



**September 17, 2024**  
 Stallings Government Center  
 321 Stallings Road  
 Stallings, NC 28104  
 704-821-8557  
[www.stallingsnc.org](http://www.stallingsnc.org)

## Planning Board Meeting Agenda

#	Time	Item	Presenter	Action Requested/Next Step
	7:00 pm	<b>Invocation</b> <b>Call the Meeting to Order</b>	Chair	N/A
1.		<b>Agenda Approval</b>	Chair	Approve/Amend Agenda  <b>Motion:</b> I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: -----
2.		<b>Minutes</b>  A. June 18, 2024, Minutes		Approve/Amend Minutes  <b>Motion:</b> I make the motion to: 3) Approve the Minutes as presented; or 4) Approve the Agenda with the following changes: -----
3.		<b>TX24.06.01 Parking Amendments</b>  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. B. Statement of Consistency and Reasonableness.	Max Hsiang, Planning Director	Recommendation  <b>Motion:</b> 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.		<b>MSP24.06.01</b>  A. Staff requests a text amendment to address concerns regarding the selection of greenway types and the application of streetscape requirements. B. Statement of Consistency and Reasonableness.	Max Hsiang, Planning Director	Recommendation  <b>Motion:</b> 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.
5.		<b>Adjournment</b>	Chair	<b>Motion:</b> 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 June 18, 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, Vice Chairman Ryan Awaldt, David Barnes, and Jon Van de Riet.

Planning Board members absent: Heather Grooms and Jacqueline Wilson.

Staff members present: Max Hsiang, Planning Director, Stuart Valzonis, Planner I and Mia Pulczynski, Planning Intern.

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler called the meeting to order at 7:13 pm.

1. Approval of Agenda

Vice Chairman Awaldt 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. May 2024 Minutes

Board Member Van de Riet made the motion to approve the Planning Board Minutes from May 21, 2024. The motion was approved unanimously after a second from Vice Chairman Awaldt.

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.

Planning Intern Pulczynski presented the request to amend the off-street parking requirements in Article 12 of the Stallings Development Ordinance. She said the Town recommends approval as our Comprehensive Land Use Plan desires to provide an appropriate quantity and quality of off-street parking as well as providing more clarity in Ordinance interpretation.

The Board discussed concerns about removing minimum off-street parking requirements from residential and commercial properties in the Town. The Board recommended staff add a minimum parking column to the new parking table for both residential and commercial.

After Board discussion, Board Vice Chairman Awaldt made the motion to approve the recommendation of TX24.06.01 as amended by the Board. The motion was approved unanimously after a second from Chairman Koehler.

Board Member Van de Riet made the motion to approve the statement that TX24.03.01 as amended is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Vice Chairman Awaldt.

#### 5. Adjournment

Vice Chairman Awaldt the motion for adjournment. The motion was approved unanimously after a second from Board Member Van de Riet.

The meeting adjourned at 7:41pm.

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Robert Koehler, Chairman

Stuart Valzonis, Planner I



# MEMO

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To: Stallings Planning Board  
From: Max Hsiang, Planning Director  
Date: 9/17/2024  
Re: TX24.06.01 Parking Regulations

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## Request:

At the September 9, 2024, Town Council meeting, Staff requested that the proposed text amendment to Article 12.12 of the Stallings Development Ordinance be withdrawn. Staff believed it necessary to allocate additional time for research and analysis of parking requirements to ensure the accuracy and effectiveness of these changes.

Now we are bringing the text amendment back. This amendment requests to revise parking requirements by:

- Updating **minimum and maximum** space requirements in Table 12.1.
- **Simplifying and condensing** the use categories.
- **Reformatting** the requirements for easier interpretation and measurement.

Additionally, Staff recommends reserving Articles 12.3-4 and 12.3-5 sections. These articles pertain to enforcing parking regulations rather than addressing requirements for future developments. As such, they are more appropriately located within the Town's Code of Ordinances rather than the Development Ordinance.

## **Amendment:**

Article 12.3-4 (Reserved)

Article 12.3-5 (Reserved)

**12.12 Off-Street Parking Requirements.** Table 12.1 outlines the maximum parking requirements for designated parking areas. Sufficient off-street parking is essential to meet a building's or development's specific needs.

### (A.) Minimum and Maximum Off-Street Parking Requirements:

1. Table 12.1 establishes minimum and maximum parking spaces to ensure adequate off-street parking while preventing underutilized parking areas.

### (B.) Parking Requirements for Unlisted Uses:

1. For uses not listed in Table 12.1, parking, stacking, and loading requirements will follow those of the most similar use category, as determined by the Development

Administrator.

(C.) Exclusions and Clarifications:

1. Residential Driveways: Residential driveways are considered parking areas and are required but do not count as off-street parking.
2. Existing Developments: This ordinance applies to new developments only. Existing developments are not required to comply unless altered or a change of use or expansion results in additional parking.
3. Bicycle and Accessible Parking: Bicycle parking is required as outlined in Article 12.8. Accessible parking spaces, as mandated by the NC Building Code, may be included in the parking calculations.

**Table 12.1 Parking Spaces to be Provided**

<b>Residential</b>	<b>Minimum Automobile Spaces</b>	<b>Maximum Automobile Spaces</b>
Dwelling, Residential (detached, attached, & mobile)	1 driveway space per unit	N/A
Dwelling, Accessory Structure	1 driveway space per structure	2 driveway spaces per structure
Dwelling, multi-family (3 or more units)	1 per unit	3 per unit

<b>Public Facilities &amp; Institutions</b>	<b>Minimum Automobile Spaces</b>	<b>Maximum Automobile Spaces</b>
Schools & Daycares	1 per 1,000 SF of GFA	3 per 1,000 SF of GFA
Civic Facilities	1 per 1,000 SF of GFA	3 per 1,000 SF of GFA
Places of Worship	1 per 1,000 SF of GFA	3 per 1,000 SF of GFA
Assisted Living/Group, Family, & Nursing Homes	1 per 1,000 SF of GFA	3 per 1,000 SF of GFA
Hospitals	2 per 1,000 SF of GFA	6 per 1,000 SF of GFA

<b>Offices &amp; Services</b>	<b>Minimum Automobile Spaces</b>	<b>Maximum Automobile Spaces</b>
Professional/Medical Offices & Services	1.5 per 1,000 SF of GFA	5 per 1,000 SF of GFA
Hotels and Motels	1.5 per 1,000 SF of GFA	5 per 1,000 SF of GFA

<b>Commercial &amp; Retail</b>	<b>Minimum Automobile Spaces</b>	<b>Maximum Automobile Spaces</b>
Retail Sales, Restaurants, and General Commercial	1.5 per 1,000 SF of GFA	5 per 1,000 SF of GFA

<b>Industrial &amp; Manufacturing</b>	<b>Minimum Automobile Spaces</b>	<b>Maximum Automobile Spaces</b>
Industrial, Manufacturing, and Warehouse Facilities	0.5 per 1,000 SF of GFA	2 per 1,000 SF of GFA

<b>Recreation &amp; Entertainment</b>	<b>Minimum Automobile Spaces</b>	<b>Maximum Automobile Spaces</b>
Parks	1.5 per 1,000 SF within an enclosed building	5 per 1,000 SF within an enclosed building
Athletic Fields, Sports Facilities, and Golf Courses	1.5 per 1,000 SF of Field or Court Area	5 per 1,000 SF of Field or Court Area
Athletic Courts as Accessory Use	0.5 per court	2 per court
Fairgrounds, Amusement Parks	1.5 per 1,000 SF of Activity Area	5 per 1,000 SF of Activity Area

**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.



## 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 Ordinance is easier to interpret.

**Recommended** this the day of \_\_\_\_\_, 2024.

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Planning Board Chair

Attest:

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Planning Staff



# MEMO

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To: Planning Board  
From: Max Hsiang, Planning Director  
Date: 09/17/2024  
Re: TX24.09.01 - Text Amendment to Clarify Greenway and Streetscape Requirements

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## Request:

Based on feedback from the August 12, 2024, Council meeting, staff drafted a text amendment (TX24.09.01) to address concerns regarding the selection of greenway types and the application of streetscape requirements.

## Key Changes:

1. **Greenway Type Selection:** The Development Administrator will now have the authority to determine the most appropriate greenway trail type when a greenway is required by the development plan. This ensures consistency and alignment with the overall planning goals.
2. **Greenway Requirement Clarification:** The amendment specifies that greenways are required for developments that require a Major Site Development Plan review, provided the greenway is shown on the Greenway plan. This clarifies the scope of the application for the greenway requirements.
3. **Streetscape Type Selection:** To further streamline the development process, the Development Administrator will also have the authority to select the most suitable streetscape type when required by the development plan.

This proposed text amendment aims to provide greater clarity and flexibility in applying greenway and streetscape requirements, ensuring that developments contribute effectively to the overall adopted plans.

## Amendment:

### 21.3 Fee-in-Lieu.

All ~~proposed developed~~ **developments requiring major site development plan review** within the Town shall provide the improvements identified in the Stallings Parks, Recreation and Greenway Master Plan when those improvements are located on property involved with the proposed development. **The Development Administrator will identify the suitable trail type based on the plan.**

When no improvements as identified by the Stallings Parks, Recreation and greenway Master Plan are associated with a proposed project, the developer shall be required to pay a fee in lieu thereof, in accordance with this section. This fee shall be calculated as follows:

1/35 of an acre per lot X tax value of the property (per acre).

Example:



100-lot subdivision with a per acre tax value of \$10,000:

$(1/35) * 100$  [acres in property] = 2.85714286

$2.85714286 * \$10,000$  [per acre value] =

\$28,571.43

- (1.) At least one thirty-fifth (1/35) of an acre shall be dedicated for each dwelling unit planned or proposed in the subdivision plan or development.
- (2.) The payment of fees, in lieu of the dedication of land under subsection above shall be made to the Town of Stallings after having received recommendation from the Planning Board and having evaluated the proposed dedication and the relationship the dedication would have with the town's Parks, Recreation and Greenway Master Plan.
- (3.) The fees in lieu of dedication shall be paid prior to final plat approval.
- (4.) The amount of the payment shall be the product of:
  - (a.) The number of acres to be dedicated, as required by subsection, above;
  - (b.) The assessed value for property tax purposes of the land being subdivided, adjusted to reflect its current fair market value at the time the payment is due to be paid.

## 21.4 Streetscape

21.4-1 Purpose. This ordinance establishes streetscape requirements identified in the Stallings Streetscape Design Standards and Details Plan.

21.4-2 Applicability. This ordinance applies to all new developments identified in the Stallings Streetscape Design Standards and Details Plan area and Town Center (TC) zoning. For purposes of this requirement, "developments" shall mean any development requiring a Major Site Development Plan Review. **The Development Administrator will identify the suitable Streetscape Plan type based on the plan.**

21.4-3 Exemptions. The following developments are exempt from Article 21.4:

(A) Developments that are owned and operated by a government agency.

(B) Developments that do not require a Major Site Development Plan Review.

21.4-4 Timing of Improvements. All improvements shall be completed or guaranteed with adequate surety prior to issuance of any permits past 60% Certificate of Occupancy or 60% completion for the entire development or project.



## Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX24.09.01

**REQUEST:** Staff requests a text amendment to address concerns regarding the selection of greenway types and the application of streetscape requirements.

**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 Comprehensive Land Use Plan's and Greenway Master Plan’s goals to encourage a more walkable community.
- 2) It aligns with the Council's recommendation to install specific greenway types in appropriate areas.

**Recommended** this the day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Planning Board Chair

Attest:

\_\_\_\_\_  
Planning Staff