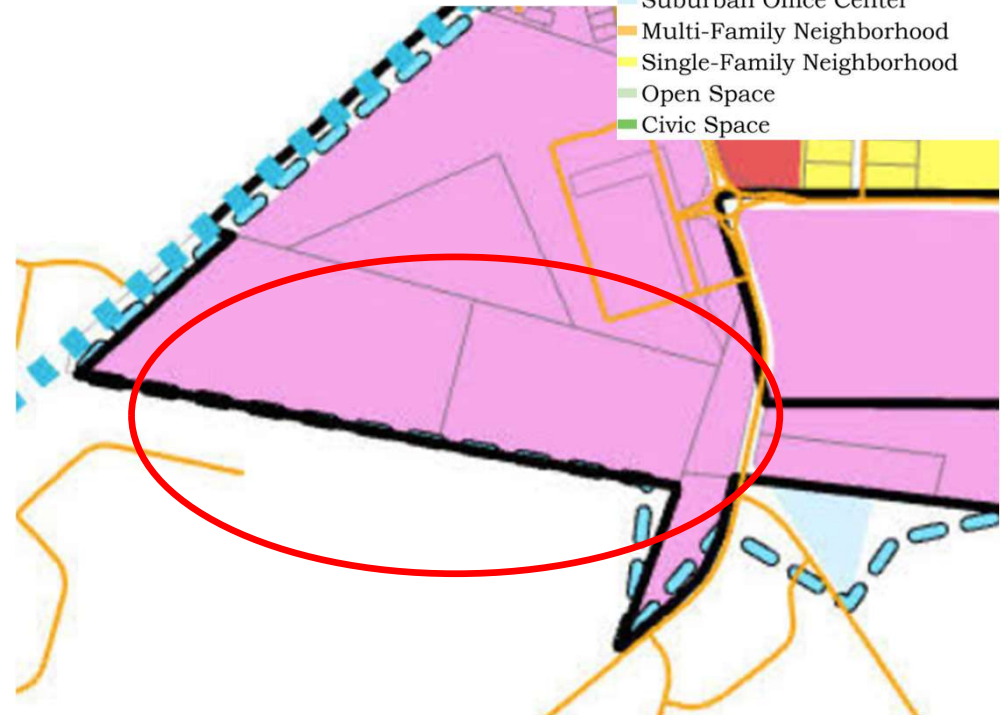
Typical Block Length
Open Space Elements

Street Pattern
Street Connectivity
Parking Provisions
Typical Street Cross Section

Future Land Use Map

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



>> vicinity map



>> existing aerial



>> bird's-eye rendering



>> illustrative site plan



>>key ideas

- 1 Proposed NCDOT Roundabout
- 2 Spine Greenway
- 3 Amenitized Multifamily Court
- 4 Expanded Storage
- 5 Relocated Gas Station
- 6 Office Complex
- 7 Local Greenway System

Greenway Master Plan

The Stallings Connect Greenway Master Plan identifies this segment for a future Suburban Spine Greenway Path along the property frontage



Staff Recommendation

- Staff recommends approval of CZ25.02.02, with the addition of the proposed staff conditions.
 1. The request is consistent with the Comprehensive Land Use Plan.
 2. They propose a use consistent with the Walkable Activity Center Future Land Use
 3. Commercial and Residential is consistent with the Small Area Plan
 4. The proposal of a greenway is consistent to the Parks & Rec Greenway Master Plan



Vote and Statement of Consistency & Reasonableness

- **Step 1.**
 - ▣ Motion to recommend [Approval/Denial](#) for CZ24.10.01.

- **Step 2.**
 - ▣ With a statement of consistency that the proposal is [Consistent/Inconsistent](#) and [Reasonable/Not Reasonable](#) with the goals of the Comprehensive Land Use Plan.

- **Step 3.**
 - ▣ Example reasoning:
 - This Conditional Rezoning is [consistent/inconsistent](#) but [reasonable/not reasonable](#) with the goals of the Town.



Questions?



MEMO

To: **Planning Board**
From: Katie King, Senior Planning Technician
Date: May 20th, 2025
Re: **TX25.05.01** – Table of Uses Update

Request:

Staff proposes an update to the Table of Uses in Article 8 of the Stallings Development Ordinance. At the direction of Town Council, planning staff began researching vape, tobacco, and other similar uses. During this process, staff identified several gaps in the terminology used in the Table of Uses, particularly given that the last major update occurred in December 2021. As a result, staff conducted a comprehensive review of all uses, with a focus on identifying those that may negatively impact residents or no longer align with the town's vision. The proposed amendments aim to eliminate redundancies, consolidate similar uses, and introduce new uses in response to evolving community needs and recent zoning inquiries. Additionally, several definitions in Article 3 have been revised and expanded to support the proposed changes and ensure consistency throughout the ordinance.

Amendments:

Article 8: Table of Uses

Proposed Amendments, listed in order, to Table 8.1 Section 1 – General:

1. Line 2 – Remove *Accessory Dwelling Unit*
 - Duplicate of Line 184
2. Line 16 – Remove *Antique Shops*
 - Combined with *Secondhand Thrift/Consignment*
 - Listed uses remain the same
3. Line 24 – Add boat, RV, and motorcycle to *Auto Supply Sales*
 - Listed uses with supplemental regulations remain the same
4. Line 25 – Allow in IND, and add boat, RV, and motorcycle to *Automobile Dealers/Sales*
 - Listed uses with supplemental regulations remain the same
5. Line 27/28 – Consolidate *Automobile Repair Services* and add boat, RV, and motorcycle
 - Listed uses with supplemental regulations remain the same
 - Redundant to separate out major/minor when allowed in the same districts with the same additional standards
6. Line 29 – Add 'with/without Automobile' to *Automobile Towing and Storage Services*
 - Clarifies that the storage services refers only to automobiles
7. Line 36 – Add '(Hair, Nails, Massage & Spa)' to *Beauty Shop*
 - Received recent use permit requests for specific beauty services that were not previously listed

8. Line 40 – Remove *Bingo Games* from all districts, add to IND
 - Not consistent with community desires for commercial and residential districts
9. Line 41 – Remove *Boat Repair*, remove from BC
 - Combined with *Automobile Repair Services*
 - Other listed uses with supplemental regulations remain the same
10. Line 42 – Remove *Boat Sales*
 - Combined with *Automobile Dealers/Sales*
 - Listed uses with supplemental regulations remain the same
11. Create row for *Brewpub* in TNDO, TC, MU-2, C 74, and BC
 - Staff recently added a definition for *Brewpub*
12. Line 46 – Change ‘No Storage Yard’ to ‘No Outdoor Storage’ for *Building Supply Sales (No Storage Yard)*
 - Clarifies that outdoor storage, as defined in our ordinance, is not allowed
13. Line 54 – Remove *Cellular Communications Facilities (See “Wireless”)*
 - Redundant, actual uses are listed at the end of the table under ‘Wireless’
14. Create row for *Cigar Lounge* in TC and IND
 - Use requested by Town Council
 - New definition created
15. Line 58 – Add ‘Shop/’ to *Coffee Roastery*, and allow in TC, MU-2, and C 74
 - No previous use listed for coffee shop
16. Line 73 – Remove *Dwelling(s) (see Residential Dwellings)*
 - Redundant, actual uses are listed further down the table under ‘Residential Dwellings’
17. Line 95 – Add *Garden Center or Retail Nursery* to AG
 - Without additional standards that allow outdoor storage
18. Line 106 – Remove *Home Furnishings Sales*
 - Redundant, repeated use as *Furniture Sales*
19. Create row for *Hookah Lounge* in IND
 - Use requested by Town Council
 - New definition created
20. Create row for *HVAC, Electricity, Plumbing Sales and Services* in C 74 and BC
 - Listed with additional standards for outdoor storage
21. Line 123 – Remove *Manufacturing & Industry (see Table 8.1, sect. 2)*
 - Redundant, actual uses are listed in Section 2 of this table
22. Line 131 – Remove *Motorcycle Sales (new & used), Parts and Service*
 - Combined with *Automobile Dealers/Sales* and *Automobile Repair Services*
 - Listed uses with supplemental regulations remain the same
23. Create row for *Multi-Tenant, Retail* in TC, MU-2, and C 74

- Recent conditional zoning application showed that we lacked regulations for buildings occupied by more than one business
- New definition created

24. Create row for *Multi-Tenant, Light Industrial* in IND

- Recent conditional zoning application showed that we lacked regulations for buildings occupied by more than one business
- New definition created

25. Lines 138-159 – Expand all ‘Office Uses’ to allow in IND

- Office uses add low impact to industrial areas which works towards Councils goal of improving areas like Union West Business Park

26. Line 148 – Remove *Home Occupation*

- Redundant, repeated earlier in this table

27. Line 161 – Remove *Outside Storage Uses Not Otherwise Classified*

- Outdoor storage will be confined to the new regulations passed by Council at the May 13th, 2025, meeting

28. Line 164 – Add ‘Paid/Non-Paid’ to *Parking Lots/Structures*, and remove from TNDO and MU-2

- Incompatible with TNDO standards

29. Line 166 – Add ‘Health Club’ to *Personal Training Facility* and allow in TNDO, CIV, C 74, and CP 485

- Combined with *Physical Fitness Center, Health Club*

30. Line 170 – Add ‘without Drive Thru’ to *Pharmacy/Drugstore*

- Clarifies that this allows a pharmacy or drugstore without a drive thru unless the district also permits a drive thru as an accessory use

31. Line 174 – Remove *Physical Fitness Center, Health Club*

- Combined with *Personal Training Facility*

32. Line 182 – Remove *Recreational Vehicle Sales (new and used)*

- Combined with *Automobile Dealers/Sales*

33. Line 186 – Add additional standards to *Dwelling, Manufactured Home (see Section 22.5-2)*

- Clarifies that the additional standards in Article 10.1-35 apply to all manufactured homes
- Does not change any current regulations for Manufactured Homes, only clarifies

34. Create row for *Live/Work Units* in TC and MU-2

- Will require a conditional zoning in both districts
- New definition created

35. Create row for *Secondhand Thrift/Consignment & Antique Shops* in TNDO, TC, MU-2, and C 74

- Current ‘thrift store’ businesses in Stallings, but no use is listed
- New definition created

36. Create row for *Self-storage with Outdoor Storage*

- Previously listed in use table as *Warehouse (Self-storage with outdoor storage)*
 - Listed uses with supplemental regulations remain the same
37. Line 195 – Add 'Pre-K' to *School, Elementary or Secondary*
- Previously preschool was not listed in use table, even with one in the town
38. Line 205 – Remove *Special Events not listed (see Article 15)*
- Redundant, no uses listed
39. Line 215 – Remove *Temporary Uses not listed (see Article 15)*
- Redundant, no uses listed
40. Line 218 – Remove *Tire Sales, Motor Vehicle*
- Combined with *Auto Supply Sales*
41. Line 222 – Add *Tutoring & Mentoring Service* to TC, MU-1, MU-2, C74, and BC
- Previously only allowed in VSR
 - Uses consistent with surrounding municipalities
42. Create row for *Vape, CBD, and/or Tobacco Sales* in IND
- Use requested by Town Council
 - New definition created
43. Line 231 – Remove *Warehouse (Self-storage with outdoor storage)*
- Renamed to *Self-storage with Outdoor Storage*
 - Listed uses with supplemental regulations remain the same
44. Line 233 – Remove *Wholesale Trade (see section 3 of this table)*
- Redundant, actual uses are listed in Section 3 of this table

Proposed Amendments, listed in order, to Table 8.1 Section 2 – Manufacturing Industry:

- Line 5: Remove *Bakery Products* from TNDO
 - Aim is to keep all manufacturing/industrial uses out of residential districts

Article 3: Definitions

CIGAR LOUNGE. A commercial establishment designed and operated for the on-site smoking of cigars. May include cigar and related products sales, lounge seating, and beverage service. Excludes tobacco retail shops where the primary business is the sale of smoking products for off-site use.

FAMILY CARE HOME. A home meeting the North Carolina Residential Building Code with support and supervisory personnel that provides room and board, personal care and habilitation services in a family environment for six (6) or fewer resident handicapped persons, pursuant to G.S. § 168- ~~21~~ 9 (See also G.S. § 160D- 907). Includes sober living houses, recovery residences, transitional treatment centers, and similar for six (6) or fewer individuals.

GROUP CARE FACILITY. A facility licensed by the State of North Carolina, (by whatever name it is called, other than "Family Care Home" as defined by this Ordinance), with support and supervisory personnel that provide room and board, personal care, or habilitation services in a family environment **to no more than thirty (30) residents. Does not include family care homes, sober living houses, recovery residences, transitional treatment centers, or similar for six (6) or fewer individuals.**

HOOKAH LOUNGE. A commercial establishment where patrons share flavored tobacco (commonly known as shisha) using a communal hookah or waterpipe. May include food and beverage services, offer entertainment, and provide seating areas for on-site consumption. Excludes tobacco retail shops where the primary business is the sale of smoking products for off-site use.

MULTI-TENANT, RETAIL. A commercial building designed to accommodate two or more separate retail businesses/service establishments on the same property. Administrative and retail space occupies more than 50% of unit space. Uses limited to those permitted within the applicable zoning district.

MULTI-TENANT, LIGHT INDUSTRIAL. A commercial building designed to accommodate two or more separate tenants engaged in light industrial activities on the same property. Administrative and retail space occupies less than 50% of unit space. Uses limited to those permitted within the applicable zoning district.

LIVE/WORK UNITS. A building that combines a dwelling unit with an enclosed space designed for employment or business use. The residential and business portions may be occupied by the same individuals and may share some common interior and/or exterior amenities, but shall have separate, secured entry and exit locations. The business use shall be limited to those permitted within the applicable zoning district.

SECONDHAND THRIFT/CONSIGNMENT. A retail establishment that sells used or previously owned goods including clothing, furniture, household items, books, and related goods that are obtained through donation, consignment, or purchase. This does not refer to pawn shops, which are classified separately.

VAPE, CBD, AND/OR TOBACCO SALES. An establishment primarily engaged in the retail sale of electronic cigarettes (e-cigarettes), vape pens, e-liquids, vaping accessories, cannabidiol (CBD) products, and/or tobacco products and related paraphernalia.

Staff Recommendation:

Staff recommends approval of TX25.05.01. This amendment, prompted by Town Council, addresses specific uses of concern to the community and reflects the changes in our zoning districts. By enhancing the organization and functionality of the table, these changes will improve its future effectiveness as a planning tool.

Table 8.1 - Table of Uses
Section 1 - General

#	L = listed use S = Use listed with additional standards SUP = Special Use Permit <i>Reference SIC and NAICS code for further data on the listed uses.</i>	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2, SFR-3 & SFR-MH)	Multi-Family Residential Transitional (MFT)	Traditional Neighborhood Development Overlay (TNDO)	Town Center (TC)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 74 Commercial (C 74)	Interstate Highway 485 Corporate Park (CP 485)	Vehicle Service/Repair (VSR)	Business Center (BC)	Industrial (IND)	Heavy Industry Overlay (HIO)
1	ABC Store (Liquor sales)					CZ			CZ	L					
2	Accessory Dwelling Unit	S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)	L	S (10.1-3)	S (10.1-3)	S (10.1-3)						
	ADULT ESTABLISHMENTS/USES														
3	Bookstore, Adult													SUP (10.2-3)	
4	Cabaret, Adult													SUP (10.2-3)	
5	Massage Parlor													SUP (10.2-3)	
6	Motel, Adult													SUP (10.2-3)	
7	Movie, Adult - Rental, Sales													SUP (10.2-3)	
8	Retail, Adult Products													SUP (10.2-3)	
9	Theater, Adult													SUP (10.2-3)	
10	Agricultural Based Business Facilities	SUP (10.2-4)												S (10.1-36)	
11	Agricultural Production (Crops Only)	L	L				L							L	L
12	Agricultural Production (Crops & Livestock)	L													
13	Agricultural Production (Within Buildings)	L												L	L
14	Alteration, Clothing Repair				L	L		L	L	L					
15	Amusement/Water Parks, Fairgrounds									SUP (10.2-5)	SUP (10.2-5)				
16	Antique Store				L	L			L	L					
17	Apparel Sales (Clothing, Shoes, Accessories)				L	L			L	L					
18	Appliance Repair, Refrigerator or Large								L	S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
19	Appliance Store								L	S (10.1-36)					
20	Arts and Crafts Store				L	L			L	L			L		
21	Asphalt Plant														SUP (10.2-6&16)
22	Athletic Fields	L	L	L	L		L		L						
23	Auditorium, Coliseum or Stadium						L		L						
24	Auto Supply Sales (Auto, Boat, RV, and/or Motorcycle Sales)									S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
25	Automobile Dealers/Sales (Auto, Boat, RV, and/or Motorcycle Sales)									S (10.1-36)		S (10.1-36)		S (10.1-36)	
26	Automobile Rental or Leasing									L	L	L	L	L	
27	Automobile Repair Services (Major) (Auto, Boat, RV, and/or Motorcycle Sales)									S (10.1-4)		S (10.1-4)		S (10.1-4)	
28	Automobile Repair Services (Minor)									S (10.1-4)		S (10.1-4)		S (10.1-4)	
29	Automobile Towing and with/without Automobile Storage Services											S (10.1-5)		S (10.1-5)	
30	Bakery				L	L		L	L	L		L	S(10.1-36)	S (10.1-36)	
31	Bank, Savings and Loan, or Credit Union				S (10.1-6)	S (10.1-6)			S (10.1-6)	S (10.1-6)	S (10.1-6)		S(10.1-6)		
32	Barber Shop				L	L		L	L	L	L		L		
33	Bars (with/without Beverage Production as Accessory Use)				L	L			L	L	L				
34	Batting Cage, Indoor					L			L	L	L		L		
35	Batting Cages, Outdoor								S (10.1-7)	S (10.1-7)					
36	Beauty Shop (Hair, Nails, Massage & Spa)				L	L		L	L	L	L		L		
37	Bed & Breakfast (Tourist Home, Boarding House)	S (10.1-8)		S (10.1-8)	S (10.1-8)	S (10.1-8)		S (10.1-8)	S (10.1-8)						
38	Bicycle Assembly (Bike Shop)				L	L			L	S (10.1-36)	S (10.1-36)	S (10.1-36)	S(10.1-36)	S (10.1-36)	
39	Billiard Parlors				L	L			L	L	L				
40	Bingo Games				L	L			L	L	L			L	
41	Boat Repair									S (10.1-4)		S (10.1-4)	S(10.1-4)	S (10.1-4)	
42	Boat Sales									S (10.1-36)		S (10.1-36)			

Table 8.1 - Table of Uses
Section 1 - General

#	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>	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2, SFR-3 & SFR-MH)	Multi-Family Residential Transitional (MFT)	Traditional Neighborhood Development Overlay (TNDO)	Town Center (TC)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 74 Commercial (C 74)	Interstate Highway 485 Corporate Park (CP 485)	Vehicle Service/Repair (VSR)	Business Center (BC)	Industrial (IND)	Heavy Industry Overlay (HIO)
43	Bookstore				L	L	L	L	L	L	L		L		
44	Bowling Lanes (Bowling Alley)				L	L			L	L	L		L		
45	Breweries with/without Beverage Sales					L							L	L	
	Brewpub				L	L			L	L			L		
46	Building Supply Sales (No Outdoor Storage Yard)								L	L			L	L	
47	Bulk Mail and Packaging					L			L	L	L		S(10.1-36)	S (10.1-36)	
48	Bus Terminal				L	L	L		L	L	L		L		
49	Camera Store				L	L			L	L	L		L		
50	Campground (for 21 day or less occupancy only)	L													
51	Candy Store				L	L			L	L	L		L		
52	Car Wash								CZ (10.1-9)	S (10.1-9)		S (10.1-9)	S(10.1-9)	S (10.1-9)	
53	Casino for Games of Chance (RESERVED)														
54	Cellular Communications Facilities (See "Wireless")														
	Cigar Lounge					L								L	
57	Club or Lodge				S (10.1-12)	S (10.1-12)	S (10.1-12)		S (10.1-12)	S (10.1-12)	S (10.1-12)		S(10.1-12)		
58	Coffee Shop/Roastery					L			L	L		L			
59	College or University						L								
60	Communication or Broadcasting Facility, without Tower				L	L	L		L	L	L		L	L	
61	Computer Sales and Service				L	L			L	L	L		L		
62	Convenience Store (With Gasoline Pumps)								CZ	CZ	CZ		CZ	L	
63	Convenience Store (Without Gasoline Pumps)				L	L			L	L	L		L	L	
64	Correctional Institution (RESERVED)														
65	Country Club with or without Golf Course	S (10.1-13)			S (10.1-13)		S (10.1-13)	S (10.1-13)	S (10.1-13)	S (10.1-13)	S (10.1-13)				
66	Crematorium													L	
67	Dance School/Academy				L	L	L	L	L	L	L		L	L	
68	Day Care Center for Children or Adults (6 or more)	S (10.1-14)			S (10.1-14)	S (10.1-14)	S (10.1-14)	S (10.1-14)	S (10.1-14)	S (10.1-14)	S (10.1-14)		S(10.1-14)	S (10.1-14)	
69	Day Care Center, Home Occupation for less than 6 children	S (10.1-15)		S (10.1-15)	S (10.1-15)	S (10.1-15)	S (10.1-15)	S (10.1-15)	S (10.1-15)	S (10.1-15)			S(10.1-15)	S (10.1-15)	
70	Department, Variety or General Merchandise Store				L	L			L	L					
71	Dormitories						S (10.1-16)								
72	Drive Through Window as Accessory Use				S (10.1-17)	S (10.1-17)	S (10.1-17)		S (10.1-17)	S (10.1-17)	S (10.1-17)		S(10.1-17)		
73	Dwelling(s) (see Residential Dwellings)														
74	Emergency Disaster Restoration Services with fenced outdoor storage								L	L			L	L	
75	Equestrian Facility	SUP (10.2-7)			SUP (10.2-7)					SUP (10.2-7)	SUP (10.2-7)				
76	Equipment Rental & Leasing (no outside storage)				L	L				L	L	L	L	L	
77	Equipment Rental (w/fenced outside storage)								L	S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
78	Equipment Repair, Heavy									S (10.1-4)		S (10.1-4)	S(10.1-4)	S (10.1-4)	
79	Event and Wedding Venue	L			L	L	L	L	L						
80	Fabric or Piece Goods Store				L	L			L	L			L		
81	Family Care Facility (Family Care Home)	L	L	L	L	L	L	L	L	L					
82	Farmers Market	L				L	L	L	L						
83	Fences & Walls (see 2.13)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L(2.13-2)	L (2.13-2)	L (2.13-2)
84	Fire, Ambulance, Rescue Station	L			L	L	L	L	L	L	L		L	L	
85	Floor Covering, Drapery, and/or Upholstery Sales					L			L	S (10.1-36)			S (10.1-36)		
86	Florist	L			L	L		L	L	L	L		S(10.1-36)	S (10.1-36)	
87	Fortune Tellers, Astrologers (RESERVED)														
88	Fuel Oil Sales and Distribution for "Home" or other														SUP (10.2-11&16)

Table 8.1 - Table of Uses
Section 1 - General

#	L = listed use S = Use listed with additional standards SUP = Special Use Permit <i>Reference SIC and NAICS code for further data on the listed uses.</i>	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2, SFR-3 & SFR-MH)	Multi-Family Residential Transitional (MFT)	Traditional Neighborhood Development Overlay (TNDO)	Town Center (TC)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 74 Commercial (C 74)	Interstate Highway 485 Corporate Park (CP 485)	Vehicle Service/Repair (VSR)	Business Center (BC)	Industrial (IND)	Heavy Industry Overlay (HIO)
89	Funeral Home with Crematorium					CZ			CZ	CZ					
90	Funeral Home without Crematorium					L			L	L			L		
91	Furniture Framing					L			L	S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
92	Furniture Repair Shop								L	S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
93	Furniture Sales				L	L			L	S (10.1-36)					
94	Game Room, Video Game Room, Coin Operated					SUP (10.2-15)			SUP (10.2-15)	SUP (10.2-15)					
95	Garden Center or Retail Nursery	L							L	S (10.1-36)			S(10.1-36)	S (10.1-36)	
96	Gift or Card Shop				L	L	L	L	L	L	L				
97	Golf Course (See Country Club with Golf Course)	S (10.1-13)			S (10.1-13)		S (10.1-13)		S (10.1-13)	S (10.1-13)	S (10.1-13)				
98	Golf Course, Miniature								L	L					
99	Golf Driving Range	S (10.1-19)			S (10.1-19)		S (10.1-19)		S (10.1-19)	S (10.1-19)	S (10.1-19)				
100	Grocery Store				L	L			L	S (10.1-36)					
101	Group Care Facility	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)				
102	Gymnastics/Cheerleading Academy					L		L	L				L	L	
103	Hardware Store				L	L			L	S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
104	Hazardous and/or Radioactive Waste (Transportation, Storage and/or Incineration)														SUP (10.2-16)
105	Hobby Shop				L	L			L	L	L				
106	Home Furnishings Sales				L	L			L	S (10.1-36)					
107	Home Occupation	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)		S(10.1-21)	S (10.1-21)	
	Hookah Lounge													L	
108	Hospital						S (10.1-37)		S (10.1-37)						
109	Hotel or Motel				L	L			L	L	L		L		
	HVAC, Electricity, Plumbing Sales and Services									S (10.1-36)			S (10.1-36)		
110	Jewelry Store				L	L			L	L	L				
111	Junked Motor Vehicle Storage as Accessory Use	S (10.1-22)								S (10.1-22)		S (10.1-22)	S(10.1-22)	S (10.1-22)	
112	Junkyards, Salvage Yards, Used Auto Parts														SUP (10.2-9 & 16)
113	Kennels or Pet Grooming w/Outdoor Pens or Runs	S (10.1-23)								S (10.1-23)	S (10.1-23)			S (10.1-23)	
114	Kennels or Pet Grooming, No Outdoor Pens or Runs	L			L	L			L	L	L			L	
115	Laboratory, Medical or Dental					L	L		L	L	L		L	L	
116	Landfill, Demolition Debris, Minor and Major (RESERVED)														
117	Landscape Services	L								S (10.1-36)			S(10.1-36)	S (10.1-36)	
118	Laundromat, Coin-Operated					L			L	L					
119	Laundry or Dry Cleaning				L	L		L	L	L	L				
120	Library				L	L	L	L	L						
121	Lighting Sales and Service				L	L			L	S (10.1-36)			S(10.1-36)	S (10.1-36)	
122	Manufactured Home/Dwelling Sales								CZ						
123	Manufacturing & Industry (see Table 8.1, sect. 2)														
124	Market - Tailgate (Fresh Foods & "Food Trucks")(as Temporary Use - see Article 15)														
125	Market Showroom (Furniture, Apparel etc.)				L	L			L	S (10.1-36)	S (10.1-36)		S(10.1-36)	S (10.1-36)	
126	Martial Arts Instructional Schools				L	L		L	L	L			L	L	
127	Metal Coating and Engraving														SUP (10.2-16)
128	Metal Processing														SUP (10.2-16)
129	Migrant Labor Housing (RESERVED)														
130	Motion Picture and/or Television Production				L	L	L		L	S (10.1-36)	S (10.1-36)		S(10.1-36)	S (10.1-36)	
131	Motorcycle Sales (new & used), Parts and Service									S (10.1-36)		S (10.1-36)			

Table 8.1 - Table of Uses
Section 1 - General

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132	Moving and Storage Service								L	S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
	Multi-Tenant, Retail					L			L	L					
	Multi-Tenant, Light Industrial													S (10.1-36)	
133	Museum or Art Gallery				L	L	L	L	L	L	L		L		
134	Musical Instrument Sales				L	L		L	L	L			L		
135	Newsstand				L	L	L	L	L	L	L		L		
136	Nursing Home, Assisted Living	S (10.1-25)			S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)					
137	Office Machine Sales				L	L			L	L	L		S(10.1-36)	S (10.1-36)	
	OFFICE USES														
138	Accounting, Auditing or Bookkeeping Services				L	L		L	L	L	L		L	L	
139	Administrative or Management Services				L	L		L	L	L	L		L	L	
140	Advertising Agency				L	L		L	L	L	L		L	L	
141	Architect, Engineer or Surveyor's Office				L	L		L	L	L	L		L	L	
142	Dental, Medical or Related Office				L	L	L	L	L	L	L		L	L	
143	Employment Agency, Personnel Agency				L	L	L	L	L	L	L		L	L	
144	Finance or Loan Office				L	L		L	L	L	L		L	L	
145	General Contractors Office w/ Fenced Outside Storage									S(10.1-36)			S(10.1-36)	S (10.1-36)	
146	General Contractors Offices without Outside Storage									L		L	L	L	
147	Government Office	L			L	L	L	L	L	L	L		L	L	
148	Home Occupation	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)		S(10.1-21)	S (10.1-21)	
149	Insurance Agency (w/on-site claims inspections)				L	L			L	L	L		L	L	
150	Insurance Agency (without on-site claims inspections)				L	L		L	L	L	L		L	L	
151	Law Office				L	L	L	L	L				L	L	
152	Medical, Dental or Related Office				L	L	L	L	L	L	L		L	L	
153	Office Uses Not Otherwise Classified				L	L			L	L	L		L	L	
154	Real Estate Office				L	L		L	L	L	L		L	L	
155	Service Contractors Offices w/Fenced Outside Storage												S(10.1-36)	S (10.1-36)	
156	Service Contractors Offices without Outside Storage									L		L	L	L	
157	Stock, Security or Commodity Broker				L	L		L	L	L	L		L	L	
158	Temporary Real Estate Office (see Article 15)													L	
159	Travel Agency				L	L		L	L	L	L			L	
160	Optical Goods Sales				L	L	L		L	L	L		L		
161	Outside Storage Uses Not Otherwise Classified												S(10.1-36)	S (10.1-36)	
162	Paint and Wallpaper Sales				L	L			L	S (10.1-36)			S(10.1-36)	S (10.1-36)	
163	Parks and Recreation Facilities, Public	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)				
164	Parking Lots on / Structures (Paid/Non-Paid)				L	L	L		L	L	L		L	L	
165	Pawnshop or Used Merchandise Store									S (10.1-34)					
166	Personal Training Facility, Health Club				L	L	L	L	L	L	L		L	L	
167	Pest or Termite Control Services									S (10.1-36)			S(10.1-36)	S (10.1-36)	
168	Pet Store				L	L			L	L					
169	Petroleum Products Storage and/or Transfer														SUP (10.2-11&16)
170	Pharmacy/Drugstore without Drive Thru				L	CZ			L	L	L				

Table 8.1 - Table of Uses

Section 1 - General

[illegible]

Table 8.1 - Table of Uses
Section 1 - General

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206	Sporting Goods Store				L	L			L	S (10.1-36)			S(10.1-36)		
207	Sports and Recreation Clubs, Indoor				L	L	L	L	L	L	L		L	L	
208	Stationery Store				L	L			L	L	L				
209	Swim and Tennis Club	S (10.1-29)	S (10.1-29)	S (10.1-29)	S (10.1-29)		S (10.1-29)	S (10.1-29)	S (10.1-29)	S (10.1-29)	S (10.1-29)				
210	Swimming Pool As Accessory Use	L	L	L	L		L	L	L						
211	Tattoo and/or Body Piercings Studio					L			L	L					
212	Taxidermist								L	L			L	L	
213	Television, Radio or Electronics Sales & Repair				L	L			L	S (10.1-36)		S (10.1-36)	S (10.1-36)	S (10.1-36)	
214	Temporary Construction Storage and/or Office	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)
215	Temporary Uses not listed (see Article 15)														
216	Theater, Indoor				L	L	L		L	L					
217	Tire Recapping														SUP (10.2-16)
218	Tire Sales, Motor Vehicle									S (10.1-36)		S (10.1-4)	S(10.1-36)	S (10.1-36)	
219	Towers, Telecommunications and/or Broadcast					CZ (10.2-14)			CZ (10.2-14)	CZ (10.2-14)	CZ (10.2-14)		CZ(10.2-14)	CZ(10.2-14)	
220	Truck and Utility Trailer Rental and Leasing									CZ (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
221	Trucking Centers, Truck Stop &/or Freight Terminal												S(10.1-36)	S (10.1-36)	
222	Tutoring & Mentoring Service					L		L	L	L		L	L		
223	Utility Equipment and Storage Yards												S(10.1-36)	S (10.1-36)	
224	Utility Substation	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)
	Vape, CBD, and/or Tobacco Sales													L	
225	Vending Machine - Outdoor (With or without advertising copy) as Accessory Use	L			L	L	L		L	L	L	L	L	L	L
226	Veterinary Service, Large Animal	L								L			L	L	
227	Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs	L			L	L			L	L	L		L	L	
228	Veterinary Service w/Outdoor Kennels and/or Runs	S (10.1-31)								S (10.1-31)	S (10.1-31)		S(10.1-31)	S (10.1-31)	
229	Vocational, Business or Secretarial School				L	L	L		L	L	L		L		
230	Warehouse (General storage, enclosed, no outdoor storage)									CZ	CZ		L	L	
231	Warehouse (Self-storage with outdoor storage)									CZ (10.1-36)	CZ (10.1-36)		S(10.1-36)	S (10.1-36)	
232	Water Treatment Plant														S (10.1-36)
233	Wholesale Trade (see section 3 of this table)														
234	Wireless Telecommunication Facilities, Microcell	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)
235	Wireless Telecommunication Facilities, Concealed	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)
236	Wireless Telecommunication Facilities, Co-Located	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)
237	Wireless Telecommunication Facilities, Tower					CZ (10.2-14)		CZ (10.2-14)	CZ (10.2-14)	CZ (10.2-14)	CZ(10.2-14)		CZ (10.2-14)	CZ (10.2-14)	
238	Yard Sale (No more than 3 per year) See Section 15.3	L	L	L	L	L	L	L	L	L		L	L	L	

(Amended May 13, 2024)

Table 8.1 - Table of Uses
Section 2 - Manufacturing Industry

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(Amended May 13, 2024)

Table 8.1 - Table of Uses
Section 2 - Manufacturing Industry

[illegible]

Table 8.1 - Table of Uses
Section 3 - Wholesale Trade

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	WHOLESALE AND OUTDOOR STORAGE														
1	Flowers, Nursery Stock and Florist Supplies	CZ (10.2-4)								S (10.1-36)			S (10.1-36)	S (10.1-36)	
2	Lumber and Other Construction Materials with fenced storage									S (10.1-36)			S (10.1-36)	S (10.1-36)	
3	Machinery, Equipment and Supplies									S (10.1-36)		S (10.1-36)	S (10.1-36)	S (10.1-36)	
4	Machinery, Farm and Garden									S (10.1-36)		S (10.1-36)	S (10.1-36)	S (10.1-36)	
	WHOLESALE WITH HAZARDOUS MATERIALS														
5	Chemicals and Allied Products														CZ (10.2-16)
6	Plastics Materials									S (10.1-36)			S (10.1-36)	S (10.1-36)	
7	Resins														CZ (10.2-16)
	WHOLESALE WITH RECYCLING, OTHER ACTIVITIES														
8	Scrap & Waste Materials - Recycling collection & sorting Only											S (10.1-36)			CZ (10.2-16)
	WHOLESALE, OTHER														
9	Apparel									L			S (10.1-36)	S (10.1-36)	
10	Beer, Wine or Distilled Alcoholic Beverages	CZ (10.2-4)			L					CZ (10.2-4)			S (10.1-36)	S (10.1-36)	
11	Books, Periodicals and Newspapers						L			L			S (10.1-36)	S (10.1-36)	
12	Durable Goods												S (10.1-36)	S (10.1-36)	
13	Electrical Goods												S (10.1-36)	S (10.1-36)	
14	Furniture and Home Furnishings									L			S (10.1-36)	S (10.1-36)	
15	Groceries and Related Products									L			S (10.1-36)	S (10.1-36)	
16	Hardware, Wholesale Dealer								L	L		L	S (10.1-36)	S (10.1-36)	
17	Lumber, Millwork and Veneer									S (10.1-36)			S (10.1-36)	S (10.1-36)	
18	Paper and Paper Products									S (10.1-36)			S (10.1-36)	S (10.1-36)	
19	Plumbing and Heating Equipment									S (10.1-36)			S (10.1-36)	S (10.1-36)	
20	Sporting and Recreational Goods and Supplies									L			S (10.1-36)	S (10.1-36)	
21	Wallpaper and Paint Brushes									L			S (10.1-36)	S (10.1-36)	



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX25.05.01

REQUEST: Staff requests an update to the Table of Uses in Article 8 and definitions in Article 3 of the Stallings Development Ordinance to address missing terminology, clarify use categories, and better align with current community needs.

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 proposed text amendment addresses specific uses of concern to the community and reflects the changes in our zoning districts.
- 2) The proposed amendment eliminates redundancies, consolidates similar uses, and minimizes the gap in the terminology used in the Table of Uses.

Recommended this the __ day of _____, 2025.

Planning Board Chair

Attest:

Planning Staff