

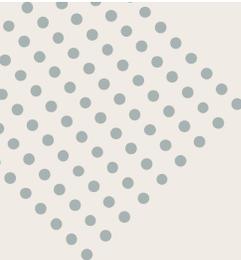


March 17, 2026
 Stallings Government Center
 321 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

Planning Board Meeting Agenda

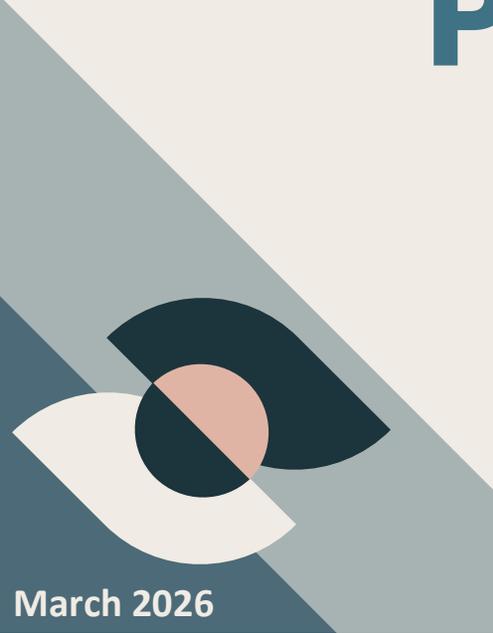
#	Time	Item	Presenter	Action Requested/Next Step
	6:00 pm	Invocation Call the Meeting to Order	Chair	N/A
1.		Agenda Approval	Chair	Approve/Amend Agenda Motion: I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: _____.
2.		PB Training	Katie King, Senior Planning Technician	N/A
3.		Text Amendment TX26.01.03 - Fence Updates A. Staff is proposing an update to Article 2.13-2 for clarity and refine requirements for screening and materials. B. Statement of Consistency and Reasonableness	Brig Sheehy, GIS Planning Technician	Recommendation Motion: I make the motion to recommend: 1) Approval of the request as presented. 2) Approval of the request with recommendations _____. 3) Defer the request to _____. 4) Deny the request as submitted.
4.		Text Amendment TX26.01.02 - Streetscape Addendum A. Staff is proposing an addendum to the adopted Stallings Streetscape Plan to simplify and clarify existing standards and provide a fee-in-lieu option. B. Statement of Consistency and Reasonableness	Brig Sheehy, GIS Planning Technician	Recommendation Motion: I make the motion to recommend: 1) Approval of the request as presented. 2) Approval of the request with recommendations _____. 3) Defer the request to _____. 4) Deny the request as submitted.

#	Time	Item	Presenter	Action Requested/Next Step
5.		<p>Text Amendment TX26.02.01 - Resubmittal Waiting Period</p> <p>A. Staff is proposing an amendment to Article 5.3-4 to update waiting periods for rezoning applications to align with new state statutes.</p> <p>B. Statement of Consistency and Reasonableness</p>	<p>Max Hsiang, Planning Director</p>	<p>Recommendation</p> <p>Motion: <i>I make the motion to recommend:</i></p> <ol style="list-style-type: none"> 1. <i>Approval of the request as presented.</i> 2. <i>Approval of the request with recommendations _____.</i> 3. <i>Defer the request to _____.</i> 4. <i>Deny the request as submitted.</i>
6.		<p>Text Amendment TX26.02.02 - Rezoning and Annexation Concurrency</p> <p>A. Staff is proposing an update to Article 5.3-3 to clarify procedural authority that allows annexations and associated rezonings to be heard and acted upon concurrently.</p> <p>B. Statement of Consistency and Reasonableness</p>	<p>Max Hsiang, Planning Director</p>	<p>Recommendation</p> <p>Motion: <i>I make the motion to recommend:</i></p> <ol style="list-style-type: none"> 1) <i>Approval of the request as presented.</i> 2) <i>Approval of the request with recommendations _____.</i> 3) <i>Defer the request to _____.</i> 4) <i>Deny the request as submitted.</i>
7.		<p>Adjournment</p>	<p>Chair</p>	<p>Motion: <i>I make the motion to adjourn.</i></p>

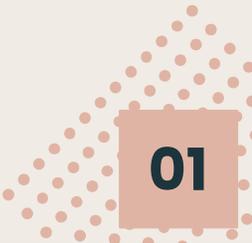


TOWN OF STALLINGS PLANNING BOARD TRAINING

Department of Planning & Zoning



March 2026



01

The Role of Planning Board

GS 160D-301: The governing board shall create a “planning board”...

GS 160D(c): requires all formal Land Use Ordinance amendments be submitted to Planning Board for review and recommendation.

Planning Board has 30 days to make recommendation (160D-604(b)).

Case goes straight to governing board (Town Council) if no Planning Board recommendation made during requisite time period.



Composition of Planning Board

Members

- Must be Stallings residents
- Appointed by **Town Council** for three (3) year staggered terms
 - Seven (7) members
 - Two (2) alternate members*

**Only votes if other members are absent*

Chair

- Chair and Vice-Chair are elected by Planning Board every January
 - Chair only votes in the case of a tie AND when there are only three (3) other voting members present*
- Vice-Chair assumes the role of the Chairman in their absence

Conflicts of Interest

GS 160D-109(b):

“A **planning board** member shall not vote/make a recommendation on any zoning map or text amendments where the outcome of the matter... is **reasonably** likely to have a **direct, substantial, and readily identifiable financial impact** on the member.”

If Conflict exists:

- Member is excused from voting
- May still voice opinion

**Opinion considered as if the Member was just a citizen*



Factors to Consider

- Current land use and Future Land Use Plan
- Availability of Utilities
- Throughfare Plans and Traffic Concerns
- Citizen Comments and Concerns
- States of Consistency and Reasonableness
- Zoning and Plans of Neighboring Jurisdictions

General Rezonings

- Legislative Decision
- Applicant can request a zoning change from one zoning district to another
- No site plan is required
- If approved, it allows ANY use permitted in that zoning district

Planning Board must consider ALL possible uses when making their recommendation

- NO conditions can be placed on a general rezoning



Conditional Zonings

- Legislative Decision
- Applicant can request a zoning change from one zoning district to another with special conditions
- A site plan is required
- If approved, the applicant must work to implement the site plan within two (2) years of approval

A conditional zoning approval runs with the land forever unless another conditional zoning is applied for to remove it

- Substantial evidence must support the conditions placed on the rezoning
- Applicant must agree to proposed conditions prior to approval

Zoning Statement

Statement to be made with ALL zoning cases (map and text changes):

Statement of Consistency and Reasonableness

A recommendation can still be made by Planning Board even if a zoning case is “inconsistent” or “unreasonable”

Must also state rationale as to why the statement was made

Comprehensive Land Use Plan (CLUP)

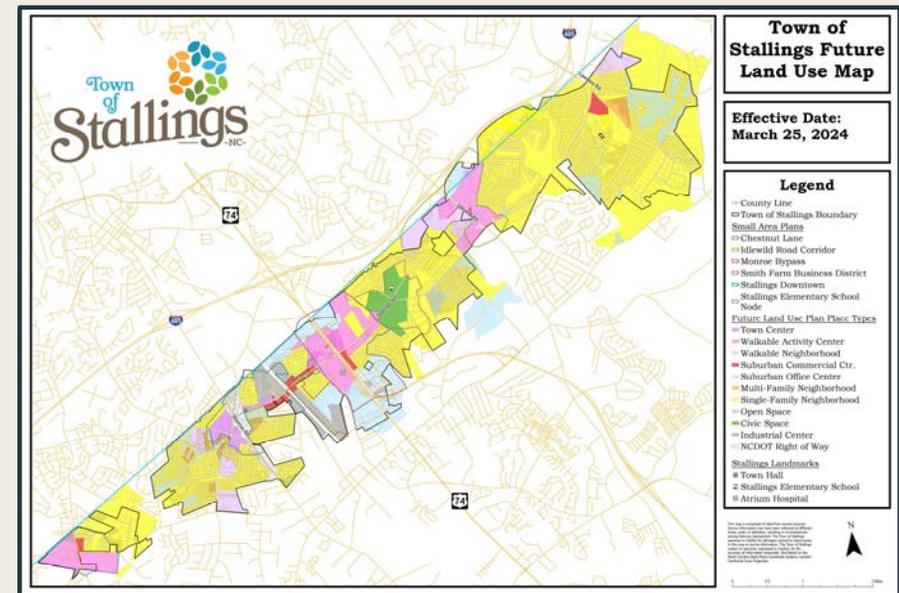
**Also referred to as the Future Land Use Plan*

Adopted November 27, 2017 – Last Amended April 28, 2025

Purpose:

- Set a vision and goals for the Town's future
- Develop a land use map to help achieve those goals

The plan includes text and maps that set forth goals and objectives for guiding future land use and development in the Town.



ALL zoning decisions must reference consistency with the LUP and other relevant officially adopted plans.



Walkable Activity Center

Walkable activity centers serve broader economic, entertainment and community activities as compared to walkable neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activities. Buildings in the core of a walkable activity center may stand three or more stories. Residential units or office space may be found above storefronts. Parking is satisfied by using on-street parking, structured parking and shared rear-lot parking strategies. A large-scale walkable activity center may be surrounded by one or more neighborhoods that encourage active living, with a comprehensive and interconnected network of walkable streets.

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

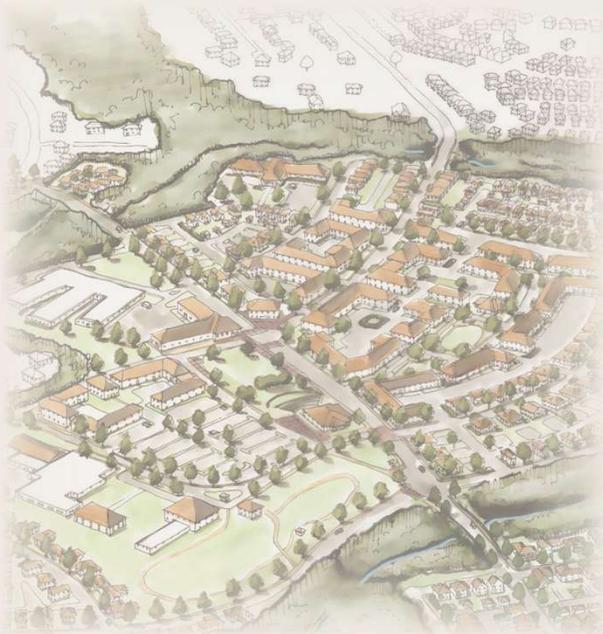
- Farmer's Market
- Church



FORM & PARAMETERS

General Development Pattern	Mix of Uses
Typical Lot Coverage	50 - 75%
Residential Density	10 - 30 DU/ac
Non-Residential Intensity	0.50 - 2.00 FAR
Prevailing Building Height	1 - 5 Stories
Average Dwelling Unit Size	800 - 1,500 SF
Avg. Non-Resid. Building Size	10,000 - 50,000 SF
Transportation Choices	Walking/Bicycle/ Auto/ Transit (Bus, Light Rail)
Typical Block Length	400 - 1,000 LF
Open Space Elements	Neighborhood Parks/ Plazas/Pocket Parks
Street Pattern	Modified Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Parking Deck/
Typical Street Cross Section	Urban

Small Area Plans (SAP)

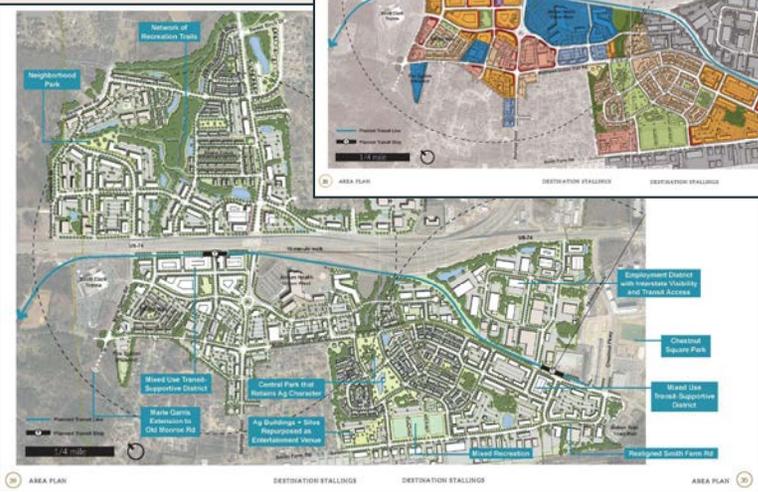
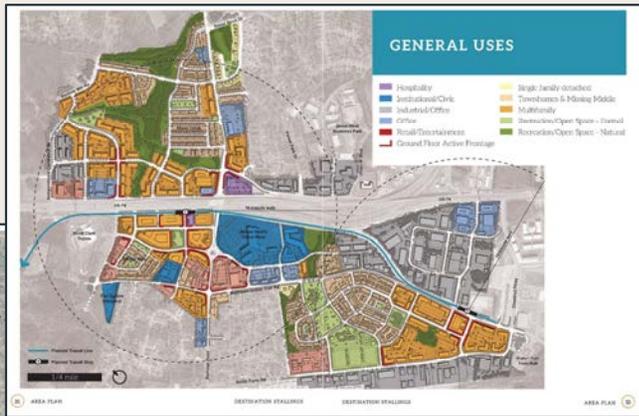


Goals:

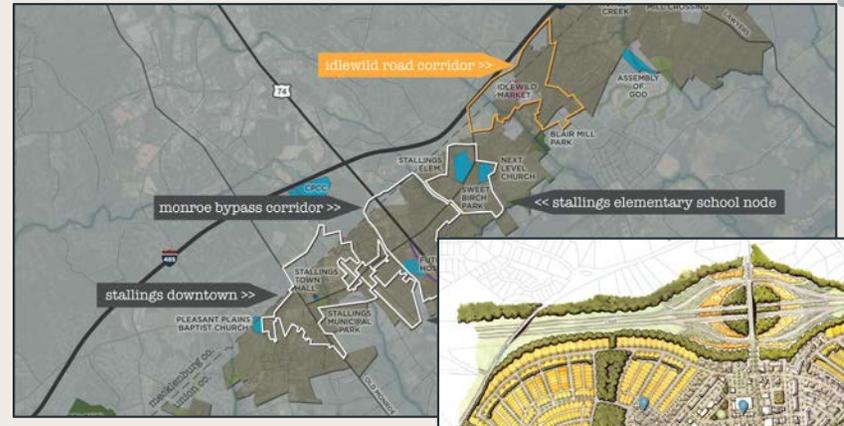
- Protect and Enhance Existing Neighborhoods
- Promote a Resilient Transportation Network
- Create a Local Market that Supports Town Based Businesses
- Develop a Comprehensive Open Space and Greenway System
- Establish Key Centers for Civic Life Throughout Stallings

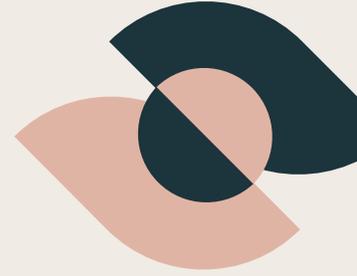
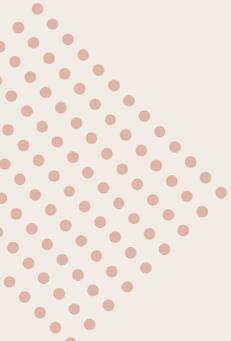
ALL zoning decisions must reference consistency with the LUP and other relevant officially adopted plans.

Silver Line SAP

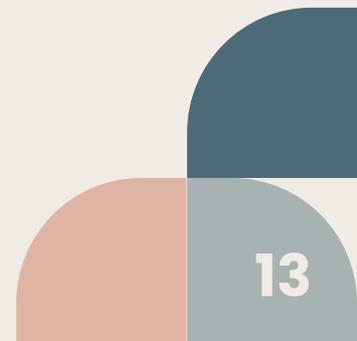


Idlewild Road Corridor SAP





Questions?





MEMO

To: **Planning Board**
From: Brig Sheehy, GIS Planning Technician
Date: March 17, 2026
Re: **TX26.01.03 – Fence Ordinance Update**

Overview:

The purpose of this proposed amendment is to improve clarity, consistency, and enforceability. The revisions reorganize Article 2.13-2 for easier reference, clarify height and placement standards – particularly for corner lots and fences abutting streets or alleys – and refine requirements for screening and materials such as chain link fencing.

Background:

The Planning Department has recently experienced an increase in Accessory Structure Permit applications for fences, during which both residents and contractors have expressed confusion regarding the interpretation of Article 2.13-2. Specifically, the standards applicable to fences on corner lots and fences located behind a line parallel to the front of the principal structure have proven difficult to consistently interpret and apply.

In response, staff conducted a review of fence regulations adopted by surrounding municipalities to evaluate common practices and design standards. Based on this research, the proposed revisions reflect standards that are most consistent with the overall intent of the Development Ordinance and promote a more uniform and cohesive appearance throughout the Town. As a result, staff is proposing this text amendment to revise language and add supporting figures to improve clarity, ensure consistent interpretation, and provide clear guidance for residents, contractors, and enforcement staff.

Summary of Proposed Text Amendment:

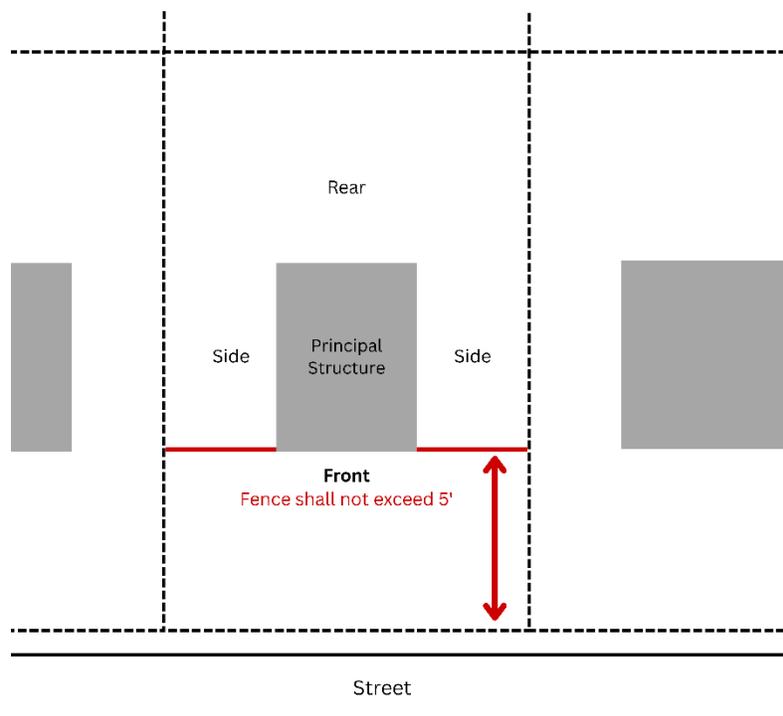
TX26.01.03 amendment will:

1. Improve clarity and organization by restructuring subsections, using consistent language, and incorporating illustrative diagrams for better interpretation.
2. Add a new subsection (F) to clearly define fence height standards for corner lots abutting streets or alleys.
3. Clarify and strengthen standards and allowances for chain link and similar fences, ensuring proper placement and effective screening for improved appearance and consistency.
4. Refine and standardize language throughout Article 2.13-2 to enhance clarity, readability, and alignment with the overall ordinance format.

Proposed Text Amendments:

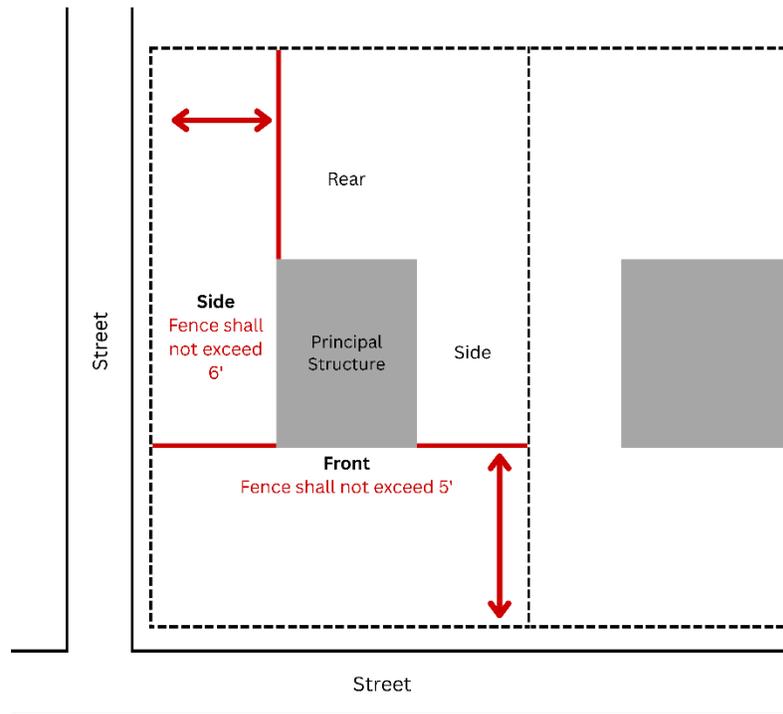
2.13-2 Fences and Walls. Fences and walls meeting the requirements of sections 2.10-2 and 2.10-3 are permitted in all districts in accordance with the following specifications:

- (A.) A zoning permit issued by the Development Ordinance Administrator shall be required for all fences and walls. The process for obtaining a zoning permit is set forth in Article 7 of this Ordinance.
- (B.) Decorative elements such as caps or spires that extend above the top rail are not included in height measurements. Chain-link fencing, vinyl-coated chain-link fencing, or any fence of similar appearance or construction shall not be permitted. If welded wire or similar fencing materials are used, they must be placed on the inside of a masonry wall, solid wood fence, or decorative wood/vinyl fence of equal or greater height that provides effective screening. For example, a four-foot (4') welded wire fence installed behind a decorative split-rail or board fence of equal or greater height meets these standards. All finished sides of a fence shall face off-site.
- (C.) In a residential, mixed-use, or commercial district, a fence or wall located in the front yard shall not exceed five feet (5') in height, unless otherwise regulated by 2.13-2 (D) below or Article 9 (Building or Lot Type Standards).
- (D.) Fences along interior side property lines in a residential, mixed-use, or commercial district abutting a street shall not exceed five (5') feet in height in front of a line drawn parallel to the front of the principal structure on the lot.



- (E.) In a residential or mixed-use district (SFR, MU, TC, or TNDO), a fence or wall in an established rear yard that abuts an alley ~~may~~ shall not exceed six (6') feet in height unless placed fifteen (15') feet or more inside property boundary.
- a. Within the first fifteen (15') feet, fences of chain link or similar material are permitted only if screened on the exterior side by evergreen shrubs planted no farther apart than six (6') feet on center, minimum height three (3') feet at installation, or if obscured from view by the screening method(s) set out in the paragraph immediately above 2.13-2 (B).

- (F.) In a residential or mixed-use district, a fence or wall in an established front yard that abuts a street or alley on a corner lot shall be a maximum of five feet (5') in height. A fence or wall in an established side yard that abuts a street or alley on a corner lot shall be a maximum of six feet (6') in height



- (G.) In a residential or mixed-use district, a fence or wall in an established rear or side yard that does not abut a street or alley ~~may shall~~ not exceed eight (8') feet in height, measured as the average over any one hundred (100') linear foot run of said fence or wall.
- (H.) In a residential or mixed-use district, a fence or wall in an established rear or side yard that does not abut a street or alley ~~may shall~~ not exceed eight (8') feet in height, measured as the average over any one hundred (100') linear foot run of said fence or wall. In a commercial or industrial district where the side or rear yard abuts a residential or mixed-use district, chain link, welded wire, or similar fencing materials, if used, shall be ~~placed located~~ on the interior side of a masonry wall, solid wood fence, or decorative wood fence that is equal to or greater in height than the secure fencing and ~~demonstrates provides~~ effective screening capability. Additionally, a semi-opaque vegetative screen shall be required on the exterior side of the fence.
- Fences shall not be erected over easements ~~such as including~~, but not limited to, access easements, utility easements, drainage easements, or any other public easement, without the explicit approval of the Public Works and Planning Departments. ~~If fences or other barriers are allowed a fence or barrier is permitted~~ to cross such easements, the Town Engineer may require the installer or landowner to install gates or other access points per standards and specifications set by the Town Engineer to ensure access to such easements in the future as necessary and to minimize damage to private property.

- (I.) In a commercial district, a fence or wall located outside the established front yard, side yard, and rear yard of a building abutting a street may have a height of up to eight (8') feet, measured as the average over any one hundred (100') linear foot run of said fence or wall. Fences of chain link or similar material are permitted in the first fifteen (15') feet of an established yard abutting a street or alley only if placed on the interior side of a masonry wall or solid wood fence and planted with a semi-opaque vegetative screen between wall or fence and street or alley. Beyond the first fifteen (15') feet abutting a street or alley, such materials may be used if screened on the exterior side by evergreen shrubs planted no farther apart than six (6') feet on center, minimum height two and one half (2 ½') feet installed, or if obscured from view by other screening method(s) which perform at the same or a higher level and are approved by the Development Ordinance Administrator
- (J.) In a commercial or industrial district where the side or rear yard abuts a residential or mixed-use district, chain link, welded wire, or similar fencing materials, if used, shall be placed on the interior side of a masonry wall, solid wood fence, or decorative wood fence that is equal to or greater in height than the secure fencing and demonstrates effective screening capability. Additionally, a semi-opaque vegetative screen shall be required on the exterior side of the fence. Fences shall not be erected over easements such as, but not limited to, access easements, utility easements, drainage easements, or any other public easement, without the explicit approval of the Public Works and Planning Departments. If fences or other barriers are allowed to cross such easements, the Town Engineer may require the installer or landowner to install gates or other access points per standards and specifications set by the Town Engineer to ensure access to such easements in the future as necessary and to minimize damage to private property.

Staff Recommendation:

Staff recommends approval of TX26.01.01. The proposed amendment clarifies existing fence standards within Article 2.13-2 of the Stallings Development Ordinance, improves consistency in interpretation and application related to fence placement on corner lots, and aligns local regulations with common practices in surrounding municipalities. The amendment is consistent with the intent of the Development Ordinance and promotes a more uniform and cohesive appearance throughout the Town.



Text Amendment TX26.01.03 Fences

03-17-2024

Staff Report | Planning Board



Request

□ Request

Improve clarity, consistency, and enforceability of fence regulations. The revisions reorganize Article 2.13-2 for easier reference, clarify height and placement standards – particularly for corner lots and fences abutting streets or alleys – and refine requirements for screening and materials such as chain link fencing.

Planning Board
3/17/2026



Town Council Public
Hearing
4/27/2026

History



- ▣ The Town has seen an increase in fence permit applications, leading to confusion over Article 2.13-2.
- ▣ Standards for corner lots and fences behind the front building line have been difficult to interpret consistently.

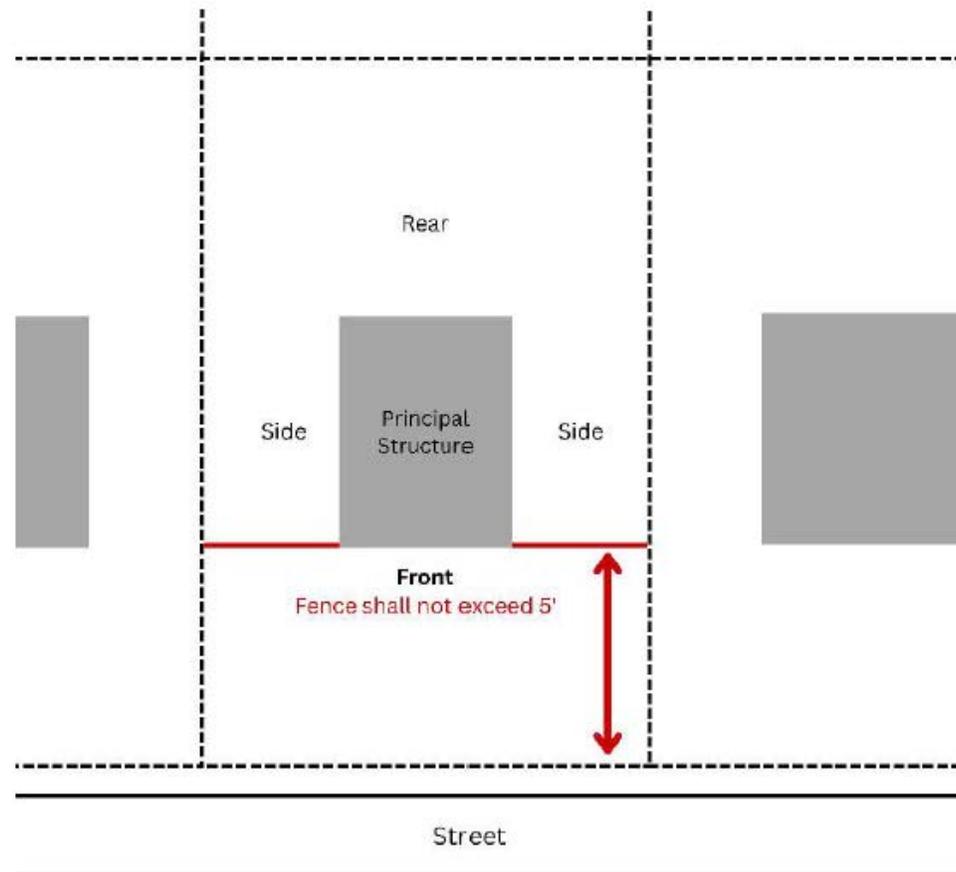
Text Amendment

2.13-2 Fences and Walls. Fences and walls meeting the requirements of sections 2.10-2 and 2.10-3 are permitted in all districts in accordance with the following specifications:

- (B.) Decorative elements such as caps or spires that extend above the top rail are not included in height measurements. Chain-link fencing, vinyl-coated chain-link fencing, or any fence of similar appearance or construction shall not be permitted. If welded wire or similar fencing materials are used, they must be placed on the inside of a masonry wall, solid wood fence, or decorative wood/vinyl fence of equal or greater height that provides effective screening. For example, a four-foot (4') welded wire fence installed behind a decorative split-rail or board fence of equal or greater height meets these standards. All finished sides of a fence shall face off-site.
- (C.) In a residential, mixed-use, or commercial district, a fence or wall located in the front yard shall not exceed five feet (5') in height, unless otherwise regulated by 2.13-2 (D) below or Article 9 (Building or Lot Type Standards).

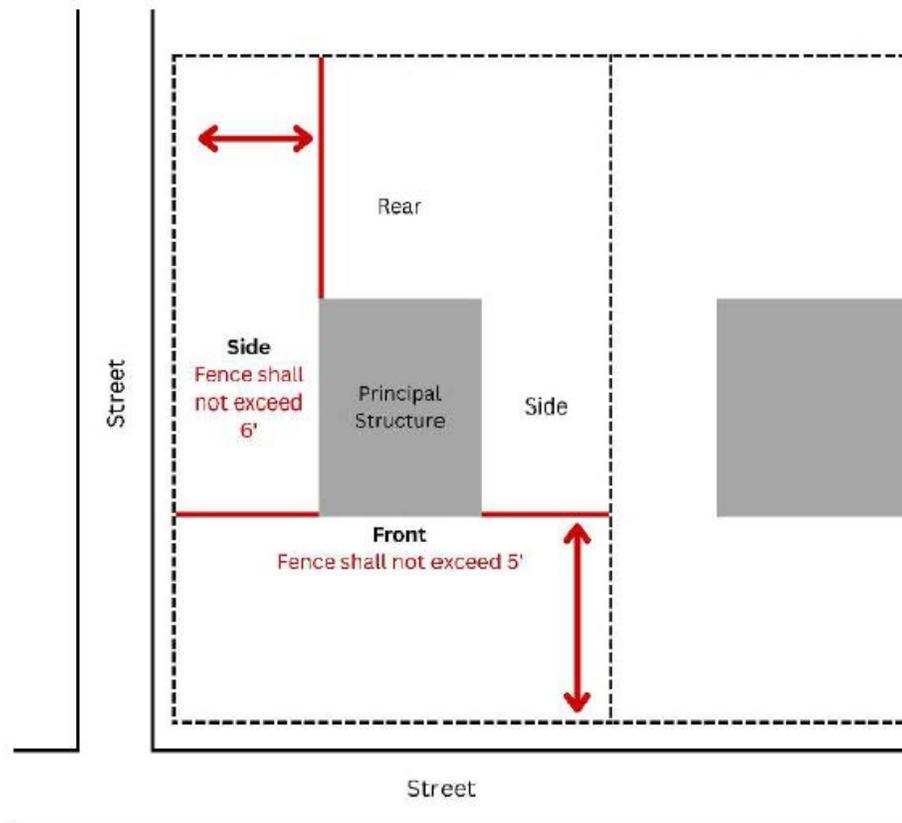
Text Amendment

- (D.) Fences along interior side property lines in a residential, mixed-use, or commercial district abutting a street shall not exceed five (5') feet in height in front of a line drawn parallel to the front of the principal structure on the lot.



Text Amendment

- (F.) In a residential or mixed-use district, a fence or wall in an established front yard that abuts a street or alley on a corner lot shall be a maximum of five feet (5') in height. A fence or wall in an established side yard that abuts a street or alley on a corner lot shall be a maximum of six feet (6') in height



Examples



5ft front yard/front of house

6ft side yard/rear yard abutting street

Visual of a corner lot fence design standard



Staff Recommendation

- ▣ Staff recommends approval of TX26.01.03.
- ▣ The proposed amendment clarifies existing fence standards within Article 2.13-2 of the Stallings Development Ordinance, improves consistency in interpretation and application related to fence placement on corner lots, and aligns local regulations with common practices in surrounding municipalities. The amendment is consistent with the intent of the Development Ordinance and promotes a more uniform and cohesive appearance throughout the Town.

Vote and Statement of Consistency & Reasonableness



□ Step 1 - Motion

- Motion to recommend [Approval/Denial](#) for TX26.01.03.

□ Step 2 - Statement of Consistency and Reasonableness

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

□ Step 3 - Reasoning

- Staff suggested reasoning:
 - Reorganizing and clarifying Article 2.13-2 will make fencing standards easier to understand and apply for residents and staff.
 - Refining height, placement, and screening requirements will improve consistency and enforceability – especially for corner lots and fences abutting streets or alleys.



**PLANNING
& ZONING**
TOWN of STALLINGS

Questions?



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX26.01.03

REQUEST: Staff requests a text amendment to improve clarity, consistency, and enforceability of Article 2.13-2. The revisions reorganize Article 2.13-2 for easier reference, clarify height and placement standards – particularly for corner lots and fences abutting streets or alleys – and refine requirements for screening and materials such as chain link fencing.

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) Reorganizing and clarifying Article 2.13-2 will make fencing standards easier to understand and apply for residents and staff.
- 2) Refining height, placement, and screening requirements will improve consistency and enforceability - especially for corner lots and fences abutting streets or alleys.

Recommended this the __ day of _____, 2026.

Planning Board Chair

Attest:

Planning Staff



MEMO

To: **Planning Board**
From: Brig Sheehy, GIS Planning Technician
Date: March 17, 2026
Re: **TX26.01.02 - Stallings Streetscape Addendum & Text Amendment**

Overview:

This purpose of this text amendment is to incorporate updates to the Staff and Board recommended design standards within the Stallings Streetscape Plan. These revisions simplify and clarify the existing standards by reducing the number of design options and variations, helping to create a more cohesive and consistent streetscape character throughout the Town Center District. The updated measurements and design standards were selected through a review of the original Stallings Streetscape designs and a comparison with standards used in nearby municipalities such as Matthews, Waxhaw, and Mint Hill. This comparative analysis helped determine the most appropriate dimensions and design elements to align with regional best practices and the Town's long-term vision for a unified Town Center Streetscape.

In addition, the amendment revises the fee-in-lieu structure for the Streetscape and Greenway plans. The current fee-in-lieu structure may not generate sufficient funding for the Town to construct required Greenway Trails or Streetscape improvements when a developer is unable to install them. This amendment establishes a clear fee-in-lieu structure to allow the Town to fund Greenway and Streetscape projects as an alternative where not practical for the developer.

Background:

The Planning Department has recently processed two conditional zoning applications within the Town Center District. During the review of these developments, staff identified that several of the existing streetscape design standards were difficult to achieve in practice. In particular, required widths were often too large for typical site conditions, and the number of design options created unnecessary complexity during project review and site design.

In addition, staff identified that the current fee-in-lieu structure for required streetscape improvements is not based on actual construction costs and may not generate sufficient funding for the Town to construct the required improvements when a developer is unable to install them. This creates a potential gap between the unintended streetscape improvements and the Town's ability to deliver those improvements in the future.

Based on these reviews, staff has determined that amendments to both the Streetscape Plan and the fee-in-lieu structure are necessary to improve clarity, consistency, and feasibility, while ensuring the Town can adequately fund and implement the adopted streetscape standards.

Summary of Proposed Streetscape Addendum:

Greenway Section

1. Remove 4 current Greenway sub-plan types.
2. Add 3 new main plan types with new width standards:
 - a. Greenway Against Building
 - i. Stamped Concrete Strip: 6'-8'
 - ii. Multi-Use Path: 10'-14'
 - iii. Additional Pedestrian Zones: 0'-4'
 - b. Greenway Not Against Building
 - i. Stamped Concrete Strip: 6'-8'
 - ii. Multi-Use Path: 10'-14'
 - c. Greenway Landscape Form
 - i. Landscape Strip: 3'
 - ii. Stamped Concrete Strip: 5'
 - iii. Multi-Use Path: 10'-14'
 - iv. Additional Pedestrian Zone: 0'-4'

Typical Section

1. Remove 4 current Typical sub-plan types.
2. Add 3 new main plan types with new width standards:
 - a. Typical Against Building
 - i. Stamped Concrete Strip: 6'-8'
 - ii. Multi-Use Path: 8'-10'
 - iii. Additional Pedestrian Zones: 0'-4'
 - b. Typical Not Against Building
 - i. Stamped Concrete Strip: 6'-8'
 - ii. Multi-Use Path: 8'-10'
 - c. Typical Landscape Form
 - i. Landscape Strip: 3'
 - ii. Stamped Concrete Strip: 5'
 - iii. Multi-Use Path: 8'-10'
 - iv. Additional Pedestrian Zone: 0'-4'

Narrow Section

1. Remove 4 current Narrow sub-plan types.
2. Add 3 new main plan types with new width standards:
 - a. Narrow Against Building
 - i. Stamped Concrete Strip: 2'-4'
 - ii. Multi-Use Path: 6'-8'
 - iii. Additional Pedestrian Zones: 0'-2'
 - b. Narrow Not Against Building
 - i. Stamped Concrete Strip: 2'-4'
 - ii. Multi-Use Path: 6'-8'
 - c. Narrow Landscape Form
 - i. Landscape Strip: 2'
 - ii. Stamped Concrete Strip: 2'
 - iii. Multi-Use Path: 6'-8'
 - iv. Additional Pedestrian Zone: 0'-2'

Proposed Text Amendments:

21.3 Fee-in-Lieu.

All developments requiring major site plan review within the Town shall provide the improvements identified in the ~~Stallings Parks, Recreation and Greenway Master Plan~~ following plans when those improvements are located on property involved with the proposed development.

- (A.) ~~Stallings Recreation and Greenway Master Plan, and~~
- (B.) ~~Stallings Streetscape Design Standards and Details Plan~~

The Development Administrator will identify the suitable trail type ~~or streetscape plan type~~ based on the plan. ~~(Amended October 28, 2024)~~

When ~~no~~ improvements as identified by the ~~Stallings Parks, Recreation and Greenway Master Plan~~ ~~Stallings Recreation and Greenway Master Plan~~ and/or the ~~Stallings Streetscape Design Standards and Details Plan~~ are associated with a proposed project, the developer shall be required to install improvements per the plan or follow the fee-in-lieu structure if improvements are not feasible or practical as determined by staff, ~~pay a fee in lieu thereof~~, in accordance with this section along with dedicating an easement and alignment to the Town of Stallings for future installations of improvements. ~~This fee shall be calculated as follows:~~ The fee-in-lieu structure is as follows:

- (A.) The required easement and/or Right of Way size to be dedicated to the town will be based on identified suitable trail type or streetscape type by the Development Administrator.
- (B.) The Town shall require the developer to prepare and submit a detailed cost estimate for the construction of the required Greenway Trail or Streetscape improvements.
- (C.) The fee-in-lieu amount shall be equal to the approved cost estimate for the required Greenway Trail or Streetscape improvements, as reviewed and approved by the Town Engineer or his designee, plus a twenty percent (20%) contingency.
- (D.) Use of Funds. Any fee-in-lieu collected for Streetscape improvements shall be used solely for Streetscape improvements. Any fee-in-lieu collected for Greenway Trail improvements shall be used solely for Greenway Trail improvements. Funds shall not be transferred or applied to a different improvement category than that for which they were collected. Where an improvement serves both Streetscape and Greenway Trail functions, fee-in-lieu funds may be applied only to the proportional share of the improvement attributable to the category for which the fee was collected, as determined by the Town Engineer or his designee.

~~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 a 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.~~
- ~~(Amended May 10, 2021)~~

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 and corridor location according to the Town Center Streetscape map. ~~(Amended October 28, 2024)~~
- 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. *(Amended March 25, 2024)*
- 21.4-5 Fee-in-Lieu. When the improvements as identified by the Stallings Streetscape Design Standards and Details Plan are associated with a proposed project are not included in a proposed development, the developer shall be required to follow the fee-in-lieu structure, in accordance with section 21.3.

Staff Recommendation:

Staff recommends approval of TX26.01.02. The proposed amendment updates the streetscape design standards and establishes a fee-in-lieu structure for required streetscape and greenway improvements, providing clarity within the ordinance while maintaining consistency with the intent of the Stallings Development Ordinance and adopted transportation and greenway plans.



Text Amendment TX26.01.02 Streetscape Addendum & Amendment

03-17-2024

Staff Report | Planning Board



Request

□ Request

Update the Staff and Board recommended design standards within the Stallings Streetscape Plan to simplify options, improve clarity, and create a more cohesive Town Center character consistent with regional best practices. It also revises the fee-in-lieu structure for Streetscape and Greenway improvements to ensure adequate funding when construction by a developer is not practical.

Planning Board
3/17/2026



Town Council Public
Hearing
4/27/2026

History



- ▣ Recent CZ applications in the Town Center district have highlighted challenges with the current Streetscape standards.
- ▣ Required widths were often impractical for typical sites, and too many design options created unnecessary complexity.
- ▣ The existing fee-in-lieu structure is not based on actual construction costs and may not generate sufficient funding.
- ▣ Staff determined that amendments are needed to improve clarity, feasibility, and long-term implementation of streetscape improvements.

Text Amendment

21.3 Fee-in-Lieu.

All developments requiring major site plan review within the Town shall provide the improvements identified in the ~~Stallings Parks, Recreation and Greenway Master Plan~~ following plans when those improvements are located on property involved with the proposed development.

- (A.) Stallings Recreation and Greenway Master Plan, and
- (B.) Stallings Streetscape Design Standards and Details Plan

The Development Administrator will identify the suitable trail type or streetscape plan type based on the plan. ~~(Amended October 28, 2024)~~

When ~~no~~ improvements as identified by the ~~Stallings Parks, Recreation and Greenway Master Plan~~ Stallings Recreation and Greenway Master Plan and/or the Stallings Streetscape Design Standards and Details Plan are associated with a proposed project, the developer shall be required to install improvements per the plan or follow the fee-in-lieu structure if improvements are not feasible or practical as determined by staff, ~~pay a fee in lieu thereof~~, in accordance with this section along with dedicating an easement and alignment to the Town of Stallings for future installations of improvements. ~~This fee shall be calculated as follows:~~ The fee-in-lieu structure is as follows:

Text Amendment

- (A.) The required easement and/or Right of Way size to be dedicated to the town will be based on identified suitable trail type or streetscape type by the Development Administrator.
- (B.) The Town shall require the developer to prepare and submit a detailed cost estimate for the construction of the required Greenway Trail or Streetscape improvements.
- (C.) The fee-in-lieu amount shall be equal to the approved cost estimate for the required Greenway Trail or Streetscape improvements, as reviewed and approved by the Town Engineer or his designee, plus a twenty percent (20%) contingency.
- (D.) Use of Funds. Any fee-in-lieu collected for Streetscape improvements shall be used solely for Streetscape improvements. Any fee-in-lieu collected for Greenway Trail improvements shall be used solely for Greenway Trail improvements. Funds shall not be transferred or applied to a different improvement category than that for which they were collected. Where an improvement serves both Streetscape and Greenway Trail functions, fee-in-lieu funds may be applied only to the proportional share of the improvement attributable to the category for which the fee was collected, as determined by the Town Engineer or his designee.

Text Amendment

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 and corridor location according to the Town Center Streetscape map. ~~(Amended October 20, 2024)~~

21.4-5 Fee-in-Lieu. When the improvements as identified by the Stallings Streetscape Design Standards and Details Plan are associated with a proposed project are not included in a proposed development, the developer shall be required to follow the fee-in-lieu structure, in accordance with section 21.3.

Streetscape Addendum

Greenway Section

1. Remove 4 current Greenway sub-plan types.
2. Add 3 new main plan types with new width standards:
 - a. Greenway Against Building
 - i. Stamped Concrete Strip: 6'-8'
 - ii. Multi-Use Path: 10'-14'
 - iii. Additional Pedestrian Zones: 0'-4'
 - b. Greenway Not Against Building
 - i. Stamped Concrete Strip: 6'-8'
 - ii. Multi-Use Path: 10'-14'
 - c. Greenway Landscape Form
 - i. Landscape Strip: 3'
 - ii. Stamped Concrete Strip: 5'
 - iii. Multi-Use Path: 10'-14'
 - iv. Additional Pedestrian Zone: 0'-4'

Typical Section

1. Remove 4 current Typical sub-plan types.
2. Add 3 new main plan types with new width standards:
 - a. Typical Against Building
 - i. Stamped Concrete Strip: 6'-8'
 - ii. Multi-Use Path: 8'-10'
 - iii. Additional Pedestrian Zones: 0'-4'
 - b. Typical Not Against Building
 - i. Stamped Concrete Strip: 6'-8'
 - ii. Multi-Use Path: 8'-10'
 - c. Typical Landscape Form
 - i. Landscape Strip: 3'
 - ii. Stamped Concrete Strip: 5'
 - iii. Multi-Use Path: 8'-10'
 - iv. Additional Pedestrian Zone: 0'-4'

Streetscape Addendum

Narrow Section

1. Remove 4 current Narrow sub-plan types.
2. Add 3 new main plan types with new width standards:
 - a. Narrow Against Building
 - i. Stamped Concrete Strip: 2'-4'
 - ii. Multi-Use Path: 6'-8'
 - iii. Additional Pedestrian Zones: 0'-2'
 - b. Narrow Not Against Building
 - i. Stamped Concrete Strip: 2'-4'
 - ii. Multi-Use Path: 6'-8'
 - c. Narrow Landscape Form
 - i. Landscape Strip: 2'
 - ii. Stamped Concrete Strip: 2'
 - iii. Multi-Use Path: 6'-8'
 - iv. Additional Pedestrian Zone: 0'-2'

Examples



Rea Farms - Charlotte

26' 8" Pedestrian
walkway

Main road

Examples



Downtown Matthews

9' 10" Pedestrian
walkway

5'-6' landscape strip
against building

Main road

Examples

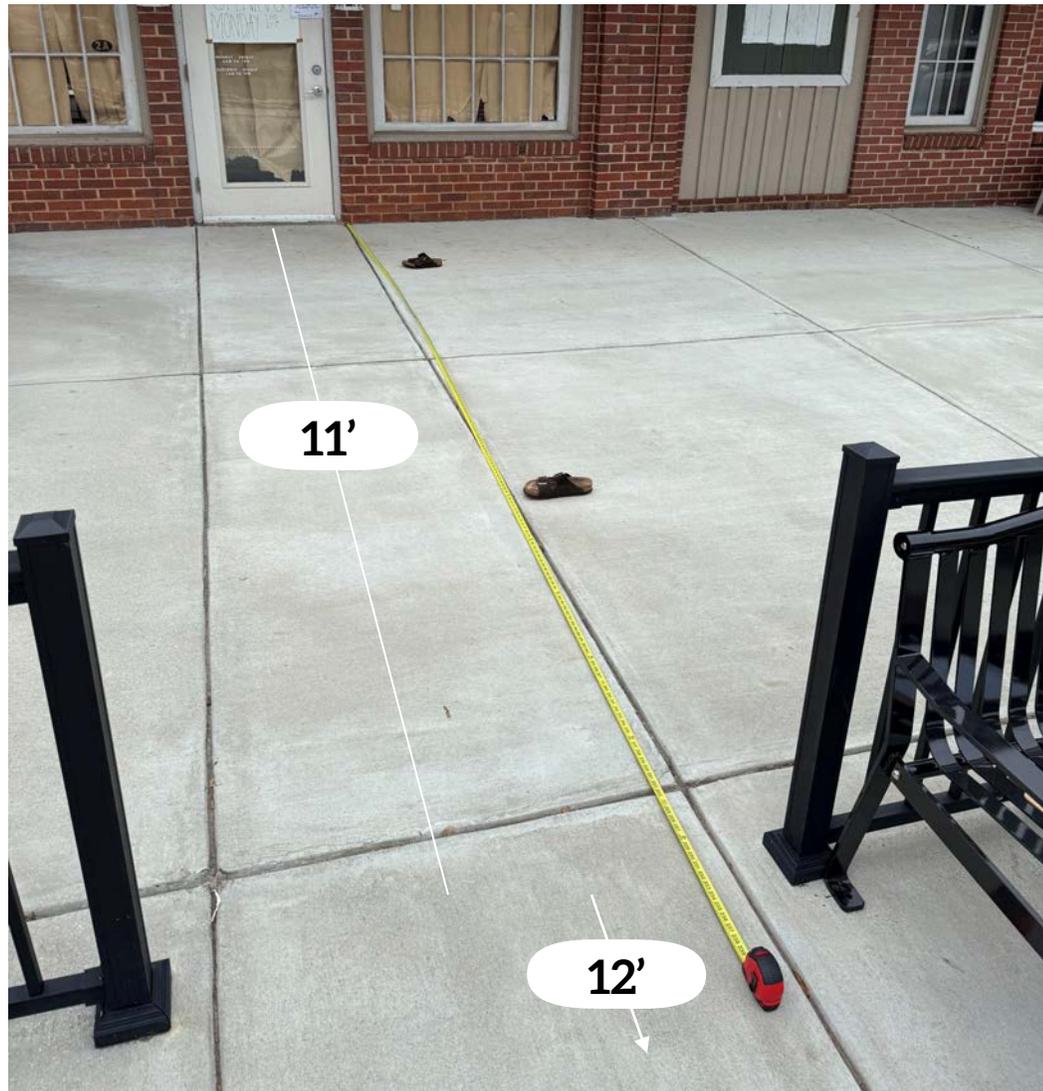


Downtown
Matthews

9' 5" Pedestrian
walkway

Secondary road

Examples



Downtown Waxaw

11' Pedestrian walkway

12' additional sidewalk to curb

Main road



Staff Recommendation

- ▣ Staff recommends approval of TX26.01.02.
- ▣ The proposed amendment updates the streetscape design standards and establishes a fee-in-lieu structure for required streetscape and greenway improvements, providing clarity within the ordinance while maintaining consistency with the intent of the Stallings Development Ordinance and adopted transportation and greenway plans.

Vote and Statement of Consistency & Reasonableness



- **Step 1 - Motion**
 - Motion to recommend [Approval/Denial](#) for TX26.01.02.

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

- **Step 3 - Reasoning**
 - Staff suggested reasoning:
 - Improve clarity, consistency, and feasibility in design standards for the Stallings Streetscape Design Standards and Details Plan.
 - Ensure designs that remain consistent with the character of the Town Center District.
 - Create and improve the fee-in-lieu structure when design standards are unable to be met.



**PLANNING
& ZONING**
TOWN of STALLINGS

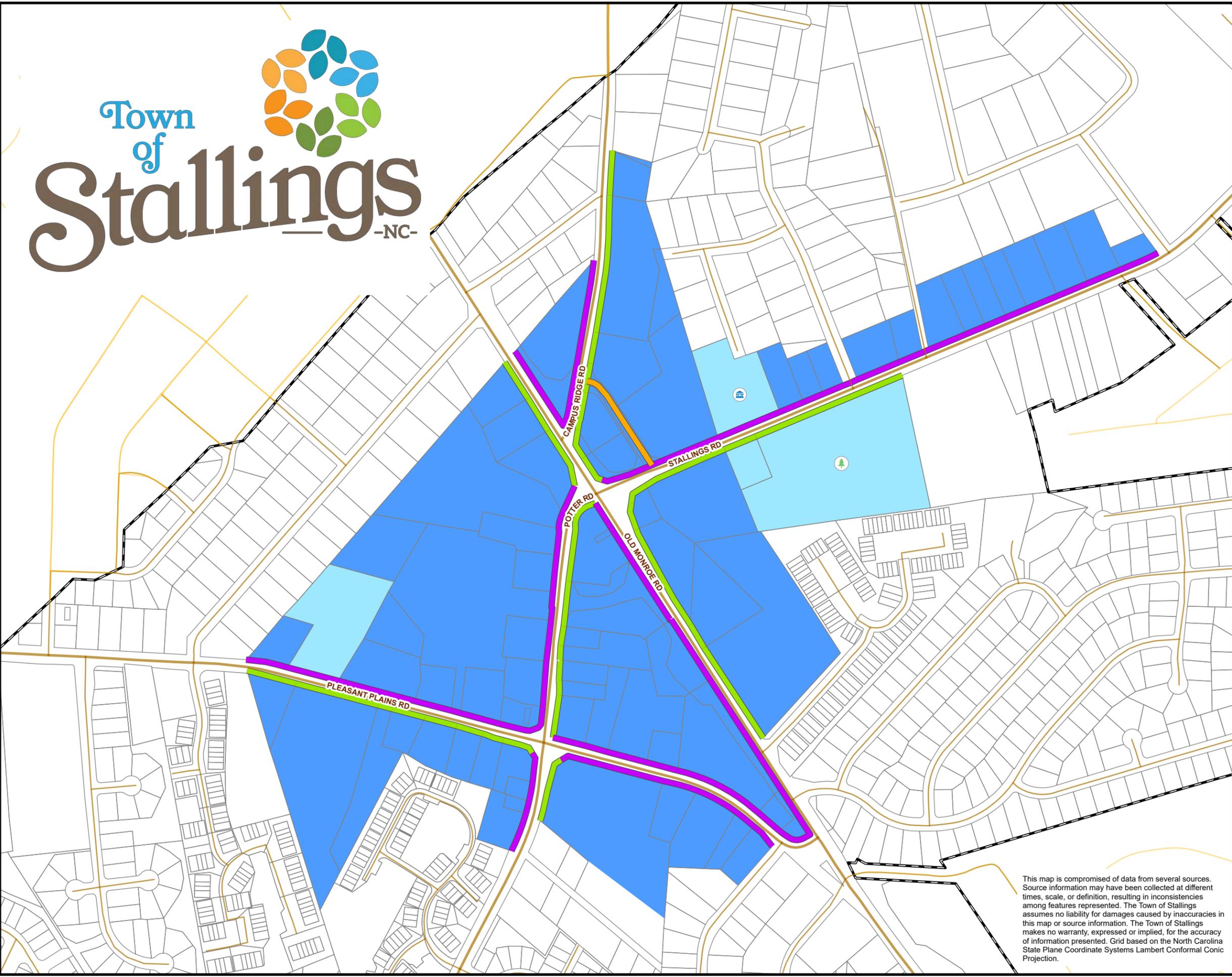
Questions?

ADDENDUM

THIS ADDENDUM ESTABLISHES THE REVISED RECOMMENDED DESIGN STANDARDS FOR THE STALLINGS STREETScape PLAN.

CONTENTS

ADD 1	MAP OVERVIEW
ADD 2-5	NEW STREETScape TYPES



Town Center Streetscape

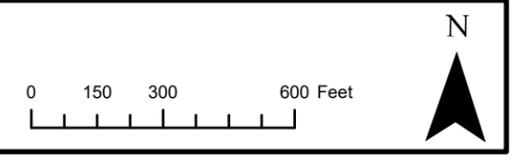
**Effective Date:
October 1, 2025**

Legend

- Town Hall
- Stallings Park
- Roads
- Town of Stallings
- Streetscape Corridors**
- Greenway
- Typical
- Narrow
- Town Center Area**
- Town Center (TC)
- Civic (CIV)

21.1-1 Applicability. Where applicable, the addition of active open space shall adhere to the Stallings Recreation and Greenway Master Plan. The standards set forth below establish regulations for open space. (Amended May 10, 2021) (Amended December 9, 2024)

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. (Amended October 28, 2024)



This map is comprised of data from several sources. Source information may have been collected at different times, scale, or definition, resulting in inconsistencies among features represented. The Town of Stallings assumes no liability for damages caused by inaccuracies in this map or source information. The Town of Stallings makes no warranty, expressed or implied, for the accuracy of information presented. Grid based on the North Carolina State Plane Coordinate Systems Lambert Conformal Conic Projection.

Streetscape type areas are identified by the Development Administrator. **ADD-1**

SECTIONS

OVERVIEW

GREENWAY

- PRIMARY CORRIDOR WITH PEDESTRIAN AND GREENWAY SPINE FACILITIES

TYPICAL

- PRIMARY CORRIDOR WITH PEDESTRIAN-ONLY FACILITIES

NARROW

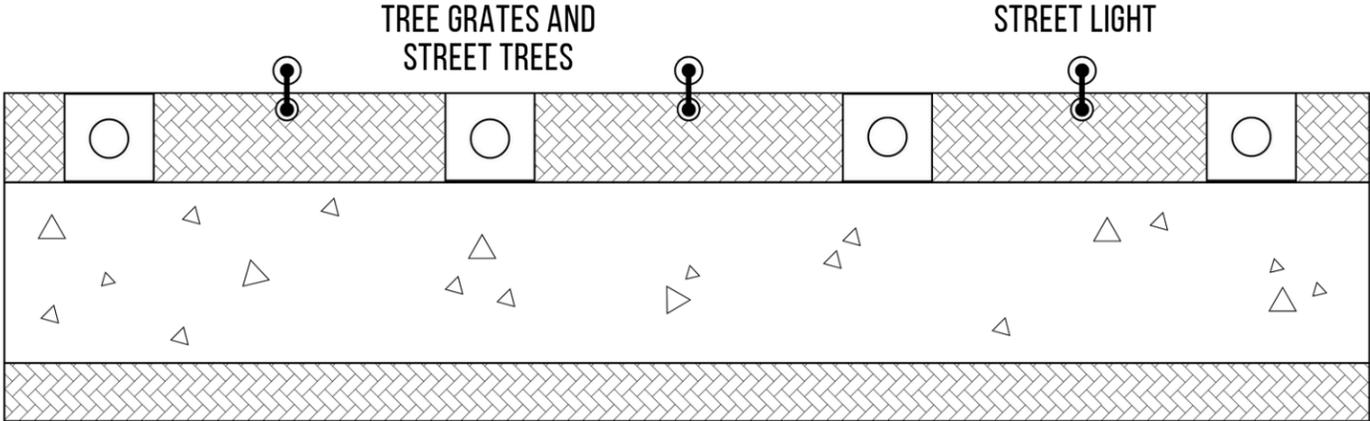
- SECONDARY OR INTERIOR ROADS WITH PEDESTRIAN-ONLY FACILITIES

EACH STREETScape TYPE OUTLINES DESIGN STANDARDS FOR AGAINST BUILDING, NOT AGAINST BUILDING, AND LANDSCAPE FORM.

NOTE: THE DESIGN STANDARDS HAVE BEEN UPDATED TO REPLACE THE PREVIOUSLY REQUIRED PAVER STRIP WITH A STAMPED CONCRETE STRIP.

NEW STREETScape TYPES

ADD-2

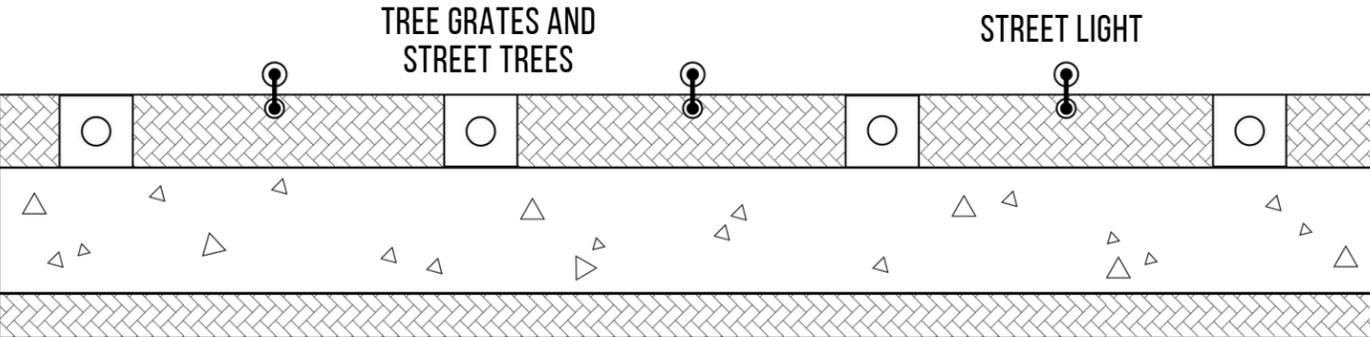


GREENWAY CORRIDOR

STAMPED CONCRETE STRIP

SIDEWALK

ADDITIONAL PEDESTRIAN ZONE

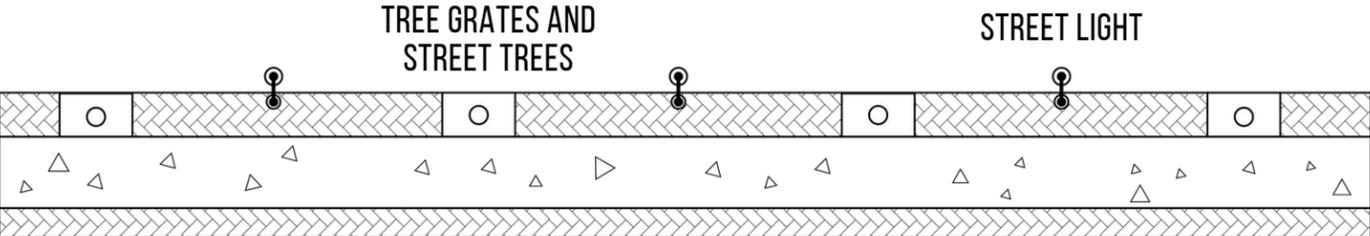


TYPICAL

STAMPED CONCRETE STRIP

SIDEWALK

ADDITIONAL PEDESTRIAN ZONE



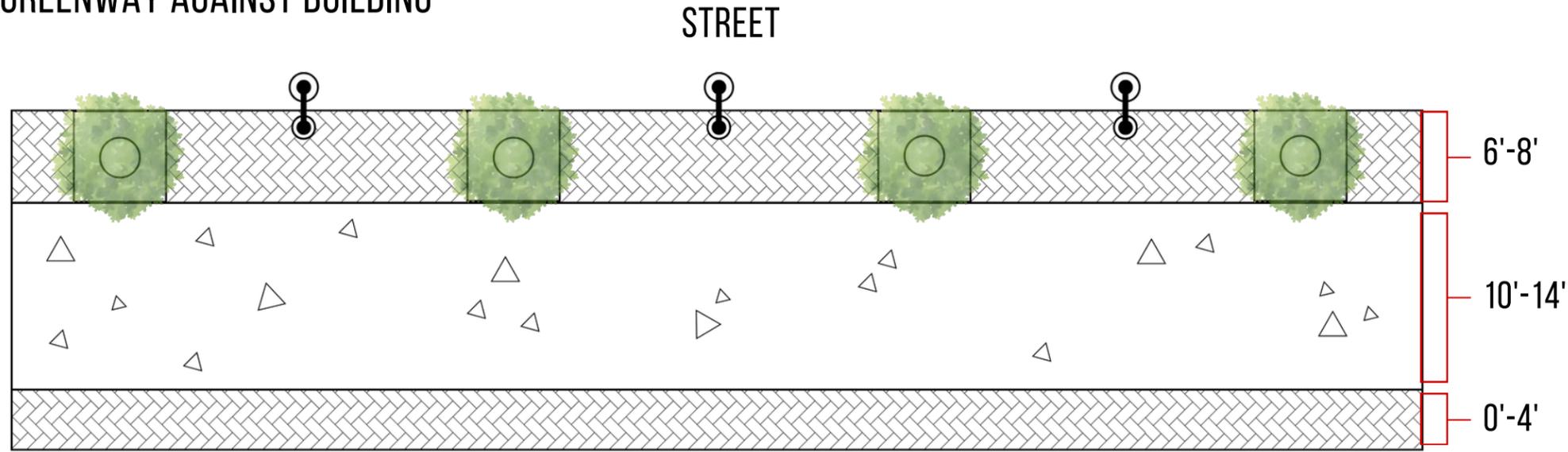
NARROW

STAMPED CONCRETE STRIP

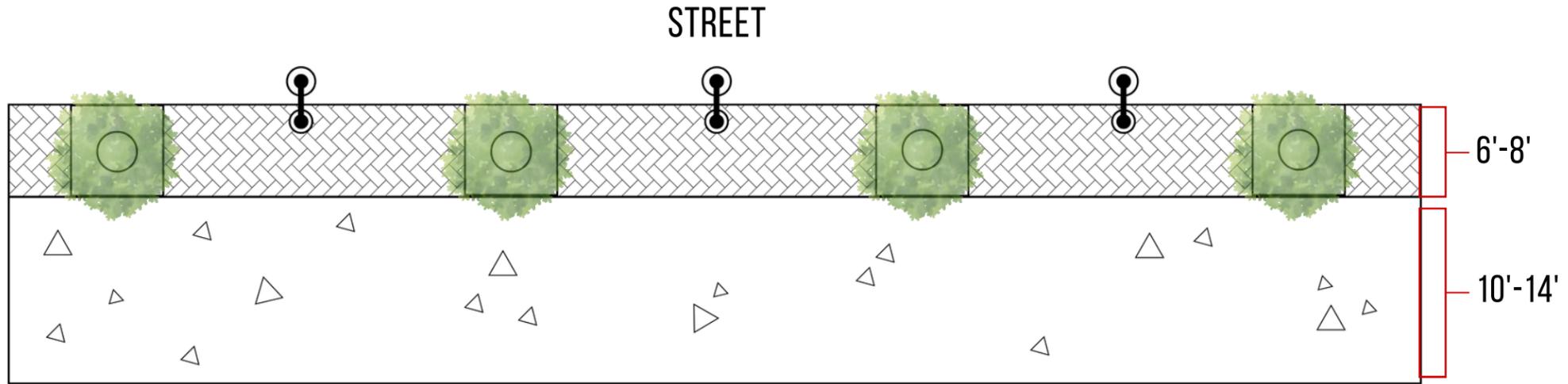
SIDEWALK

ADDITIONAL PEDESTRIAN ZONE

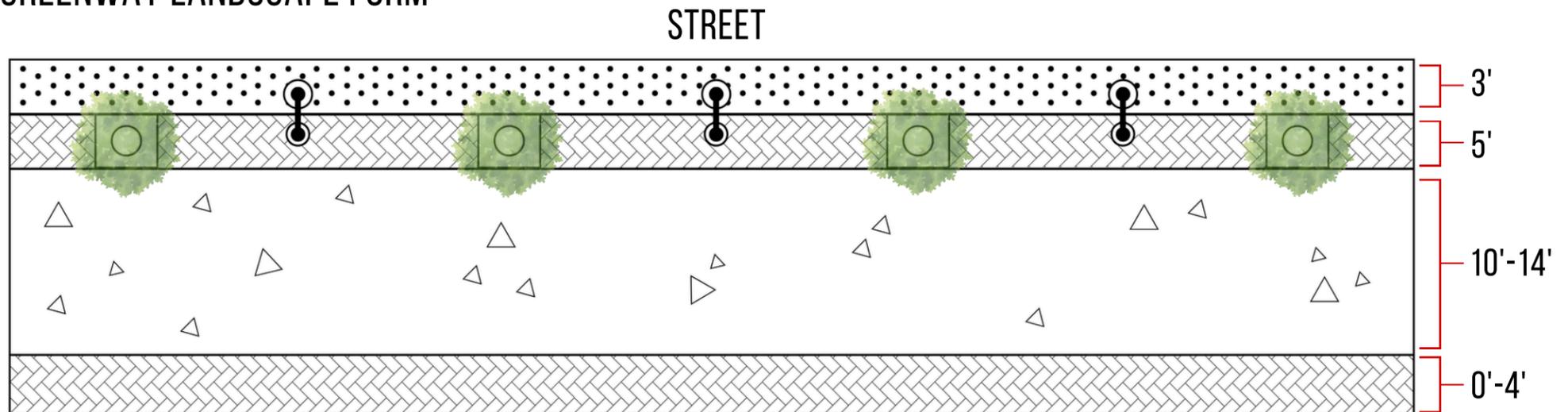
GREENWAY AGAINST BUILDING



GREENWAY NOT AGAINST BUILDING



GREENWAY LANDSCAPE FORM



GREENWAY

- BIKE AND PEDESTRIAN
- PRIMARY CORRIDOR

GREENWAY AGAINST BUILDING

- 6'-8' WIDE STAMPED CONCRETE STRIP
- 10'-14' MULTI-USE PATH
- 0'-4' ADDITIONAL PEDESTRIAN ZONE
- **TOTAL WIDTH: 16'-26'**

GREENWAY NOT AGAINST BUILDING

- 6'-8' WIDE STAMPED CONCRETE STRIP
- 10'-14' MULTI-USE PATH
- **TOTAL WIDTH: 16'-22'**

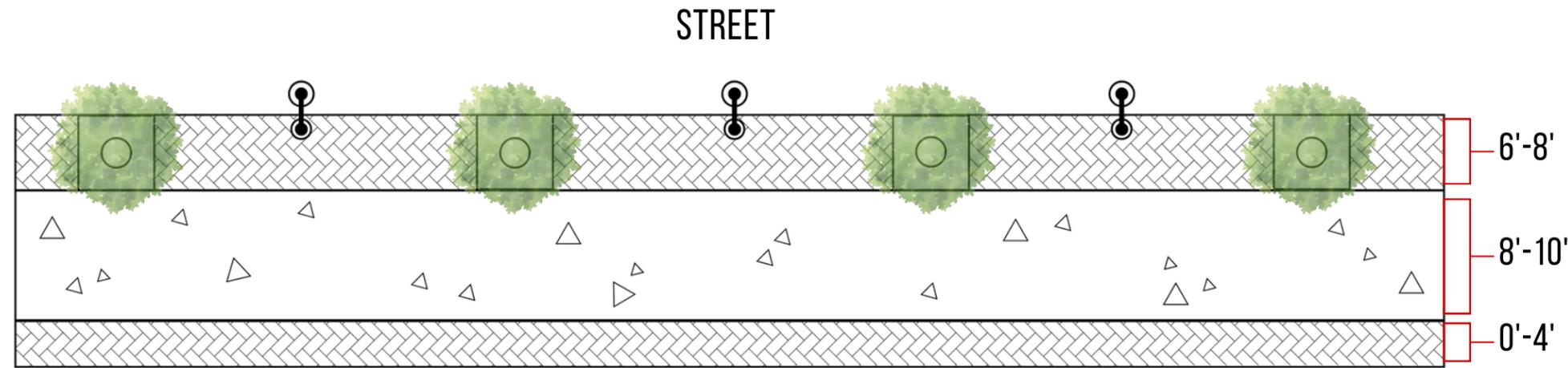
GREENWAY LANDSCAPE FORM

- 3' WIDE LANDSCAPE STRIP
- 5' WIDE STAMPED CONCRETE STRIP
- 10'-14' MULTI-USE PATH
- 0'-4' ADDITIONAL PEDESTRIAN ZONE
- **TOTAL WIDTH: 18'-26'**

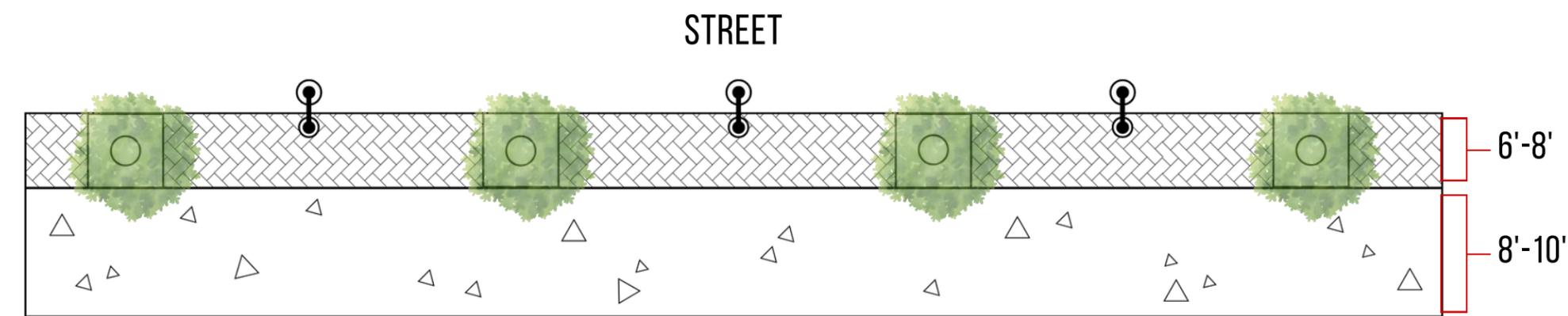
GREENWAY

ADD-3

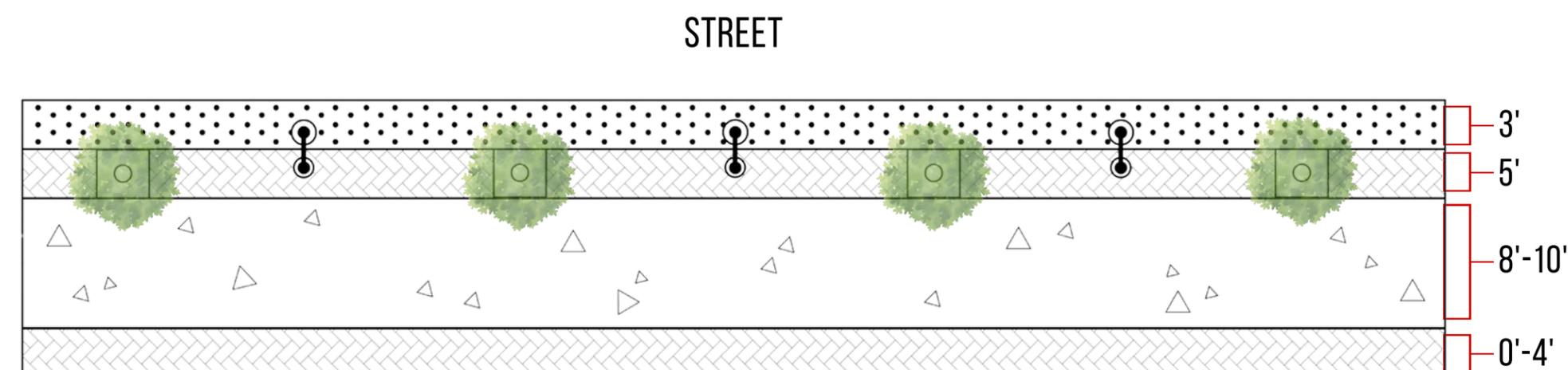
TYPICAL AGAINST BUILDING



TYPICAL NOT AGAINST BUILDING



TYPICAL LANDSCAPE FORM



TYPICAL

- PEDESTRIAN ONLY
- PRIMARY CORRIDOR

TYPICAL AGAINST BUILDING

- 6'-8' WIDE STAMPED CONCRETE STRIP
- 8'-10' MULTI-USE PATH
- 0'-4' ADDITIONAL PEDESTRIAN ZONE
- **TOTAL WIDTH: 14'-22'**

TYPICAL NOT AGAINST BUILDING

- 6'-8' WIDE STAMPED CONCRETE STRIP
- 8'-10' MULTI-USE PATH
- **TOTAL WIDTH: 14'-18'**

TYPICAL LANDSCAPE FORM

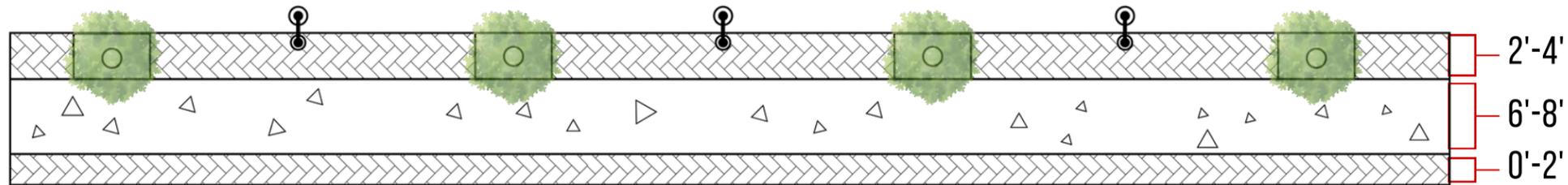
- 3' WIDE LANDSCAPE STRIP
- 5' WIDE STAMPED CONCRETE STRIP
- 8'-10' MULTI-USE PATH
- 0'-4' ADDITIONAL PEDESTRIAN ZONE
- **TOTAL WIDTH: 16'-22'**

TYPICAL

ADD-4

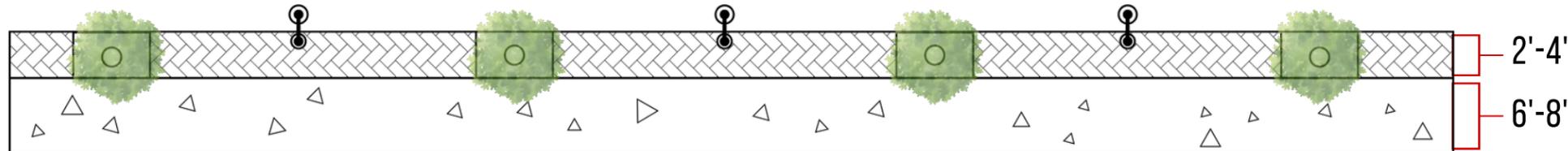
NARROW AGAINST BUILDING

STREET



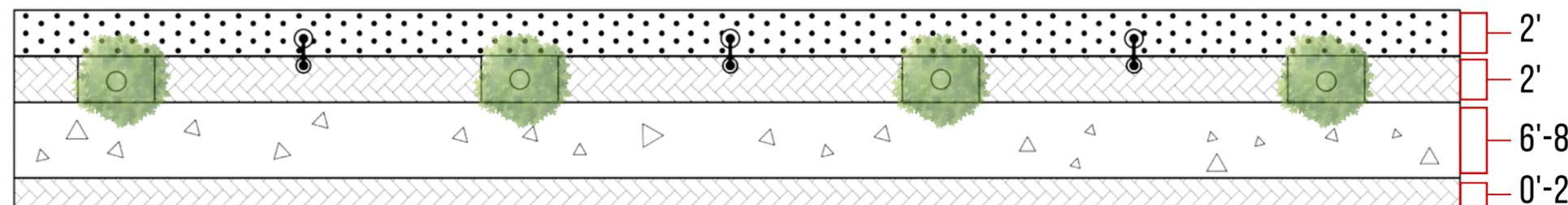
NARROW NOT AGAINST BUILDING

STREET



NARROW LANDSCAPE FORM

STREET



NARROW

- PEDESTRIAN ONLY
- SECONDARY OR INTERIOR ROADS

NARROW AGAINST BUILDING

- 2'-4' WIDE STAMPED CONCRETE STRIP
- 6'-8' MULTI-USE PATH
- 0'-2' ADDITIONAL PEDESTRIAN ZONE
- **TOTAL WIDTH: 8'-14'**

NARROW NOT AGAINST BUILDING

- 2'-4' WIDE STAMPED CONCRETE STRIP
- 6'-8' MULTI-USE PATH
- **TOTAL WIDTH: 8'-12'**

NARROW LANDSCAPE FORM

- 2' WIDE STAMPED CONCRETE STRIP
- 2' WIDE PAVER STRIP
- 6'-8' MULTI-USE PATH
- 0'-2' ADDITIONAL PEDESTRIAN ZONE
- **TOTAL WIDTH: 10'-14'**

NARROW

ADD-5



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX26.01.02

REQUEST: Staff requests an addendum to update and clarify design standards in the Stallings Streetscape Design Standards and Details Plan. In addition, a text amendment to create a new fee-in-lieu structure for Greenway and Streetscape Plans in the Stallings Development Ordinance in Articles 21.3 and 21.4.

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) Improve clarity, consistency, and feasibility in design standards for the Stallings Streetscape Design Standards and Details Plan.
- 2) Ensure designs that remain consistent with the character of the Town Center District.
- 3) Create and improve the fee-in-lieu structure when design standards are unable to be met.

Recommended this the __ day of _____, 2026.

Planning Board Chair

Attest:

Planning Staff



MEMO

To: Planning Board
From: Max Hsiang, Planning Director
Date: 03/17/2026
Re: TX26.02.01 – Resubmittal Waiting Period

Request:

An amendment to Section 5.3-4 (“Waiting Period for Subsequent Applications”) of the Development Ordinance to remove the mandatory four-month waiting period for rezoning applications.

Recent amendments to Chapter 160D of the North Carolina General Statutes (Session Law 2025-94, House Bill 926 Section 11) eliminated the authority for local governments to impose mandatory waiting periods following the denial or withdrawal of a zoning map amendment. The Town’s current ordinance includes a four-month waiting period and waiver provision that are no longer authorized under state law.

This amendment updates the ordinance to ensure compliance with state statute.

Amendments:

5.3-4 Waiting period for subsequent applications.

- (A) Applications for zoning map amendments, including re-applications for the same property, shall be processed in accordance with Chapter 160D of the North Carolina General Statutes. No mandatory waiting period shall apply unless expressly authorized by state law.
- (B) For administrative and recordkeeping purposes, an applicant shall identify any material changes, from a prior zoning map amendment request involving the same property.
- (C) Each application shall be processed in accordance with the procedures set forth in this Ordinance.

Original Language:

5.3-4 Waiting period for subsequent applications.

- (A.) Waiting period - general. When an application for a zoning map amendment has been approved or denied by the Stallings Town Council, no application including the same property shall be accepted or considered within four (4) months after the date of the approval or denial. This restriction shall apply regardless of whether or not the new application is for a zoning classification different from the original application.
- (B.) Waiting period - waiver. The waiting period required by this section may be waived by a three-fourths vote of Stallings Town Council if it determines that there have been substantial changes in conditions or circumstances which may relate to the request. A request for a waiver of the waiting period shall be submitted to the Development Administrator, who shall review and prepare a recommendation

regarding action on the request. Said recommendation shall be considered by the Town Council in their review of the request for a waiver. If the request for the waiver is approved, the application shall go through the full review process as set forth above.

Staff Recommendation:

Staff recommends approval of TX26.02.01 to bring the Unified Development Ordinance into compliance with the amendments to Chapter 160D of the North Carolina General Statutes.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX26.02.01

REQUEST: An amendment to Section 5.3-4 (“Waiting Period for Subsequent Applications”) of the Development Ordinance to remove the mandatory four-month waiting period for rezoning applications.

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 amendment promotes public interest by ensuring that the Town’s development regulations are legally compliant and consistent with state statutory requirements.

Recommended this the __ day of _____, 2026.

Planning Board Chair

Attest:

Planning Staff



MEMO

To: Planning Board
From: Max Hsiang, Planning Director
Date: 03/17/2026
Re: TX26.02.02 – Rezoning and Annexation Concurrency

Request:

Add language clarifying that when a Conditional Zoning application involves property proposed for annexation, the Town Council may hold the public hearings for both the annexation and the Conditional Zoning at the same meeting and may take action on both matters concurrently, consistent with N.C. Gen. Stat. § 160D-204.

Statute authority:

160D-204. Pending jurisdiction.

After consideration of a change in local government jurisdiction has been formally proposed, the local government that is potentially receiving jurisdiction may receive and process proposals to adopt development regulations and any application for development approvals that would be required in that local government if the jurisdiction is changed. No final decisions shall be made on any development approval prior to the actual transfer of jurisdiction. Acceptance of jurisdiction, adoption of development regulations, and decisions on development approvals may be made concurrently and may have a common effective date. (2019-111, s. 2.4; 2020-3, s. 4.33(a); 2020-25, s. 51(a), (b), (d).)

Amendments:

D(1.) below is new:

5.3-3 Review by the Stallings Town Council.

(D.) Upon receipt of the recommendations from the Planning Board, the Town Council shall hold a public hearing on the application for Conditional Zoning. Notice of the public hearing shall be provided in accordance with the provisions for public hearings for zoning map amendments as set forth in Section 5.3-3(B) of this Ordinance and the North Carolina General Statutes. (G.S. § 160D-601).

(1.) When a zoning map amendment involves property proposed for annexation, the Town Council may conduct the public hearings for the annexation and the zoning map amendment at the same meeting and may take action on both matters concurrently. Any approval of the zoning map amendment shall be contingent upon the adoption and effective date of the annexation ordinance and shall have the same effective date as the annexation, in accordance with N.C. Gen. Stat. § 160D-204.

Staff Recommendation:

Staff recommends approval of TX26.02.02 as the proposed amendment clarifies procedural authority consistent with N.C. Gen. Stat. § 160D-204 and promotes administrative efficiency by allowing annexations and associated Conditional Zonings to be heard and acted upon concurrently.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX26.02.02

REQUEST:

To add language clarifying that when a Conditional Zoning application involves property proposed for annexation, the Town Council may hold the public hearings for both the annexation and the Conditional Zoning at the same meeting and may take action on both matters concurrently, consistent with N.C. Gen. Stat. § 160D-204.

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) Consistent with the Stallings Comprehensive Land Use Plan as it clarifies procedures for zoning map amendments associated with annexation and aligning the Development Ordinance with N.C. Gen. Stat. § 160D-204..

Recommended this the __ day of _____, 2026.

Planning Board Chair

Attest:

Planning Staff