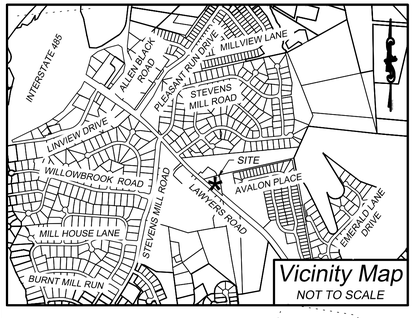


Vicinity Map
NOT TO SCALE

SITE AND DEVELOPMENT DATA	
JURISDICTION	STALLINGS
TAX PARCEL(S)	8324001
SITE ADDRESS	14721 LAWYERS ROAD
ZONING	SFR-1
USE CLASSIFICATION	COMMERCIAL/RESIDENTIAL
TOTAL SITE AREA	1.25 ACRES
AREA IN LOTS	0.89 ACRES
AREA IN PUBLIC RIGHT-OF-WAY	0.36 ACRES (TO BE DEDICATED TO NCDOT)
COMMON AREA REQUIRED	#### ACRES (XX%)
COMMON AREA PROVIDED	#### ACRES (XX.X%)
TREE CONSERVATION AREA REQUIRED	545 SQ. FT. (1% OF 54,447 TOTAL AREA) + TREES WITHIN REQUIRED BUFFER
TREE CONSERVATION AREA PROVIDED	1,600 SQ. FT. (3%)
DISTURBED AREA	>1 ACRE (ROUNDED UP)
LOT CRITERIA	
MINIMUM LOT AREA	20,000 SQ. FT.
MINIMUM LOT WIDTH	100
MINIMUM FRONT SETBACK	40
MINIMUM SIDE/CORNER SETBACK	12' / 22'
MINIMUM REAR SETBACK	40'
PARKING	
TOTAL SPACES : 26 (2 ADA, 24 STANDARD 9' X 18' SPACES	BICYCLE PARKING (5% OF PARKING (26 X .05 = 1.3)) 2+ PROPOSED

CONDITIONAL REZONING NOTES:

1. REQUESTED REZONING FROM SFR-1 TO CZ
2. PROPOSED COMMERCIAL USES FOR SITE INCLUDE OFFICES & COFFEE SHOP.
3. BUILDING ELEVATIONS TO BE PROVIDED BY DEVELOPER'S ARCHITECT.
4. REQUEST TYPE "C" PERIMETER BUFFER ALTERNATIVE REDUCED 30% FROM 20' TO 14'.
5. LANDSCAPING SHALL BE IN ACCORDANCE WITH ARTICLE 11 OF STALLINGS UDO. PLANT SPECIES SHALL BE OF A LOCALLY ADAPTED NATURE AND BE RECOMMENDED IN THE TOWN OF STALLINGS TECHNICAL STANDARDS AND SPECIFICATIONS MANUAL.
6. REQUEST VARIANCE FOR REQUIRED FRONTAGE SIDEWALK DUE TO LACK OF CONNECTION. NEAREST WALKS ARE 600' NW & 1,700' SE OF SITE.
7. REQUEST VARIANCE FROM STUB CONNECTION TO ADJACENT PARCELS. PARCEL TO THE NORTH IS DEVELOPED COMMERCIAL WITH EXISTING ACCESS AND PARKING LOT. PARCEL TO THE EAST IS UNDISTURBED OPEN SPACE FOR 'THE COURTYARDS OF EMERALD LAKE' NEIGHBORHOOD AND NOT SUBJECT TO FUTURE DEVELOPMENT.
8. RIGHT OF WAY FOR LAWYERS ROAD TO BE DEDICATED TO NCDOT 37.5' FROM C/L OF ROAD.

EAGLE ENGINEERING
FIRM LICENSE # C-0873
20134 VAN BUREN AVE.
INDIAN TRAIL, NC 28079
(704) 882-4222
www.eagleonline.net

PRELIMINARY
NOT FOR CONSTRUCTION
2/18/2026

NO.	DATE	BY	ISSUE

COMMERCIAL LAYOUT
STALLINGS, NC

ECHO TRAIL, LLC
870 ELSTAD CIRCLE
WAXHAW, NC 28173

REZONING PLAN

DESIGNED BY	DRAWN BY	CHECKED BY	JOB NUMBER
KEL	KEL	LBT	9109
Scale	DATE		
AS SHOWN	4/30/2026		

Sheet
RZP-2

GRAPHIC SCALE
0 20' 40'
(IN FEET)
1 inch = 20 ft.

X:\Land Projects 8\9109 - 14721 Lawyers Road - Echo Trail\DWG\Civil\Rezoning\9109-RZP2.dwg, R.A.N.