



March 9, 2026
 Stallings Government Center
 321 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

Town Council Agenda

| | Time | Item | Presenter | Action Requested/Next Step |
|----|-----------|---|-----------------------------------|---------------------------------|
| | 7:00 p.m. | Invocation Pledge of Allegiance Call the Meeting to Order | David Scholl, Mayor | NA |
| | 7:05 p.m. | Public Comment | David Scholl, Mayor | NA |
| 1. | 7:15 p.m. | Consent Agenda A. Minutes from the following meetings: (1) 01-24-2026 – special (2) 02-09-2026 (3) 02-09-2026 – closed (4) 02-23-2026 (5) 02-23-2026 – closed | David Scholl, Mayor | Approve Consent Agenda |
| 2. | 7:17 p.m. | Reports A. Report from Mayor B. Report from Council Members/Town Committees C. Report from Town Manager/Town Departments | Council and Staff | NA |
| 3. | 7:25 p.m. | Agenda Approval | David Scholl, Mayor | Approve agenda as written |
| 4. | 7:27 p.m. | CZ25.08.01 A. Stevens Village Conditional Zoning (1) Open public hearing (2) Information from Staff (3) Close public hearing (4) Council Vote B. Statement of Consistency and Reasonableness | Max Hsiang, Planning Director | Approve/deny conditional zoning |
| 5. | 8:00 p.m. | TX26.01.01 A. Indoor Amusement (1) Open public hearing (2) Information from Staff (3) Close public hearing (4) Council Vote | Katie King, Sr. Planning Tech. | Approve/deny text amendment |

| | | | | |
|-----------|------------------|---|---------------------------|--------------|
| | | B. Statement of Consistency and Reasonableness | | |
| 6. | 8:10 p.m. | Balanced Scorecard Mid-Year Report | Alex Sewell, Town Manager | Presentation |
| 7. | 8:25 p.m. | Adjournment | David Scholl, Mayor | Adjournment |

**MINUTES OF A SPECIAL TOWN COUNCIL MEETING
OF THE
TOWN OF STALLINGS, NORTH CAROLINA**

The Town Council of the Town of Stallings met for its Annual Retreat on Saturday, January 24, 2026, at 9:00 a.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor David Scholl; Mayor Pro Tempore Brad Richardson; Council Members Steven Ayers, Mike Couzens, Graham Hall, Jon Van de Riet, and Laurie Wojtowicz.

Staff present were: Alex Sewell, Town Manager; and Erinn Nichols, Assistant Town Manager/Town Clerk.

1. Call the meeting to order

Mayor Scholl called the meeting to order and thanked everyone for their time on Saturday morning. Town Manager Alex Sewell also welcomed everyone and thanked Council for their time.

2. 2026 Annual Planning Conference

Curt Walton, *Walton and Hall*, was present to facilitate the annual planning retreat. Mr. Walton thanked each Council Member for their prior phone conversations to prepare for the meeting. He reviewed a summary of each of those conversations. The suggested Strategic Priorities for 2026 from Council Members were reviewed in order of popularity as listed below. The complete detailed list is attached to these minutes and therefore incorporated herein.

- Stallings Culture
- Financial Plan
- Maximizing Assets
- Create an Identity
- Sewer

Council took a brief recess at 11:02 a.m. and reconvened at 11:27 p.m.

Council discussed these items and the action steps that would need to accompany the proposed 2026 Strategic Priorities. The finalized list of the F2026-2027 Strategic Priorities and Action Steps are attached to these minutes and therefore incorporated herein.

3. Adjournment

Council Member Hall moved to adjourn the meeting, seconded by Council Member Ayers, and the motion received unanimous support. The meeting was adjourned at 1:56 p.m.

Approved on _____, 2026.

David Scholl, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

DRAFT

**MINUTES OF TOWN COUNCIL MEETING
OF THE
TOWN OF STALLINGS, NORTH CAROLINA**

The Town Council of the Town of Stallings met for its regular meeting on February 9, 2026, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor David Scholl; Mayor Pro Tempore Brad Richardson; Council Members Steven Ayers, Mike Couzens, Graham Hall, Jon Van de Riet, and Laurie Wojtowicz.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Eunice Donnelly, Parks and Recreation Director; Max Hsiang, Planning Director; Kevin Parker, Engineering Director; Justin Russell, Associate Engineer; Jessie Williams, Finance Officer; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor David Scholl welcomed everyone to the meeting and Council Member Ayers delivered the invocation. Mayor Scholl then led the Pledge of Allegiance and called the meeting to order.

Special Presentation

North Carolina League of Municipalities Law (NCLM) Enforcement Risk Review Award

Chet Efler, Public Safety Consultant with NCLM, recognized Stallings Police Department for best practices in industry standards in policing and award the department and Chief Franks the North Carolina League of Municipalities Law (NCLM) Enforcement Risk Review Award. Stallings Police Department completed this review for the second time when only 105 departments in state had completed the assessment once. This successful review also reduced the Town's Police insurance premiums by 15%.

Public Comments

No one was present to give public comment.

1. Consent Agenda

A. Minutes from the following meetings:

- (1) 01-12-2026
- (2) 01-12-2026 – Closed – 1 of 2
- (3) 01-12-2026 – Closed – 2 of 2

B. Microsurfacing Contract

Council Member Van de Riet made the motion to approve the Consent Agenda as presented. The motion passed by a unanimous vote of Council after a second from Council Member Ayers.

2. Reports

A. Report from Mayor

Mayor Scholl reported that he attended his first WUMA meeting where Union County sewer capacity was the continued topic of discussion. Mayor Scholl brought accurate capacity numbers to the meeting.

B. Report from Council Members/Town Committees

Council Member Hall had no report.

Council Member Couzens reported that he conducted a ride along with the Stallings Police Department and appreciated the opportunity to learn more about that department. He also attended the two HOA meetings – Hunley Creek and Shannamara.

Council Member Wojtowicz had no report.

Council Member Van de Riet reported that his neighborhood streets were being resurfaced, and he appreciated engineering staff keeping the Town's roads in good working order.

Council Member Richardson reported he was currently serving as the chair of Charlotte Regional Transportation Planning Organization (CRTPO).

Council Member Ayers had no report.

C. Report from Town Manager/Town Departments

Town Manager Sewell reported the following:

- Budget Line Items Transfer List – The *January 2026 Budget Line Item Transfer List* is attached to these minutes and therefore incorporated herein.

3. Agenda Approval

Mayor Scholl requested Council remove Agenda Item 4, *RZ25.10.01*. Council Member Hall requested adding a closed session pursuant to NCGS 143-318.11(a)(3) as Agenda Item 9.A. Council Member Wojtowicz made the motion to approve the Agenda with the changes above. The motion was seconded by Council Member Van de Riet and passed unanimously.

4. RZ25.10.01

- A. Stevens Schultz Lane General Rezoning
- B. Statement of Consistency and Reasonableness

This item was removed during Agenda Approval.

5. CRTPO Bicycle and Pedestrian Project Funding and Prioritization

Engineering Director Parker explained that in advance of FY2027 budget discussions, Staff had been coordinating with the Charlotte Regional Transportation Planning Organization (CRTPO) and developed a list of bicycle and pedestrian projects that may be eligible for future CRTPO funding. Staff would like Council feedback on potential projects and prioritizations so that it might more adequately budget projects.

Council discussed various projects. It was requested that Staff reach out to Indian Trail for partnership on some segments to bring information back during budget discussions. Council held consensus to use the prioritization list as presented by Staff for upcoming budget discussions.

6. Ensuring Townwide Representation on Stallings Boards and Committees (Scholl)

Mayor Scholl explained he wanted to try to ensure that there was equal representation on the Town's boards and committees so that the boards and committees were not run by a few neighborhoods.

Council held discussion on the item and directed Staff to draft options for equal Town representation on the Planning Board to bring back to Council for consideration.

7. Planning Board Application Consideration

Council Member Van de Riet made the motion to waive the Council's policy on applicant's attendance to a board meeting prior to appointment and appoint Ann Bowman to the Planning Board with the term ending March 31, 2028. The motion was seconded by Council Member Ayers to which Council approved unanimously.

8. Travel Policy

Town Manager Sewell presented the Council an updated and more comprehensive Travel Policy for consideration. The proposed policy applied to employees, non-Town participants, and elected officials, with distinctions recognizing differing roles and approval structures. Staff requested Council direction and/or awareness on the draft policy.

Council first considered Council-Specific Policy Considerations:

1. First-Come, First-Served Use of Budgeted Travel Funds
2. Car Allowance /Stipend (for Mayor only)
3. Council Review of Travel Expenses Exceeding Policy or Budget Limits

Council then discussed additional concerns:

- No International/non-continental US travel without Council approval
- Only allow economy class (no premium seating) on flights with Town funding.

Council Member Richardson made the motion to adopt the Travel Policy with the two additional concerns/modifications listed prior to this motion. The motion was passed unanimously after a second from Council Member Hall.

Council Member Hall made the motion to approve all three Council-Specific Policy Considerations, increasing the Mayor's Car Allowance/Stipend at \$200/month for local travel. Council Member Van de Riet seconded the motion. The motion passed by a 5 to 1 vote with Council Member Richardson opposing.

9. Annual Retreat Priorities Report

Town Manager Sewell presented the Council the follow-up report from the January 24, 2026, Annual Retreat and requested Council approval of the proposed priorities and draft action plan developed by staff in coordination with the Town's facilitator, Curt Walton.

Council made the following changes to the proposed priorities and draft action plan:

- Quarterly meetings for strategic discussions would be from 5:30 – 7 p.m. prior to a regular Council Meeting to include dinner.
- Review the small area plan again in 2027 and/or when construction began on Old Monroe Road Improvements.
- Include wayfinding signs at Town entrances points in Town Identity section.

Council Member Richardson made the motion to approve the 2026 Annual Retreat Follow-Up, Priorities, and Action Plan with the changes notes above to which Council Member Couzens seconded. The motion was passed unanimously by Council. The *2026 Annual Retreat Follow-Up, Priorities, and Action Plan* is attached to these minutes and therefore incorporated herein.

9.A. Closed Session pursuant to NCGS 143-318.11(a)(3)

Council Member Hall made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3) inviting Director Planning Max Hsiang into the session. The motion was passed unanimously by Council after the a second from Council Member Richardson.

Council went into closed session at 9:10 p.m. and reconvened in open session at 9:24 p.m.

10. Adjournment

Council Member Van de Riet moved to adjourn the meeting, seconded by Council Member Couzens, and the motion received unanimous support. The meeting was adjourned at 9:24 p.m.

Approved on _____, 2026.

David Scholl, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

DRAFT

**MINUTES OF TOWN COUNCIL MEETING
OF THE
TOWN OF STALLINGS, NORTH CAROLINA**

The Town Council of the Town of Stallings met for its regular meeting on February 23, 2026, at 7:00 p.m. at the Stallings Government Center, 321 Stallings Road, Stallings, North Carolina.

Those present were: Mayor David Scholl; Mayor Pro Tempore Brad Richardson; Council Members Steven Ayers, Mike Couzens, Graham Hall, Jon Van de Riet, and Laurie Wojtowicz.

Staff present were: Alex Sewell, Town Manager; Erinn Nichols, Assistant Town Manager/Town Clerk; Chief Dennis Franks; Max Hsiang, Planning Director; Katie King, Sr. Planning Technician; Kevin Parker, Engineering Director; Justin Russell, Associate Engineer; Jessie Williams, Finance Officer; and Melanie Cox, Town Attorney.

Invocation, Pledge of Allegiance and meeting called to order

Mayor David Scholl welcomed everyone to the meeting and Council Member Ayers delivered the invocation. Mayor Scholl then led the Pledge of Allegiance and called the meeting to order.

Public Comments

Jeannie Lindsay, 5639 Anglesey Court, wanted the public to be aware of the conditional zoning subcommittee meetings and wanted to listen to the meetings so that the public could give input. She also did not understand why the development agreement process could be changed.

Joe Horvath, 709 Donegal Court, requested Council facilitate a meeting with NCDOT regarding traffic studies with the Stevens Village, LLC ahead of vote on the conditional zoning request. He also wanted information about zoning proposals earlier for more public awareness.

1. Consent Agenda

- A. Amended Budget Ordinance 11 – Microsurfacing
- B. Conditional Zoning Subcommittee Policy

Council Member Ayers requested that Agenda Item 1.B., *Conditional Zoning Subcommittee Policy*, be placed on the regular Agenda. Council Member Hall made the motion to approve the Consent Agenda with the above change. The motion was passed unanimously by Council after a second from Council Member Van de Riet. *Amended Budget Ordinance 11 – Microsurfacing* is attached to these minutes and therefore incorporated herein.

2. Agenda Approval

Mayor Scholl requested the following changes to the Agenda:

- Move Agenda Item 4, *2025 Audit Report*, to Agenda Item 3.
- Add *Conditional Zoning Subcommittee* as Agenda Item 4.A.

Council Member Hall made the motion to approve the Agenda with the changes above. The motion was seconded by Council Member Ayers and passed unanimously.

3. RZ25.10.01

Moved to Agenda Item 4

A. Stevens Schultz Lane

Sr. Planning Technician Katie King explained RZ25.10.01 was a general rezoning request for 3017 Stevens Shultz Lane to rezone the 3.608-acre property from Mixed-Use 2 (MU-2) to Multi-Family Transitional (MFT). MFT district did not allow for the development of multi-family housing, only single family detached homes. The Staff Report on RZ25.10.01 is attached to these minutes and therefore incorporated herein. Staff recommended approval of the request.

Mayor Scholl opened the public hearing. Applicant Denis Dashchenko explained he wanted his property to be the same zoning as the neighborhood, did not know if he would build any more homes at that time.

Janine Lindsey, 5639 Anglesey Court, was in favor of the rezoning and downsizing. She was concerned about the tax implications for the applicant and/or other residents whose property was zoned higher than they knew.

Mayor Scholl closed the public hearing.

Council Member Ayers made the motion to approve RZ25.10.01 to which Council Member Van de Riet seconded. The motion received Council's unanimous support.

B. Statement of Consistency and Reasonableness

Council Member Wojtowicz made the motion to approve the Statement of Consistency and Reasonableness for RZ25.10.01 which was seconded by Council Member Ayers. The Council passed the motion unanimously. The *Statement of Consistency and Reasonableness for RZ25.10.01* is attached to these minutes and therefore incorporated herein.

4. 2025 Audit Report
Moved to Agenda Item 3

Emily Mills, partner with DMJPS, PLLC, reported that the Town's financial statements as of June 30, 2025 had received an unmodified opinion (highest level of assurance that independent auditors could issue). The Town's compliance reports noted no findings. The financial statements were submitted to the LGC in February 2026 with review confirmation received noting that the LGC did not require any responses from the Town.

4.A. Conditional Zoning Subcommittee Policy
This item was discussed prior to the Amended Agenda Item 4, RZ25.10.01.

Planning Director Max Hsiang explained that the Council had requested the Staff amend the Conditional Zoning Subcommittee Policy per its 2026 Priorities. Five items had changed in the proposed policy:

1. The revised policy formally places the subcommittee meeting at the beginning of the conditional zoning process, prior to the required neighborhood meeting (unless waived or modified). This change creates a clearer procedural sequence and allows Council members to identify concerns early, before applicants engage the broader community. It improves efficiency and provides better guidance at the outset of the process.
2. The updated policy explicitly states that it is an internal procedural guide and not mandated by Chapter 160D or other state statutes. It clarifies that subcommittee discussions are informal, advisory, and non-binding. This added language strengthens the Town's legal posture by clearly distinguishing subcommittee conversations from statutory public hearings and final Council action, reducing potential misunderstandings or procedural challenges.
3. The revised version includes language affirming compliance with applicable open meetings and public records laws. It also clarifies that subcommittee meetings are not public comment forums and that public participation is not required unless invited by a subcommittee member. This addition provides clearer expectations for attendees and ensures procedural transparency.
4. The amended policy provides clearer rules regarding scheduling, continuations, limits on the number of meetings prior to the neighborhood meeting, handling of substantial revisions, and administrative waivers. These additions create predictability in the process, prevent unnecessary delays, and allow flexibility when warranted, while still maintaining structure.
5. The revised policy refines subcommittee membership rotation and clarifies attendance limitations. It also expressly allows the Mayor to attend and serve as an alternate member. This provides operational flexibility while maintaining compliance with attendance requirements and ensuring meetings can proceed efficiently.

Council discussed the policy. Council would individually send Council its desires for the revised policy to Mr. Hsiang. Mr. Hsiang would then bring back a new proposed to Council for consideration.

5. Microsurfacing Information Presentation by Slurry Pavers

Justin Russell introduced Tim Herbst with Slurry Pavers who explained the process used by Slurry Pavers to recondition roads. The presentation is attached to these minutes and therefore incorporated herein.

Council Member Brad Richardson arrived at 7:40 p.m.

6. Annex. 59 – Chestnut Lane

A. Certificate of Sufficiency

Assistant Town Manager Nichols presented the Council with the *Certificate of Sufficiency for Annex. 59 – Chestnut Lane* which is attached to these minutes and therefore incorporated herein.

B. Resolution Setting the Public Hearing

The motion was made by Council Member Richardson to adopt the Resolution Setting the Public Hearing Date for Annexation 59 – Chestnut Lane on March 23, 2026. Council Member Couzens seconded the motion to which the Council approved unanimously. The *Resolution Setting the Public Hearing for Annexation 59* is attached to these minutes and therefore incorporated herein.

7. Planning Board Ordinance Amendment

Town Manager Sewell explained at the 02-09-2026 Council Meeting, Council instructed Staff to draft an amendment to the Planning Board Ordinance which would limit the number of people appointed to the Planning Board who were from the same neighborhood or district so as not to have the Planning Board skewed with regional representation. Staff outlined three options for the Council to consider.

1. Favor will be given to applicants in districts not represented in current membership. If all districts are represented in membership, no favor will be given.
2. There may be no more than two members from one district or three members from one neighborhood. However, Council has the right to waive this requirement in order to establish a full board and achieve a quorum to hold Planning Board Meetings.

3. There must be at least one member from each District represented in membership. Therefore, priority will be given to applicants living in districts not yet represented on the Board. If each district is represented, there may be no more than two members from one district or three members from one neighborhood. However, Council has the right to waive this requirement in order to establish a full board and achieve a quorum to hold Planning Board Meetings.

After Council discussion, Council Member Couzens made the motion to approve the Planning Board Ordinance Amendment with the language of Option 3 above. The motion was seconded by Council Member Wojtowicz to which Council approved unanimously. The Planning Board Ordinance Amendment is attached to these minutes and therefore incorporated herein.

8. Planning Board Application Consideration

Council Member Hall made the motion to appoint Heather Wright as a full member of the Planning Board with term expiring March 31, 2029. The motion received unanimous support by Council after a second from Council Member Von de Riet.

9. Council Operating Agreement

Per Council 2026 Priorities

Town Manager Sewell explained this was an introduction of the Town Council Operating Agreement, which establishes shared expectations for how the Council conducts its work, interacts with one another, staff, and the public, and maintains the Stallings culture of respect, professionalism, collaboration, and thoughtful governance — principles embodied in “the Stallings Way.” This agreement was intended to reinforce effective governance, uphold ethical standards, and strengthen the Council-Manager form of government. Council requested this agreement be drafted by Staff in its 2026 Priorities.

After Council discussion, Council wanted to reflect on the agreement and discussed at a later date to be determined.

10. Closed Session pursuant to NCGS 143-318.11(a)(3)

Council Member Hall made the motion to go into closed session pursuant to NCGS 143-318.11(a)(3) which was seconded by Council Member Ayers. The Council passed the motion unanimously.

Council recessed into closed session at 8:39 p.m. and reconvened into open session at 9:28 p.m.

11. Adjournment

Council Member Richardson moved to adjourn the meeting, seconded by Council Member Hall, and the motion received unanimous support. The meeting was adjourned at 9:28 p.m.

Approved on _____, 2026.

David Scholl, Mayor

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC

DRAFT

MEMO

To: Town Council
From: Max Hsiang, Planning and Zoning Director
Date: March 09, 2026
RE: **Conditional Zoning Request – Steven’s Village (CZ25.08.01)**

Purpose

This memo summarizes the conditional zoning request for Stevens Village (CZ25.08.01). It outlines the proposed development, background context, consistency with adopted plans, key conditions, and recommendations.

Project Overview

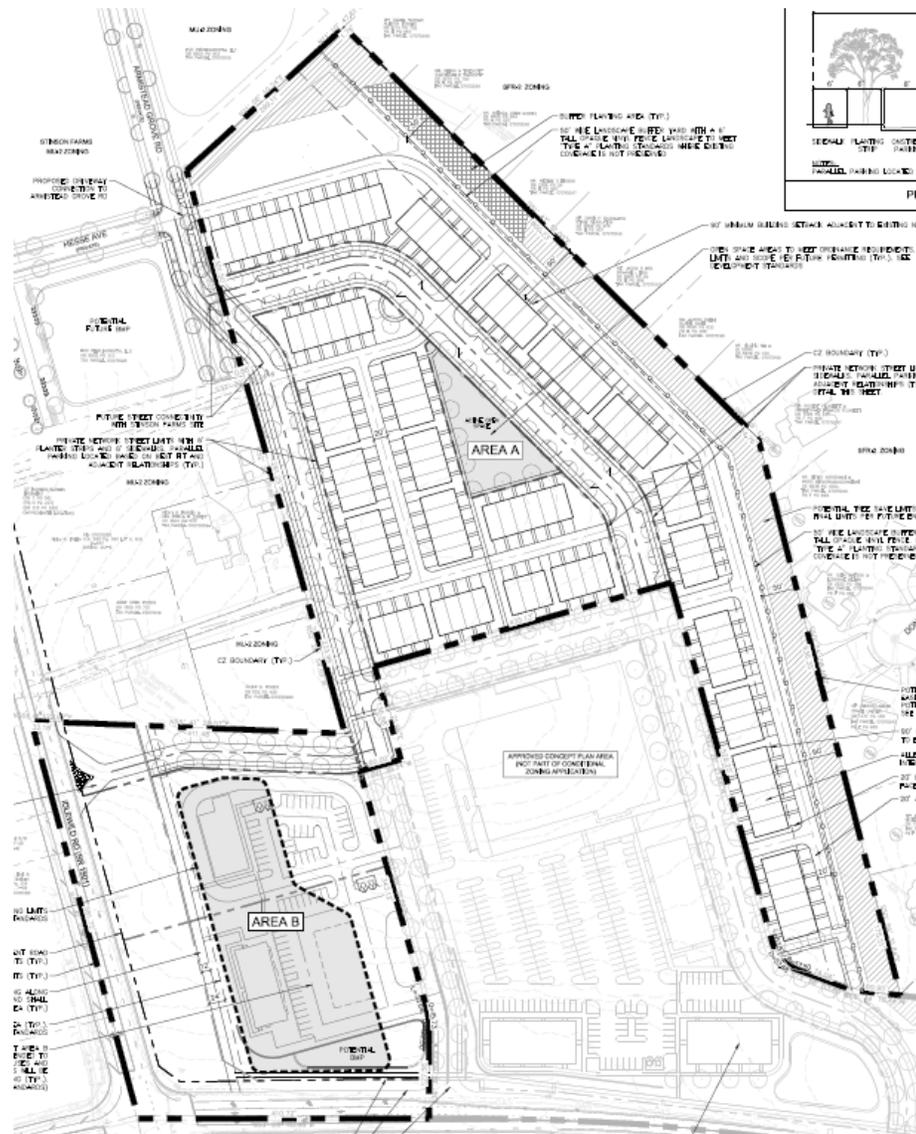
Stevens Village is a proposed mixed-use development on approximately 17.97 acres located at the intersection of Stevens Mill Road and Idlewild Road. The Parcel #s for the seven (7) parcels subject to this rezoning application are as follows: 07075016A, 07075016I, 07075024, 07075024A, 07075024B, 07057009A (a portion), and 07075025 (a portion).

The applicant is requesting to rezone the property from Mixed Use 2 (MU-2) to Conditional Zoning Mixed Use 2 (CZ-MU-2) to allow a residential and commercial development subject to site specific conditions.

The rezoning application was submitted on August 21, 2025. A neighborhood meeting was held on October 7, 2025. At the request of staff, a second neighborhood meeting was conducted on December 9, 2025. The Planning Board reviewed the request on February 17, 2026, and Town Council on March 9, 2026.

The project consists of two development areas:

- Development Area A (12.35 ac): up to 118 attached town home units (NOT multi-family or apartments) overlapping the approved site plan by approximately 5.1 ac.



- Development Area B (5.62 ac): 3,000–15,000 square feet of commercial space in up to two buildings. The current concept includes a drive-thru and a gas station totaling approximately 8,500–9,500 square feet. If those uses are not feasible, flexibility within the approved square footage range is requested.

The layout shows a walkable, internally connected development that takes a step-down approach in uses that transitions intensity away from the adjacent Shannamara neighborhood while retaining neighborhood-serving commercial uses along Idlewild Road and Stevens Mill Rd.

Context and Background

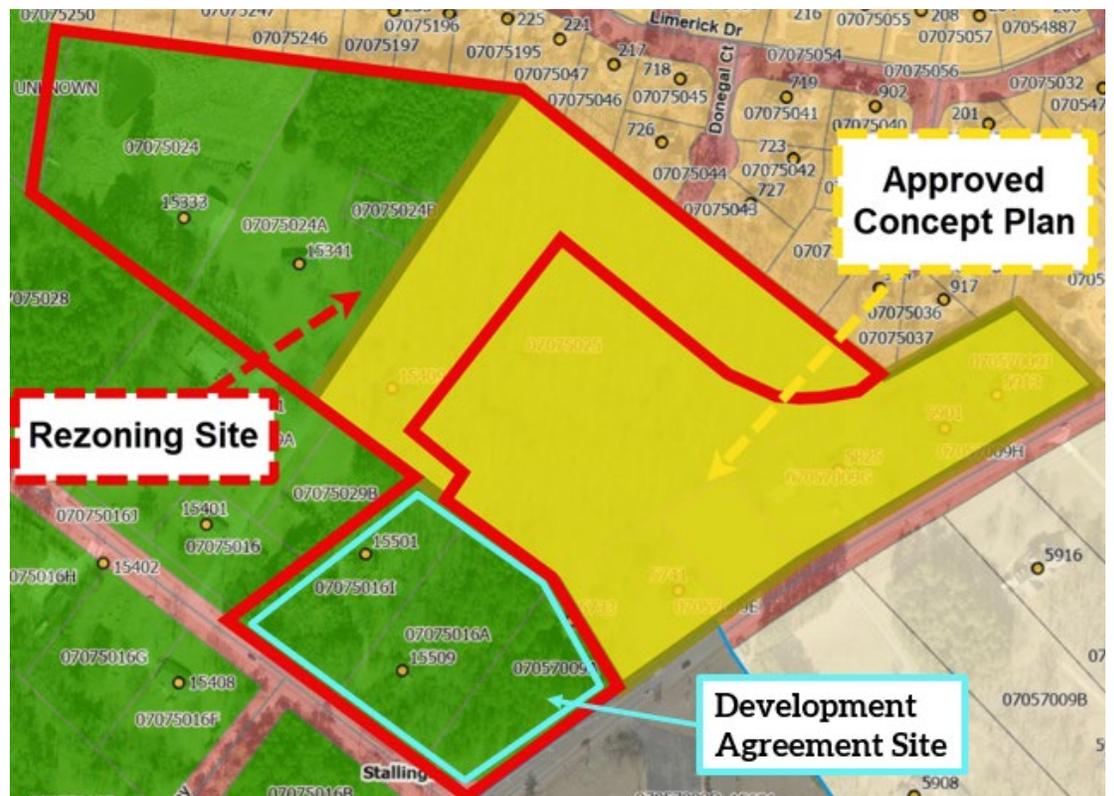
The site is part of a broader development pattern along the Stevens Mill Road corridor on the Northeast area of Idlewild Rd that has included prior concept plan approvals, traffic analysis, and rezonings of adjacent parcels. Under the existing MU-2 zoning, the site allows a wide range of commercial uses by right, including more intensive commercial development adjacent to residential neighborhoods (see attached zoning description).

In the map below, the proposed Conditional Zoning (outlined in red) overlaps with an approved 14.59-acre concept plan (shown in yellow) that allows up to 80,673 square feet of commercial development, including grocery, retail, and office uses. If the Conditional Zoning is approved, it would encroach into the area covered by the approved concept plan, requiring the concept plan to be amended. In addition, the approved commercial square footage would need to be significantly reduced to accommodate the proposed townhome development associated with the Conditional Zoning.

A Development Agreement application for outparcels (DA20.08.01) was submitted on August 18, 2020. This application does not expire and has not been reviewed by staff or approved by the Town Council, but the developer may restart it if CZ does not go through.

For reference, the green area is zoned MU-2. Permitted uses that could be built by-right without a rezoning or council approval include, but are not limited to, bars, department stores, medical offices, multi-tenant retail, drugstores, veterinary offices, and similar commercial uses (see attached zoning description).

The proposed conditional zoning narrows permitted uses, introduces residential buffering, and establishes specific development standards that would not otherwise apply under the current zoning.

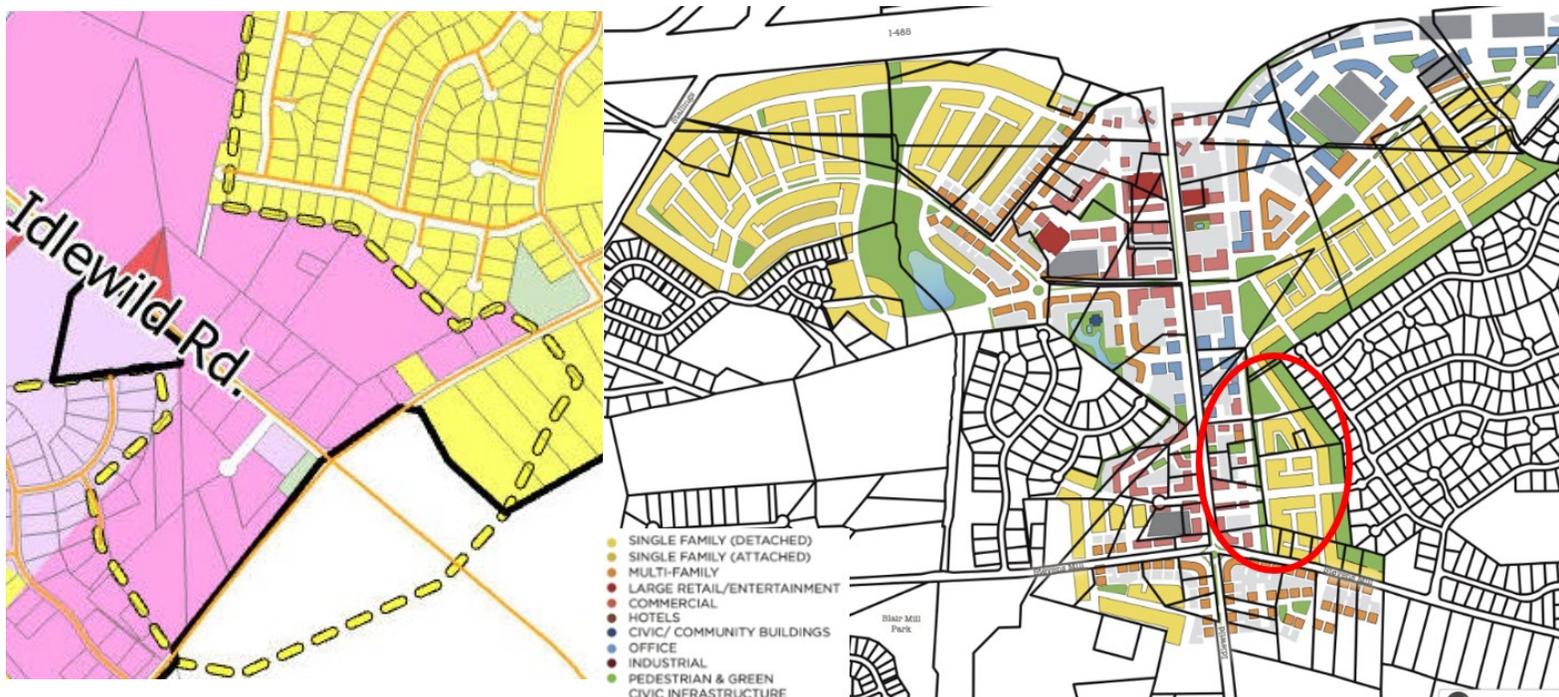


Consistency with Adopted Plans

The proposed rezoning is consistent with the Town's adopted plans

The Future Land Use Plan designates the site as a Walkable Activity Center (shown in pink below), which supports mixed use development that integrates residential and commercial components. The proposal aligns with the Comprehensive Plan goals, including:

- The Future Land Use Plan designates the site as a Walkable Activity Center (shown in pink), which is intended to support broader economic, entertainment, and community activities than a walkable neighborhood. This designation encourages a mix of residential and commercial uses arranged on small blocks with a highly connected street network that promotes pedestrian activity. The proposed rezoning supports these goals by introducing a coordinated mix of residential and commercial uses in a walkable development pattern.
- Walkable Activity Centers are designed to accommodate buildings ranging from one to five stories. Parking strategies emphasize street parking (this plan includes parallel parking). The proposed rezoning is compatible with these form and development parameters and supports a walkable environment.
- The Town seeks to provide a full range of land uses for employment, services, and residential opportunities at varying densities. Creating a diverse mix of land uses requires increased density at select locations where integrated uses foster a walkable and vibrant environment.
- The Transportation infrastructure establishes the framework for future land use opportunities, and with a finite amount of land available, the Town prioritizes development areas that will have a meaningful impact on Stallings. The updated Armistead Grove Road provides a parallel connection to Idlewild Road and connects through the Stinson Farms development to I 485, supporting alternative transportation routes.
- The original Idlewild Small Area Plan identified this area as appropriate for multifamily and commercial uses. On August 10, 2020, the plan was amended to recommend single family residential where the site is adjacent to Shannamara and to include a 100-foot buffer. While the Small Area Plan is not a binding development requirement, it serves as a guiding principle and a factor that Council may consider during the rezoning process. Staff recommends that the current proposal is more consistent with the plan's guiding principle of single-family homes and the 100-foot buffer than the previous Small Area Plan designation.



- The Greenway Master Plan is supported through the proposed multi use path along Idlewild Road and enhanced pedestrian infrastructure along Stevens Mill Road. They are proposing an 8ft sidewalk along Stevens Mill Rd, and the Greenway Master Plan shows a 12 ft multi-use path along Stevens Mill Rd.
- The project aligns with the broader goals of the 2030 Economic Development Plan by supporting a balanced residential and commercial tax base. The CZ development is approximately 31% commercial and 69% residential. When the remaining concept plan commercial area is included, the overall distribution is estimated to be approximately 55% commercial and 45% residential. While these percentages are approximate, they closely reflect the anticipated distribution and demonstrate that the proposal exceeds the Economic Development Plan’s target balance of 80% residential and 20% commercial.

Development Standards (Conditions)

Key conditions associated with the rezoning include:

- A maximum of 118 townhomes with a maximum height of 35ft adjacent to Shannamara
- A minimum 50-foot Type A buffer and a minimum 90-foot setback between townhomes and the Shannamara neighborhood
- A landscaped frontage along Idlewild Road with a berm and multi-use path
- Limitations on commercial uses, including prohibiting numerous high-impact uses otherwise allowed in MU-2
- Restrictions on the number and configuration of drive-through facilities

Timeline for Related Developments

The current application builds upon several prior submissions and approvals associated with nearby parcels and coordinated development activity. Withrow Capital entities has acquired the parcels that will constitute the Stevens Village development for many years, going back to 2003. Some parcels are currently under contract. Key milestones include:

- Outparcel Development Agreement Application (DA20.08.01): Submitted August 18, 2020, and currently on hold, the applicant has the right to revisit the DA proposal if this CZ is denied or withdrawn.
- Original Grocery Store Concept Site Plan: Submitted September 11, 2020, and approved October 20, 2023.
- Traffic Impact Analysis (TIA): Initiated in November 2021 and completed in July 2023.
- Rezoning of 5749 Stevens Mill Road (RZ24.10.01): Approved March 10, 2025.
- Updated Grocery Store Concept Site Plan with Developer Commitments: Submitted September 30, 2025, and approved November 13, 2025.
- Steven’s Village Conditional Zoning Application (CZ25.08.01): Submitted August 21, 2025, and currently under review through the conditional zoning process.

Union County Public Schools

Union County Public Schools provided current utilization data for the 2025 to 2026 school year. Stallings Elementary is operating at 103 percent of capacity, Porter Ridge Middle is at 100 percent, and Porter Ridge High is at 98 percent.

If enrollment pressures increase, district administration may recommend realignment to the Board of Education. At this time, no reassignment determination has been made, and no evaluation of potential receiving schools has occurred.

It is important to note that the project includes 118 townhomes and build out would occur over time. The district evaluates cumulative growth across the entire school cluster rather than assessing individual projects in isolation. If projections indicate capacity strain beyond manageable levels, the district has tools available, including reassignment or school expansions, to address impacts before they become unmanageable.

Traffic Impact Summary

Please refer to the TIA memo drafted by our engineering department.

Planning Board Recommendation

On February 17, 2026, the Planning Board recommended denial, citing a desire for an updated Traffic Impact Analysis.

Community and Staff Input

The applicant held the required neighborhood meeting and later also held an additional voluntary meeting. Community feedback focused on building height, buffering, traffic, lighting, and the overall intensity of the proposed commercial uses. Town staff also provided preliminary comments related to operational limits, site design, landscaping, and safety features.

In response to community concerns and staff feedback, several development standards were added or revised as of March 2, 2026. Transportation and parking standards were updated to state that all transportation impact analysis related road improvements must be substantially complete before a certificate of occupancy (CO) can be issued for any building on the site.

Additional revisions include the addition of a berm and enhanced landscaping in front of the drive-thru and gas station commercial area (subject to NCDOT approval). The plan also replaces the previously proposed five-foot sidewalk along Stevens Mill Road with an eight-foot sidewalk that will extend along the entire site frontage.

A note was also added stating that the developer will not clear the site until there is a viable path to development for the residential portion of the project (except where limited grading may be necessary to prepare the grocery store site). The developer will also attempt to preserve at least one forty-foot tree near the Stevens Mill Road entrance to the property, with the possibility of preserving up to three trees if site conditions allow.

Staff Recommendation

This conditional rezoning request is part of a broader commercial expansion near the intersection of Stevens Mill Road and Idlewild Road and introduces a mixed use development pattern that is consistent with the existing zoning framework and adopted land use plans. While concerns remain regarding traffic, buffering, and potential neighborhood impacts, the developer has committed to specific mitigation measures to address these issues.

Staff finds the proposal consistent with the goals of the Comprehensive Land Use Plan and appropriate given the site's location at a major intersection and within a designated Walkable Activity Center.

To ensure more consistency with adopted plans and strengthen site design commitments, staff requests the rezoning the construction of a 12-foot multi use path along Stevens Mill Road, consistent with the Greenway Master Plan, rather than the currently proposed 8-foot sidewalk. In addition, the berm requirements should be more clearly defined and definitive in the conditional notes to ensure effective buffering and long-term compliance.

With these conditions incorporated into the site plan, staff recommends approval of CZ25.08.01 to rezone the property to CZ-MU-2.

This rezoning:

- Provides a step-down transition between single family residential and commercial uses
- Enhances buffering adjacent to existing neighborhoods through defined berm and landscape requirements
- Reduces by right commercial intensity
- Aligns with the Walkable Activity Center future land use designation
- Is more consistent with adopted land use plans than the current by right zoning
- Supports the goals of the 2030 Economic Development Plan by promoting a more balanced tax base



MEMO

To: Town Council
From: Kevin Parker, Engineering Director
Date: March 09, 2026
RE: **Steven's Village (CZ25.08.01) Traffic Impact Analysis Overview and Summary of Questions Received**

Purpose

The purpose of this memorandum is to provide Council with an overview of the Traffic Impact Analysis (TIA) process associated with the Stevens Village project and to address questions that have been raised regarding traffic modeling, study methodology, roadway improvements, and regulatory authority.

This memorandum summarizes applicable engineering standards, ordinance requirements, and agency coordination relevant to the project.

I. What is a Traffic Impact Analysis (TIA)?

A Traffic Impact Analysis (TIA) is a technical engineering study prepared by a licensed traffic engineer to evaluate the projected transportation impacts of a proposed development.

A TIA typically:

- Calculates projected trip generation using Institute of Transportation Engineers (ITE) standards
- Determines trip distribution and assignment to the roadway network
- Evaluates intersection operations and level of service
- Analyzes queue lengths during peak hours
- Identifies necessary roadway or signal improvements to mitigate impacts

The purpose of a TIA is to determine the extent to which a development will materially affect roadway operations and to identify appropriate mitigation measures.

II. Regulatory Framework

Town Authority

The Town requires a TIA pursuant to its Development Ordinance when development thresholds are met (minimum increase of 1,000 daily trips and/or 100 AM or PM peak hour trips).

The Town may require mitigation for traffic impacts that are directly attributable to a development. The Town cannot require improvements unrelated to a project's projected, measurable traffic impact, nor can it impose conditions beyond its ordinance authority.

NCDOT Involvement

This Traffic Impact Analysis (TIA) was required by, coordinated with, and approved by NCDOT.

Specifically:

- TIA scoping was coordinated with NCDOT
- Traffic counts and growth assumptions were reviewed and accepted by NCDOT
- Signal approvals were issued by NCDOT
- Final mitigation measures were reviewed and approved by NCDOT

NCDOT reviewed and approved the original TIA and did not require a new study based on the updated conditional rezoning proposal. NCDOT also reviewed and approved the Technical Traffic Memorandum (TTM) reflecting the revised trip generation associated with the conditional rezoning.

III. Developer Mitigation Requirements

The developer is required to construct the transportation improvements identified in the approved TIA. Although the current proposal results in lower projected trip generation, the developer remains committed to constructing the originally approved improvements, which were designed using higher traffic volumes than those projected under the updated plan.

The developer has committed to completing all required roadway improvements prior to occupancy of any building on the site.

IV. Frequently Asked Questions (FAQ)

1. Why does adding 118 townhomes not trigger a new TIA?

The current conditional rezoning results in an overall reduction in trip generation compared to the previously approved plan due to:

- Removal of approximately 10,500 square feet of strip retail
- Reduction of the convenience store by approximately 1,000 square feet
- Reduction of the grocery store by approximately 3,000 square feet

Although the updated plan includes additional residential units, the reduction in commercial square footage results in lower overall trip generation.

Comparison of total projected trips (Phases 1 and 2):

Daily Trips

- Approved TIA: 15,376
- Updated Plan: 13,778
- Reduction: 1,598 fewer daily trips (10.4% decrease)

AM Peak Hour Trips

- Approved TIA: 898
- Updated Plan: 838
- Reduction: 60 fewer trips (6.7% decrease)

PM Peak Hour Trips

- Approved TIA: 1,246
- Updated Plan: 1,166
- Reduction: 80 fewer trips (6.4% decrease)

Because the revised plan results in a net reduction in trip generation and the developer remains committed to the previously approved roadway improvements, Staff and NCDOT did not determine that a new TIA was required.

2. Was the TIA performed during COVID, and are the traffic counts valid?

While TIA scoping began in May 2021, traffic counts were collected in January 2022.

NCDOT issued a data-driven memorandum in February 2022 indicating that traffic volumes had returned to pre-pandemic levels by the end of 2021. Accordingly, the traffic data used in the TIA reflects normalized traffic conditions and was accepted by NCDOT.

3. Why was only a 1% annual growth rate used?

The TIA incorporated a 1% compounded annual background growth rate.

In addition, several major developments were explicitly included in the traffic modeling, including:

- Aria Apartments
- Stinson Farms
- Stallings Farms
- Sante Matthews

The only nearby project not specifically modeled was an approximately 108-lot single-family subdivision in the Hembry Bridge area. The compounded growth rate reasonably accounts for smaller developments of that scale.

4. Is the proposed signal too close to Shannamara Drive?

The proposed signalized intersection is approximately 650 feet from Shannamara Drive.

A queuing analysis was conducted during peak hour conditions using the original (higher) trip volumes. The maximum projected PM peak queue length was 515 feet, approximately 100 feet short of the Shannamara Drive entrance.

The new signal will be coordinated and timed with the existing Idlewild Road/Stevens Mill Road signal to promote directional traffic flow. Based on the engineering analysis, the signal is not projected to impede ingress or egress at Shannamara Drive.

5. Why were subdivision entrances such as Shannamara and the Enclaves not analyzed individually?

Traffic from surrounding subdivisions was included in the traffic counts and overall network modeling. Consistent with standard TIA methodology and Town ordinance requirements, detailed operational analysis is conducted at major study intersections where project traffic is projected to have a measurable operational impact.

Subdivision entrances are not typically modeled individually unless the development materially increases traffic at those access points. Based on the trip distribution and queuing analysis, the development is not projected to materially impact those entrances.

6. Given the time since the July 2023 approval, why was a new TIA not required?

A new TIA is typically required if:

- There is a significant increase in trip generation,
- There is a material change in land use or traffic assignment, or
- Traffic conditions have materially changed beyond modeled assumptions.

In this case:

- There is an overall reduction in projected trips.
- Surrounding developments were accounted for in the original modeling.
- The developer remains committed to improvements designed for higher traffic volumes.

For these reasons, Staff and NCDOT did not require preparation of a new TIA.

7. When will the roadway improvements be completed?

The developer has committed to constructing all required roadway improvements prior to occupancy of any building on the site.

8. Can a roundabout be required instead of a signal?

The Town cannot unilaterally require installation of a roundabout on an NCDOT-maintained roadway.

Additionally, based on preliminary evaluation:

- Available right-of-way is limited
- Roundabouts require a significantly larger footprint
- Geometric constraints at the location present design challenges

Final intersection design is subject to NCDOT approval.

V. Conclusion

The Stevens Village TIA was prepared by a licensed traffic engineer, reviewed by Town staff, and coordinated with, and approved by, NCDOT. The current conditional rezoning proposal results in reduced trip generation while maintaining the originally approved mitigation improvements.

All conclusions summarized above are based on accepted engineering methodology, adopted ordinance requirements, and agency review standards.



Conditional Rezoning Application CZ25.08.01 - Stevens Village

03.09.2026

Staff Presentation | Town Council



Conditional Rezoning Request

- Stevens Village, LLC submitted a conditional rezoning request for Mixed-Use 2 (MU-2) to Conditional Zoning Mixed-Use 2 (CZ-MU-2) at the location at the intersection of Stevens Mill Rd and Idlewild Rd for up to 118 townhomes and up to 3,000-15,000 sq ft of commercial.

Neighborhood Meeting:
10/07/2025



Neighborhood Meeting 2:
12/09/2025

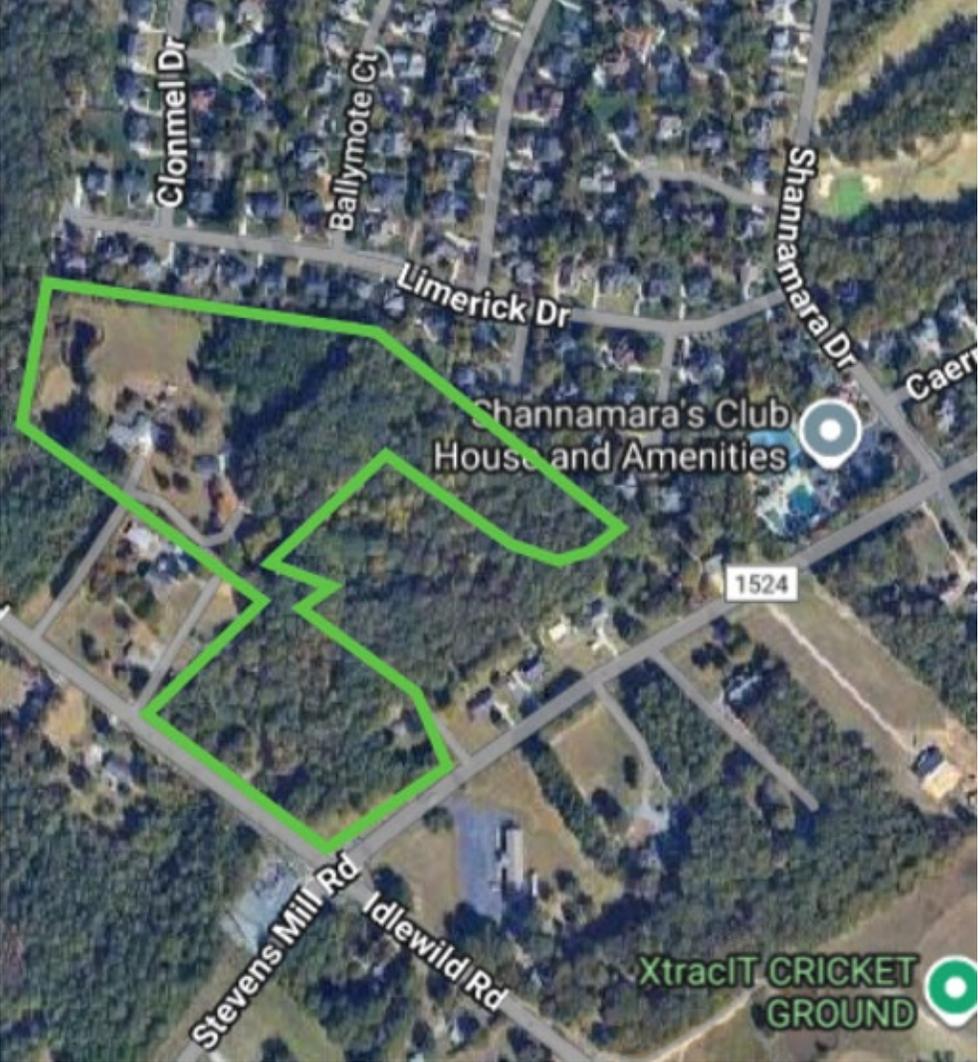


Planning Board:
02/17/2026



Town Council Hearing:
03/09/2026

Aerial & Streetview





Project Summary

Location:

- Stevens Mill and Idlewild Rd

Ownership:

- Stevens Village, LLC

Current Zoning:

- Mixed-Use 2 (MU-2)
- Allowed uses consist of but not limited to bars, department stores, medical offices, multi-tenant retail, drugstores, veterinary offices, and similar commercial uses

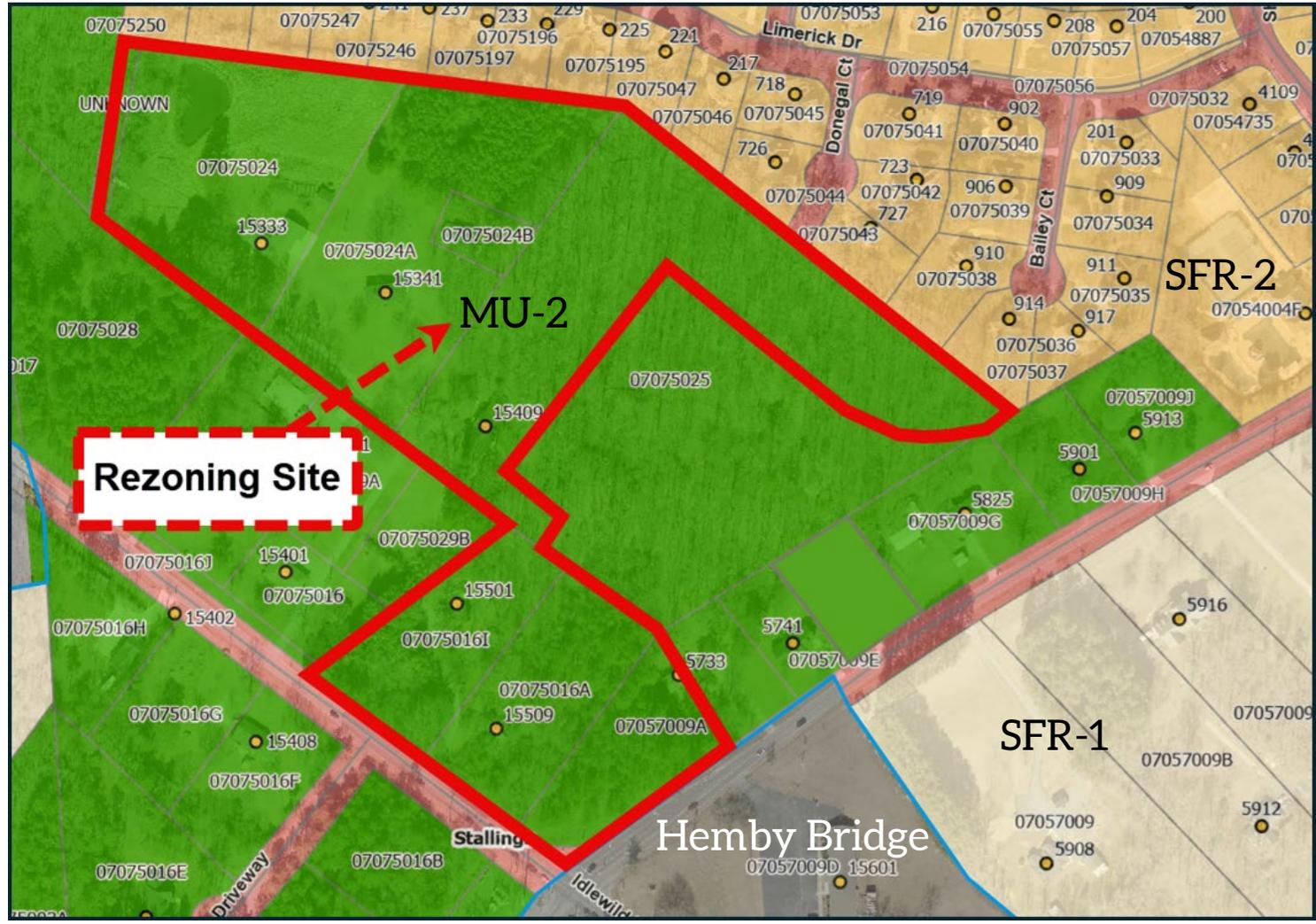
Site/Project Size:

- 17.97 ac total
- Area A (Residential) 12.35 ac
- Area B (Commercial) 5.62 ac

Traffic Generation:

- TIA included from original Stevens Village Commercial development

Current Zoning:





Site Standards

Residential (Development Area A)

- Maximum 118 attached townhomes, alley fed
- Max height: 45 ft (3 stories), 35 ft (2 stories) adjacent to Shannamara
- 18" minimum brick/stone at base of buildings
- 50-ft Type A buffer + 90-ft setback adjacent to Shannamara
- 7-ft fence along Shannamara boundary
- Parallel parking, sidewalks on both sides on main roads

Commercial (Development Area B)

- 3,000-15,000 sq ft of commercial
 - Max 1 convenience store with gas pumps
 - If convenience store: max 1 drive-thru restaurant
 - If no convenience store: max 2 drive-thru restaurants
- Extensive list of prohibited uses (e.g., ABC store, bars, hotel, tattoo studio, indoor shooting range, vape and tobacco store, etc.)
- 12 ft multi-use greenway path along Idlewild Rd



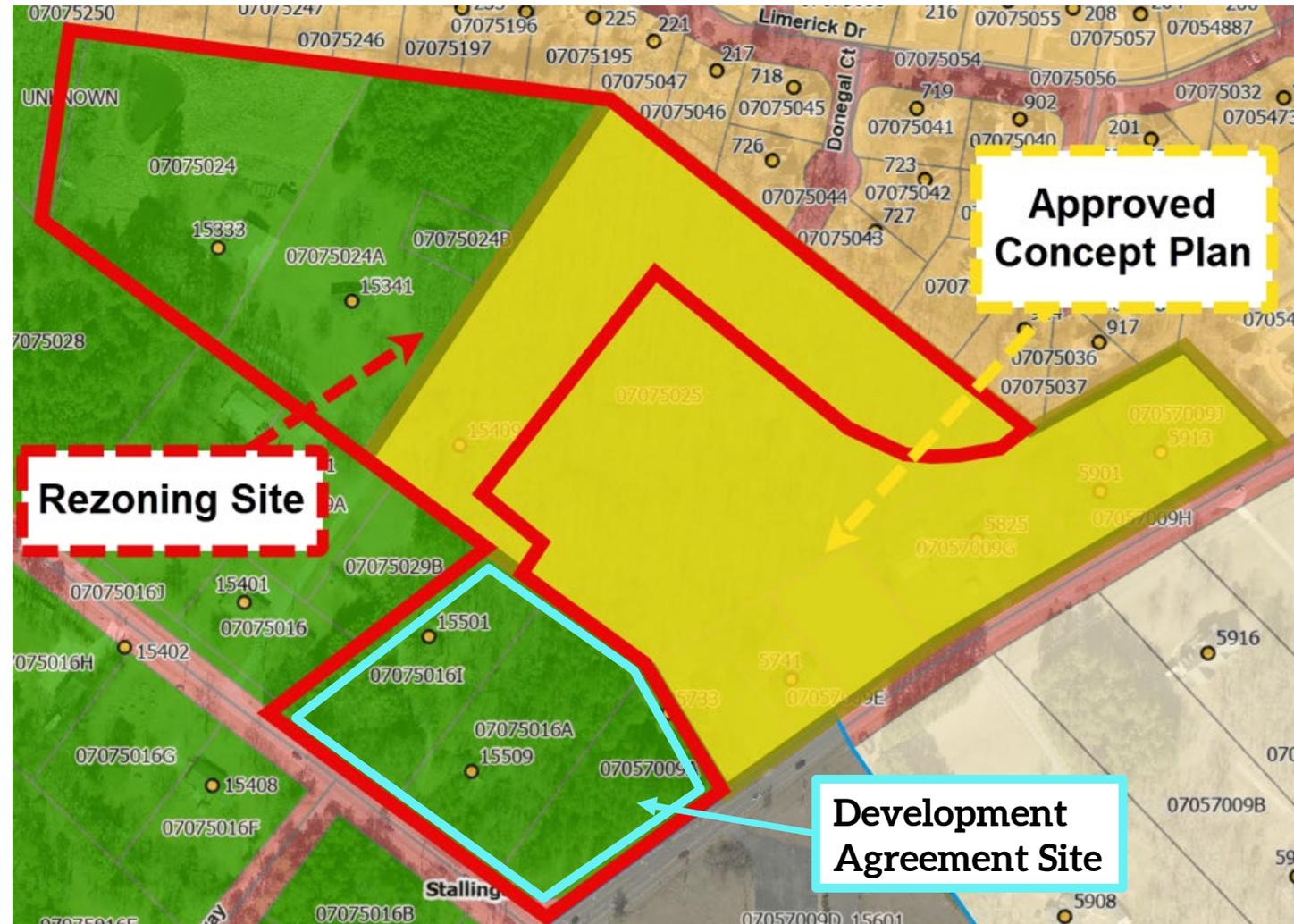
History

□ The Stevens Village project is composed of multiple planning processes:

- **By-Right Development:** This includes the anchor grocery store and retail, which can be built without additional approvals beyond standard zoning requirements.
- **Development Agreement (DA) Development:** This involves two outparcels that require a specific development agreement with the Town.
- **Conditional Rezoning Request:** Would encompass adjacent properties to the north and overlap with the DA site and by-right approved site.

□ **Timeline:**

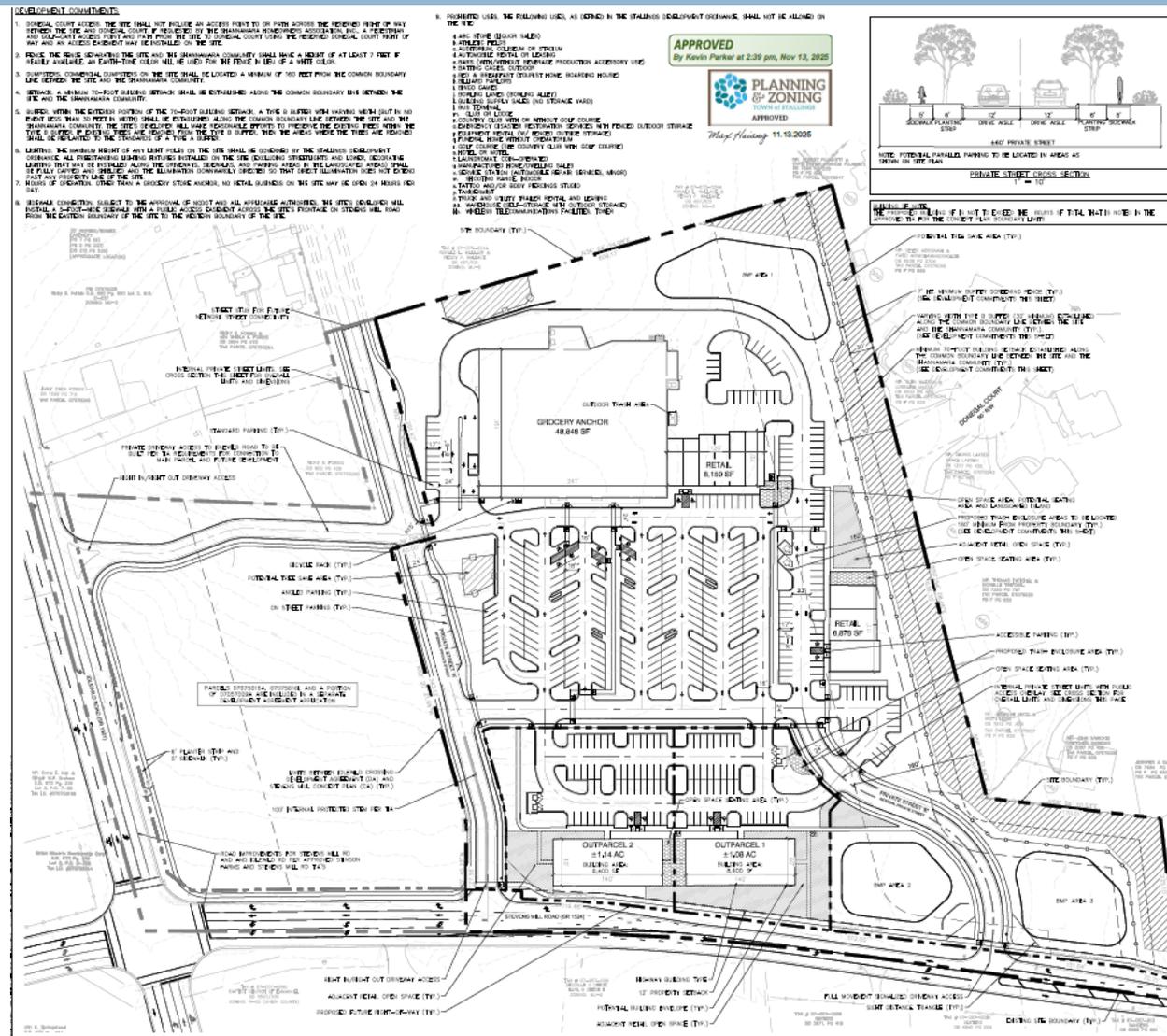
- **Outparcel Development:** A Development Agreement application for outparcels (DA20.08.01) was submitted on August 18, 2020. This application is ongoing and has not been approved by the Town Council but may restart if CZ does not go through.
- **Grocery Store Site Plan:** A site plan for the grocery store was submitted on September 11, 2020. A concept plan for this was approved on October 20, 2023.
- **Traffic Impact Analysis (TIA):** Due to COVID-19 delays, the TIA began in November 2021 and was completed in July 2023.
- **Conditional Rezoning:** Request for up to 118 townhomes and up to 15,000 sq ft of commercial.





Approved By-Right Site Plan

- Site plan for the grocery store was submitted on September 11, 2020. A concept plan for this was approved on October 20, 2023.
 - Amended November 13, 2025, to include voluntary development commitments
- Site area 13.88 ac
- 80,673 SF Commercial/retail total
 - Grocery 48,848 sq ft (included in total)
- 70 ft Setback
 - 30 ft required per 2020 Ordinance
 - 90 ft on the proposed CZ





Future Land Use



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

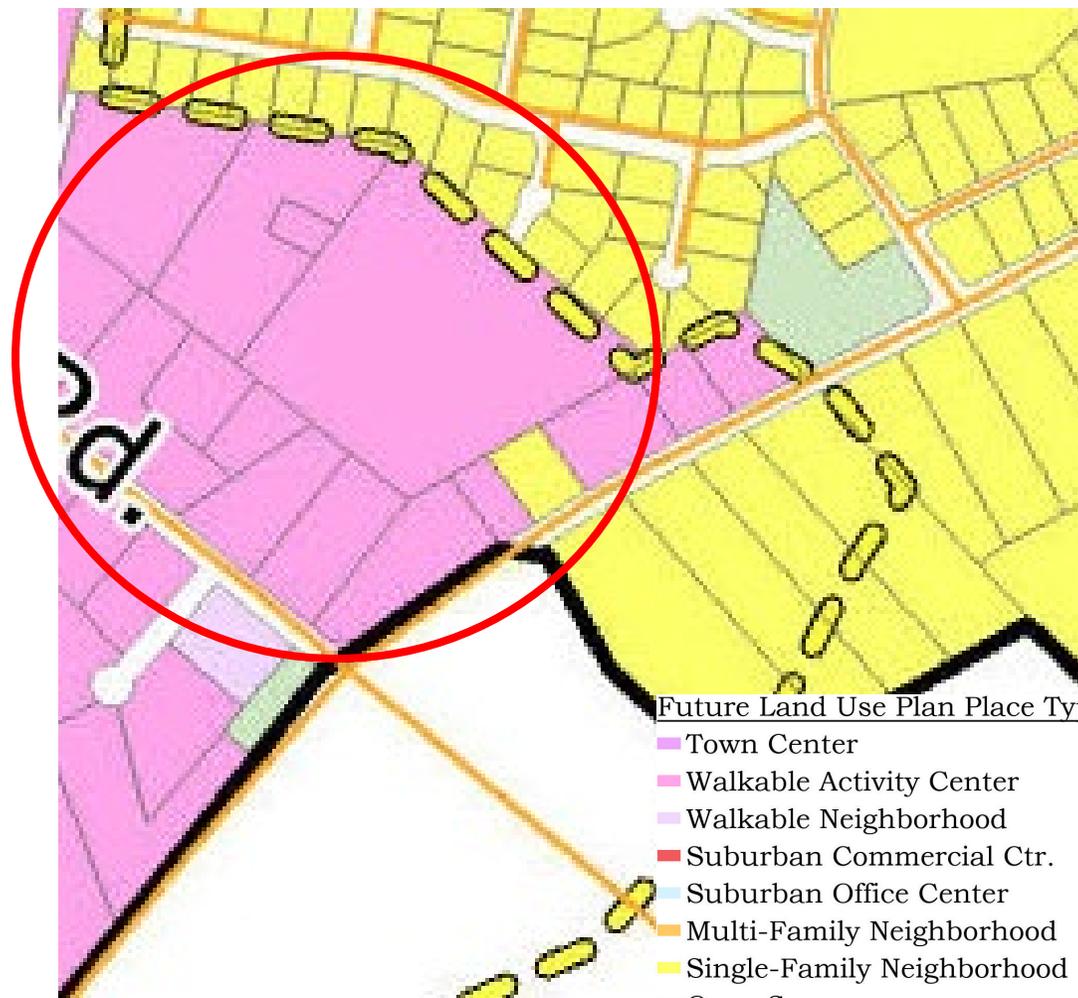
Secondary Land Uses

- 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/ Urban |
| Typical Street Cross Section | |



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

Consistent with the Future Land Use Plan



Walkable Activity Center Vision

Integrated mix of residential
and commercial uses
Small blocks, connected streets
Supports economic and
community activity



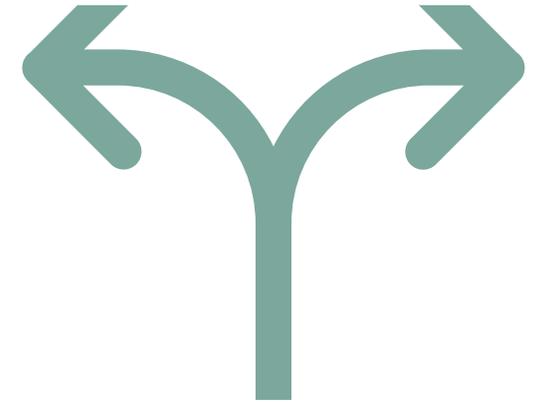
Building Scale and Parking

1-5 story buildings (up to 3
stories shown)
Emphasis on on-street parallel
parking
Supports walkability



Land Use Diversity

Housing, employment, and
services in close proximity
Increased density in targeted
areas
Integrated uses



Transportation Framework

Focuses growth in targeted
areas
Armistead Grove Road parallel
connection
Links Idlewild Road to I-485 via
Stinson Farms

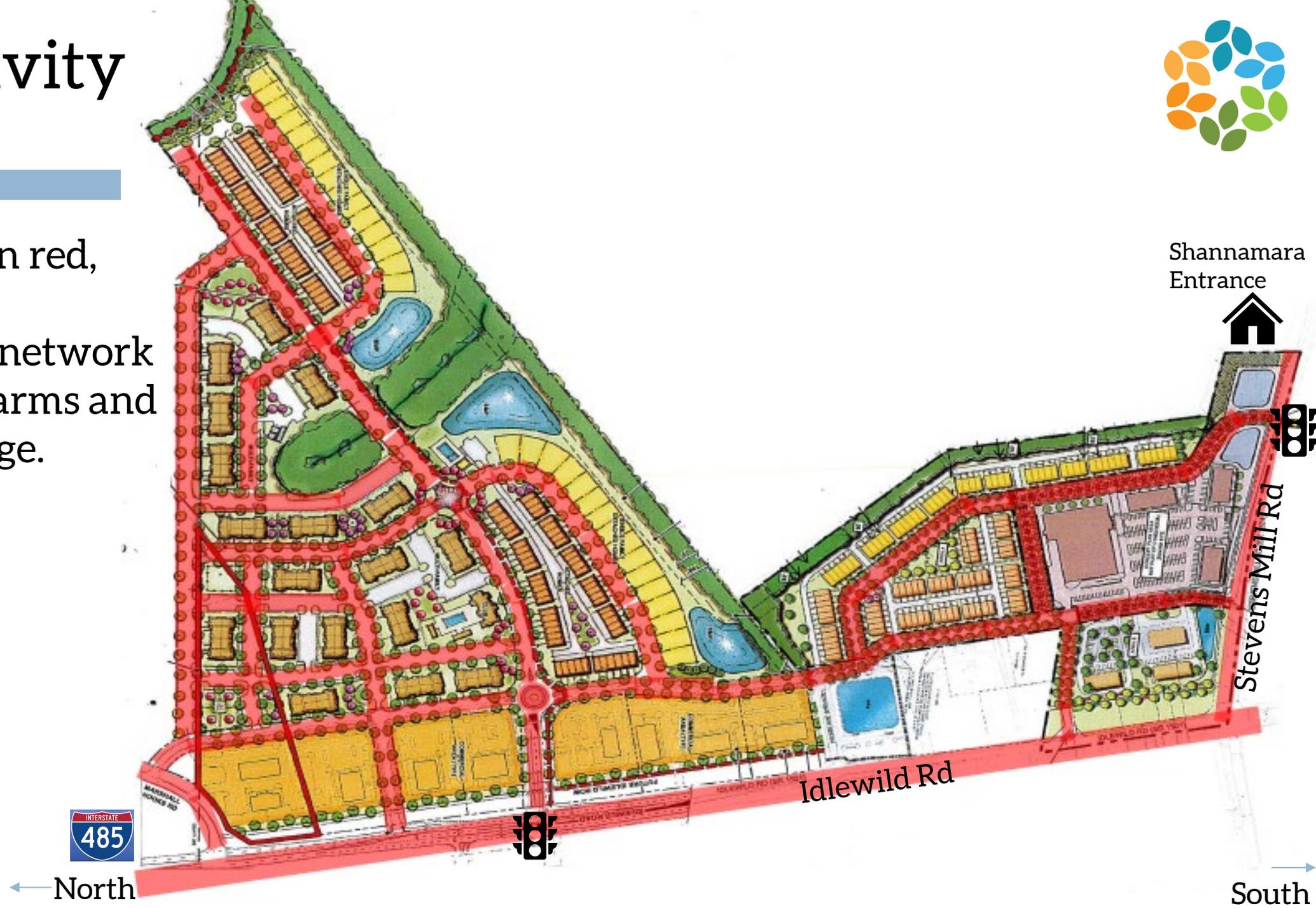
Idlewild Road Small Area Plan



Connectivity



- Highlighted in red, would be the connectivity network for Stinson Farms and Stevens Village.



Planning Board Recommendation



- Planning Board recommended denial due to requests for an updated TIA.



Traffic Impact Analysis

- What is a Traffic Impact Analysis (TIA)?
 - Technical engineering study prepared by a licensed traffic engineer
 - Required when ordinance thresholds are met
 - 1,000 Total Daily Trips and/or;
 - 100 AM or PM Peak Hour Trips.
 - Evaluates projected transportation impacts of development
 - Typically includes:
 - Trip generation (ITE standards)
 - Trip distribution and assignment
 - Intersection operations and level of service
 - Peak hour queue analysis
 - Identification of required mitigation improvements
 - Can only require mitigation for traffic impacts directly attributable to the development.
 - Cannot require improvements for pre-existing traffic issues.
 - If LOS = D pre-construction, LOS \geq D post-construction.
 - The Town coordinates with NCDOT to review counts, assumptions, signals, and final improvements.



Stevens Village -Traffic Impact Summary

- Stevens Village includes previously approved TIA (approved July, 2023) improvements along Idlewild Road and Stevens Mill Road, including added turn lanes, extended storage, and traffic signal upgrades.
- Removal/reduction of certain commercial components has resulted in an overall reduction of projected trips compared to the original TIA.
 - Comparison of total projected trips:
 - Daily Trips
 - Approved TIA: 15,376
 - Updated Plan: 13,778
 - AM Peak Hour Trips
 - Approved TIA: 898
 - Updated Plan: 838
 - PM Peak Hour Trips
 - Approved TIA: 1,246
 - Updated Plan: 1,166
- **All original TIA improvements will still be constructed, despite the reduced trip generation.**
- Site access along Idlewild Road includes right-in/right-out movements, protected stem lengths, and dedicated turn lanes.
- **Original TIA and Updated TTM have been approved by NCDOT.**

FAQs - Stevens Village TIA



1. Why does adding 118 townhomes not trigger a new TIA?
2. Was the TIA performed during COVID, and are the traffic counts valid?
3. Why was only a 1% annual growth rate used?
4. Is the proposed signal too close to Shannamara Drive?
5. Why were subdivision entrances not analyzed individually?
6. Why was a new TIA not required since the original TIA is from July 2023?
7. When will roadway improvements be completed?
8. Can a roundabout be installed instead of a traffic signal?



Staff Recommendation

- Staff recommends approval of CZ25.08.01 to rezone the property to CZ -MU-2.
- This rezoning:
 - ▣ Provides a step-down transition between single-family residential and commercial uses
 - ▣ Enhances buffering adjacent to existing neighborhoods
 - ▣ Reduces by-right commercial intensity
 - ▣ Better aligns with the Walkable Activity Center future land use designation
 - ▣ Is more consistent with adopted land use plans than the current by-right zoning

Vote and Statement of Consistency & Reasonableness



- **Step 1.**
 - Motion to recommend [Approval/Denial](#) for CZ25.08.01.

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

- **Step 3.**
 - Example reasoning:
 - The rezoning is consistent with the Comprehensive Land Use of Walkable Activity Center.



Questions?

ROBINSON
BRADSHAW

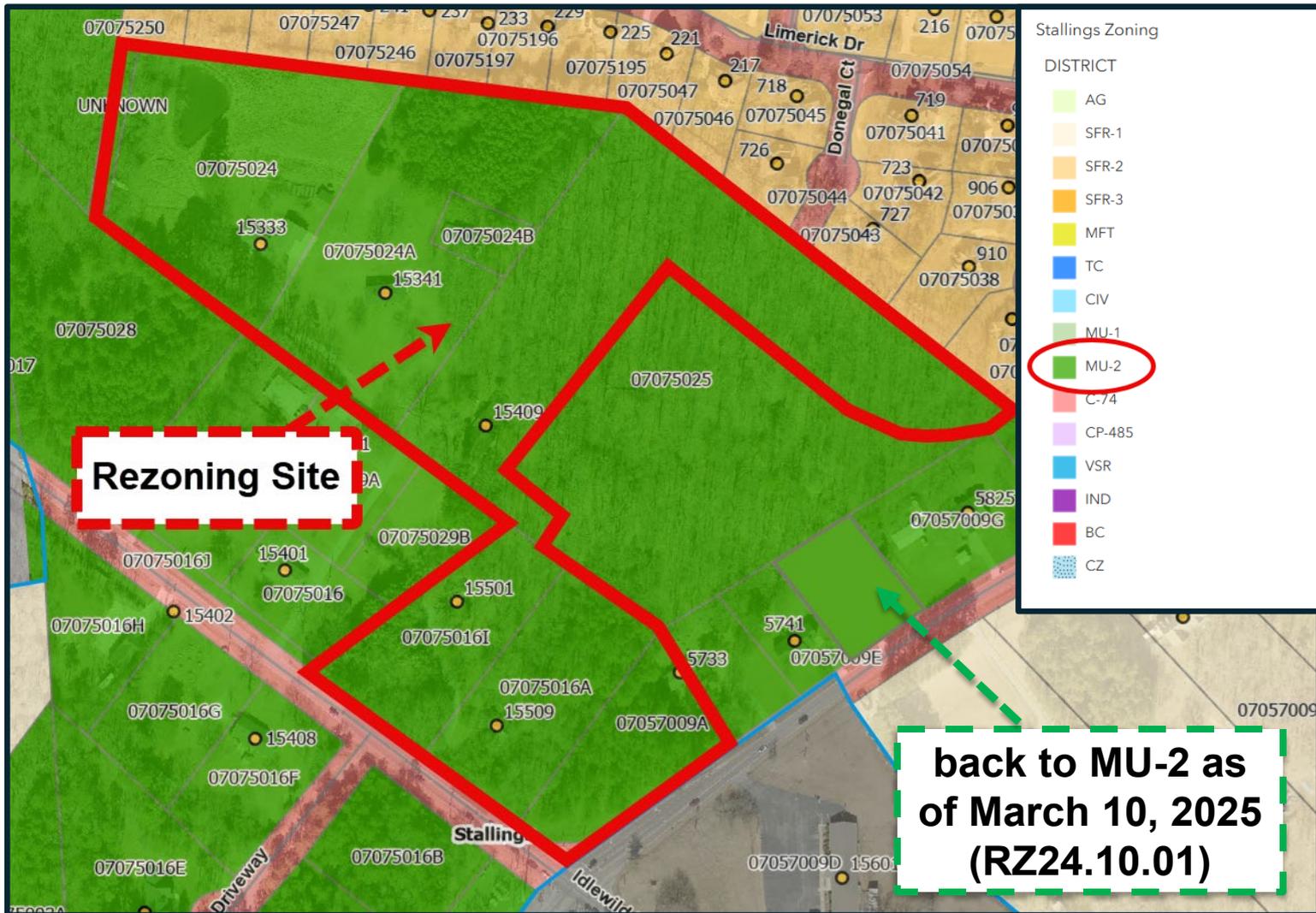
Case Number CZ25.08.01

Stevens Village, LLC, Applicant

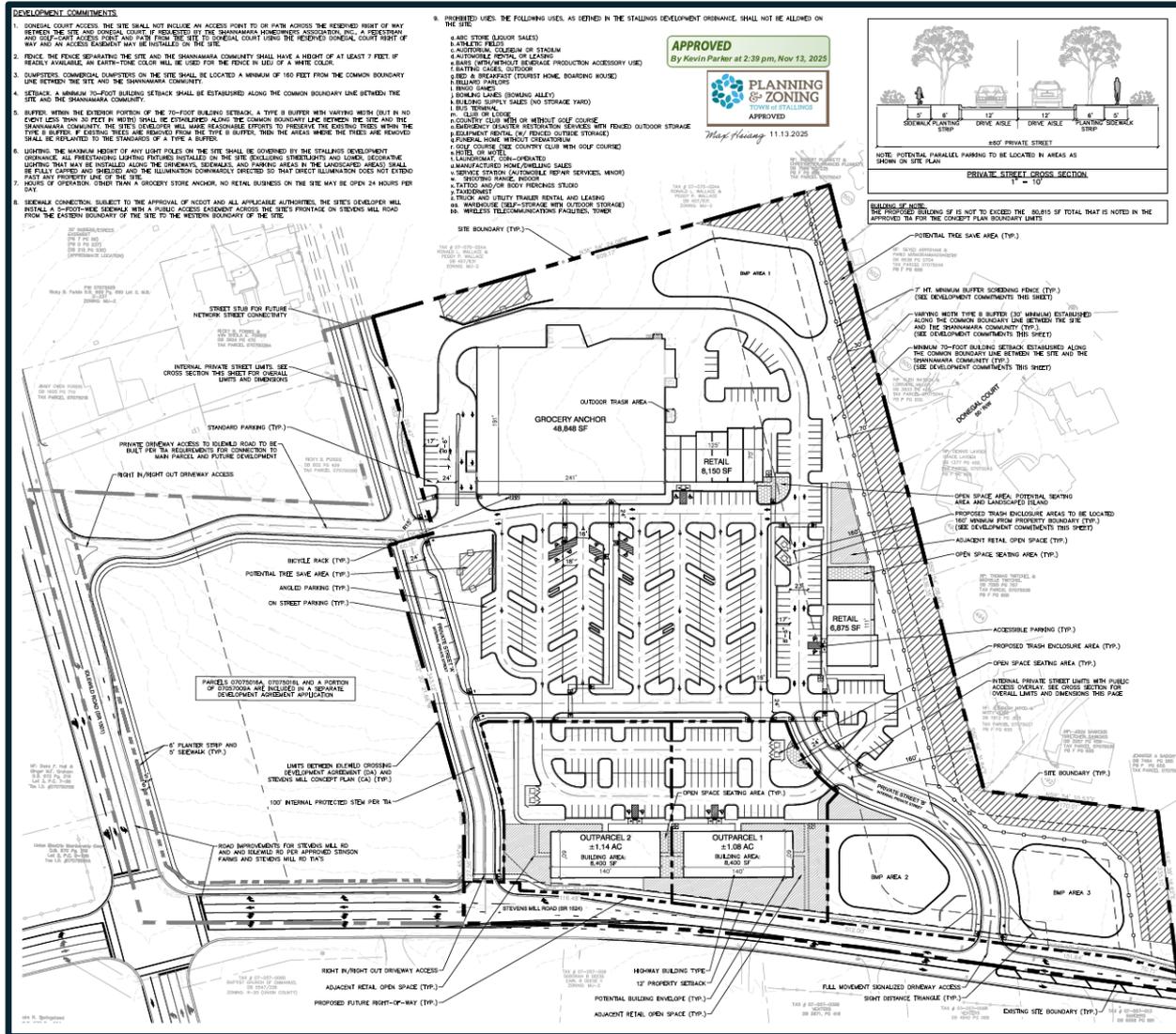
Public Hearing

March 9, 2026

Zoning of the Site and Surrounding Parcels



Approved By-Right Concept Plan for Adjacent Site



MU-2 Permitted Uses (* = with additional standards)

- Athletic Fields
- Auditorium, Coliseum, or Stadium
- Bar
- Batting Cages*
- Bed and Breakfast*
- Billiard Parlor
- Bowling Alley
- Brewpub
- Building Supply Sales
- Bus Terminal
- Club or Lounge*
- Coffee Shop/Roastery
- Convenience Store w/out pumps
- Dance School
- Daycare for Children or Adults*
- Department, Variety or General Merchandise Store
- Emergency Disaster Restoration Services w/ fenced outdoor storage
- Event and Wedding Venue
- Family Care Facility
- Fire, Ambulance, Rescue Station
- Funeral Home without Crematorium
- Golf Course*
- Golf Course, Miniature
- Golf Driving Range*
- Gymnastics/Cheerleading Facility
- Hobby Shop
- Hospital*
- Hotel or Motel
- Kennels or Pet Grooming, No Outdoor Pens or Runs
- Laboratory, Medical or Dental
- Laundromat, Coin-Operated
- Laundry or Dry Cleaning
- Library
- Martial Arts Instructional School
- Multi-Tenant Retail
- Museum or Art Gallery
- Musical Instrument Sales
- Nursing Home, Assisted Living*
- Office
- Parks and Recreation Facilities, Public*
- Personal Training Facility, Health Club
- Pet Store
- Pharmacy/Drugstore without Drive Thru
- Police Station
- Post Office
- Religious Institution
- Restaurant without drive-thru window
- Secondhand Thrift/Consignment & Antique Shops
- Sports and Recreation Clubs, Indoor
- Swim and Tennis Club*
- Tattoo and/or Body Piercing Studio
- Taxidermist
- Theater, Indoor
- Tutoring & Mentoring Services
- Utility Substation*
- Vending Machines – Outdoor
- Veterinary Services, without outdoor kennels or runs
- Vocational, Business or Secretarial School
- Wireless Telecommunications Facilities (no tower)*
- Hardware Wholesale Dealer

Rezoning Request

Requesting that the Site be rezoned to the CZ-MU-2 zoning district (from MU-2) to accommodate the development of a mixed-use project on the Site that would contain:

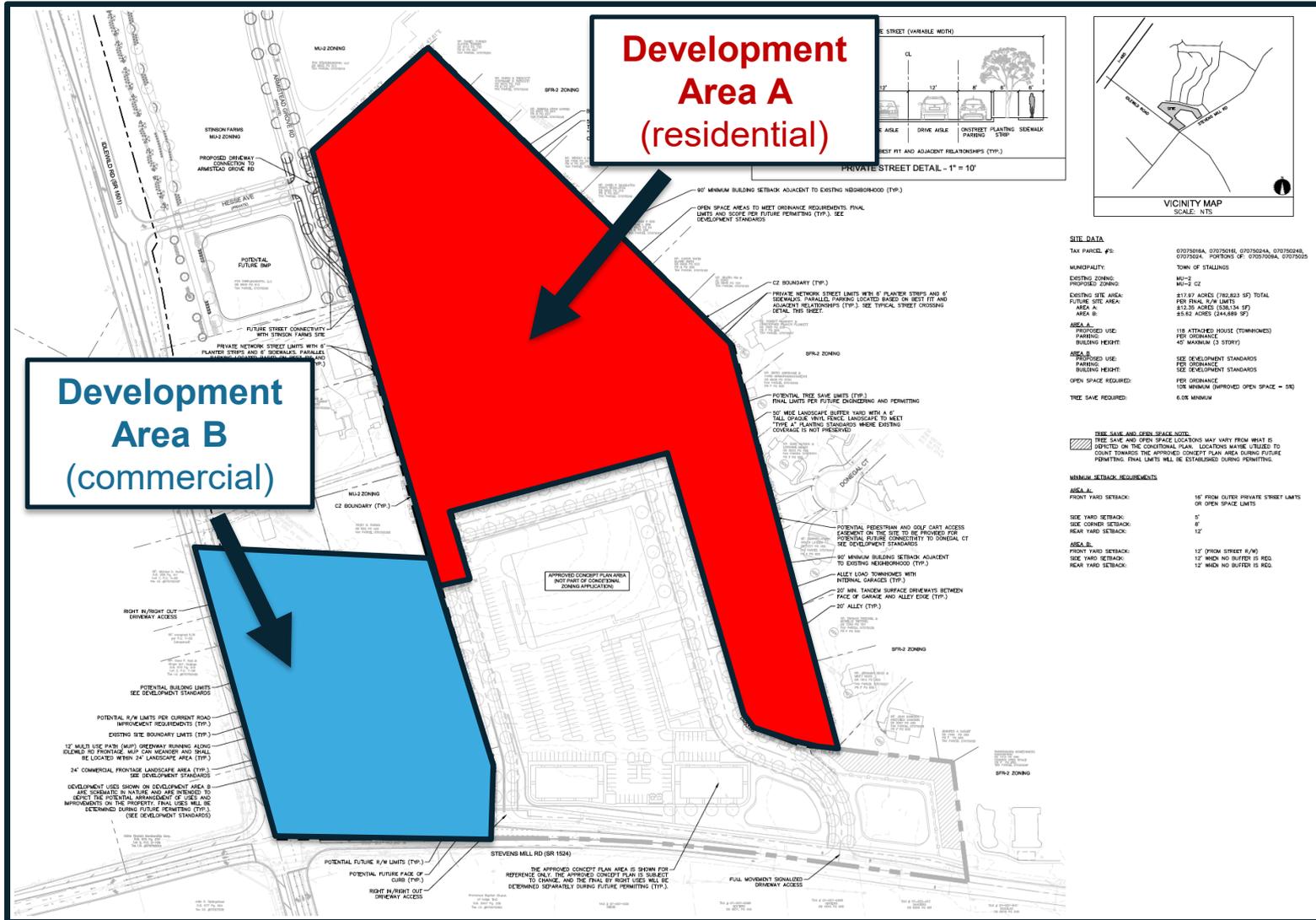
- **Development Area A:**

A maximum of 118 attached house dwelling units (townhomes)

- **Development Area B:**

A total maximum of 15,000 square feet of non-residential uses and a minimum of 3,000 square feet of non-residential uses in a maximum of 2 buildings

Rezoning Request — Development Areas A and B



Rezoning Request — Continued

Requirements of and restrictions on **Development Area A** (the residential component of the Site):

- Restricted to residential uses
- Maximum building height* of 45 feet for attached house dwelling units internal to the Site
- Maximum building height* of 35 feet for attached house dwelling units along the Shannamara boundary of the Site
- Minimum of 18 inches of brick or stone material at base of buildings

* as defined in the Stallings Development Ordinance

Rezoning Request — Continued

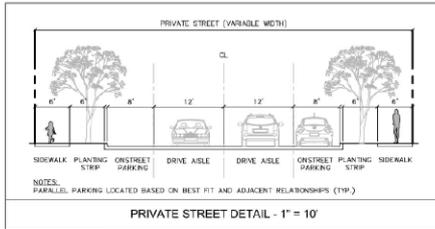
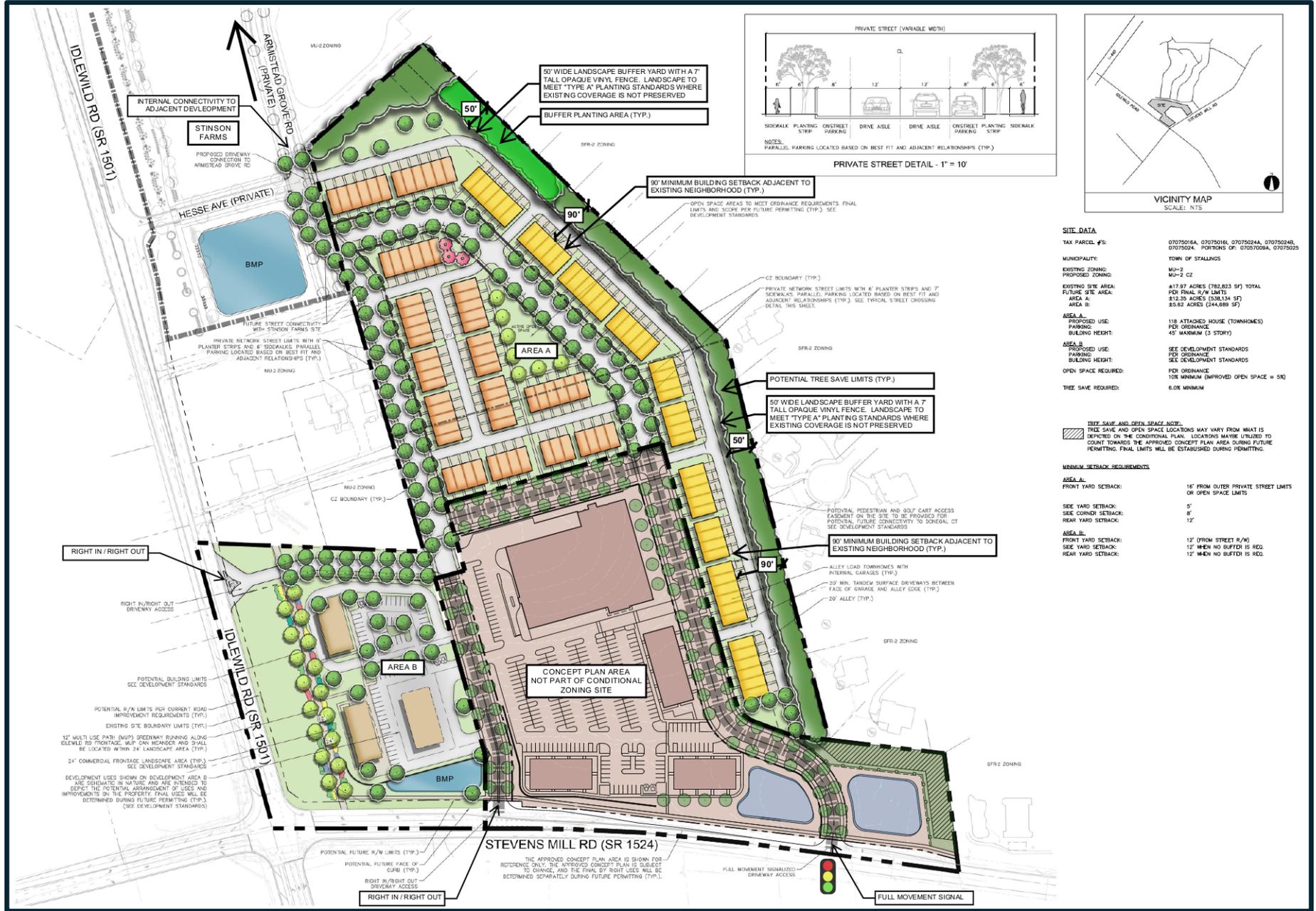
Requirements of and restrictions on Development Area B (the non-residential/commercial component of the Site):

- Maximum of 1 convenience store with gas pumps
- If a convenience store, maximum of 1 restaurant with drive-through windows
- If no convenience store, maximum of 2 restaurants with drive-through windows

Rezoning Request — Continued

Prohibited uses on **Development Area B** (the non-residential/commercial component of the Site):

- ABC Store (liquor sales)
- Athletic fields
- Auditorium, coliseum or stadium
- Bars (with/without beverage production accessory use)
- Batting cages, outdoor
- Bed & breakfast (tourist home, boarding house)
- Billiard parlors
- Bowling lanes (bowling alley)
- Building supply sales (no storage yard)
- Bus terminal
- Club or lodge
- Country club with or without golf course
- Emergency disaster restoration services with fenced outdoor storage
- Funeral home with or without crematorium
- Game room, video game room, coin operated
- Golf course
- Hotel or motel
- Laundromat, coin-operated
- Manufactured home/dwelling sales
- Sale of tobacco, vape, CBD as principal use
- Shooting range, indoor
- Tattoo and/or body piercings studio
- Taxidermist
- Wireless telecommunications facilities, tower



SITE DATA

| | |
|-----------------------|--|
| TAX PARCEL #S: | 0707506A, 0707506B, 0707504A, 0707504B, 0707502A, 0707502B, PORTIONS OF 0707506A, 07075023 |
| MUNICIPALITY: | TOWN OF STALLINGS |
| EXISTING ZONING: | MU-2 |
| PROPOSED ZONING: | MU-2 CZ |
| EXISTING SITE AREA: | 417.97 ACRES (762,823 SF) TOTAL |
| PER FINAL R/W LIMITS: | 212.29 ACRES (3,981,34 SF) |
| AREA A: | 23.62 ACRES (344,699 SF) |
| AREA B: | |
| PROPOSED USE: | 118 ATTACHED HOUSE (TOWNHOMES) |
| PARKING: | PER ORDINANCE |
| BUILDING HEIGHT: | 45' MAXIMUM (3 STORY) |
| AREA A: | |
| PROPOSED USE: | SEE DEVELOPMENT STANDARDS |
| PARKING: | PER ORDINANCE |
| BUILDING HEIGHT: | SEE DEVELOPMENT STANDARDS |
| OPEN SPACE REQUIRED: | PER ORDINANCE |
| | 10% MINIMUM (APPROVED OPEN SPACE = 50) |
| TREE SAVE REQUIRED: | 6.0% MINIMUM |

TREE SAVE AND OPEN SPACE INFO:
TREE SAVE AND OPEN SPACE LOCATIONS MAY VARY FROM WHAT IS DEPICTED ON THE CONDITIONAL PLAN. LOCATIONS MAY BE UTILIZED TO COUNT TOWARDS THE APPROVED CONCEPT PLAN AREA DURING FUTURE PERMITTING. FINAL LIMITS WILL BE ESTABLISHED DURING PERMITTING.

MINIMUM SETBACK REQUIREMENTS

| | |
|---------------------|---|
| AREA A: | |
| FRONT YARD SETBACK: | 16' FROM OUTER PRIVATE STREET LIMITS OR OPEN SPACE LIMITS |
| REAR YARD SETBACK: | 5' |
| SEE CORNER SETBACK: | 8' |
| REAR YARD SETBACK: | 12' |
| AREA B: | |
| FRONT YARD SETBACK: | 12' (FROM STREET R/W) |
| SEE YARD SETBACK: | 12' WHEN NO BUFFER IS REQ. |
| REAR YARD SETBACK: | 12' WHEN NO BUFFER IS REQ. |

Traffic Impacts

- **Traffic Impact Analysis (TIA)—approved August 18, 2023**
 - TIA analyzed impact of:
 - grocery-anchored commercial center;
 - convenience store with gasoline pumps;
 - restaurant with drive-through facilities
 - scope of TIA determined by Town and NCDOT
 - TIA conducted by Town's consultant
 - traffic counts collected in January 2022
 - requested additions by NCDOT and/or the Town after the first draft:
 - intersection of Idlewild Road and Boyd Funderburk Drive/Marshall Hooks Road included in the TIA
 - Sante development included in the TIA

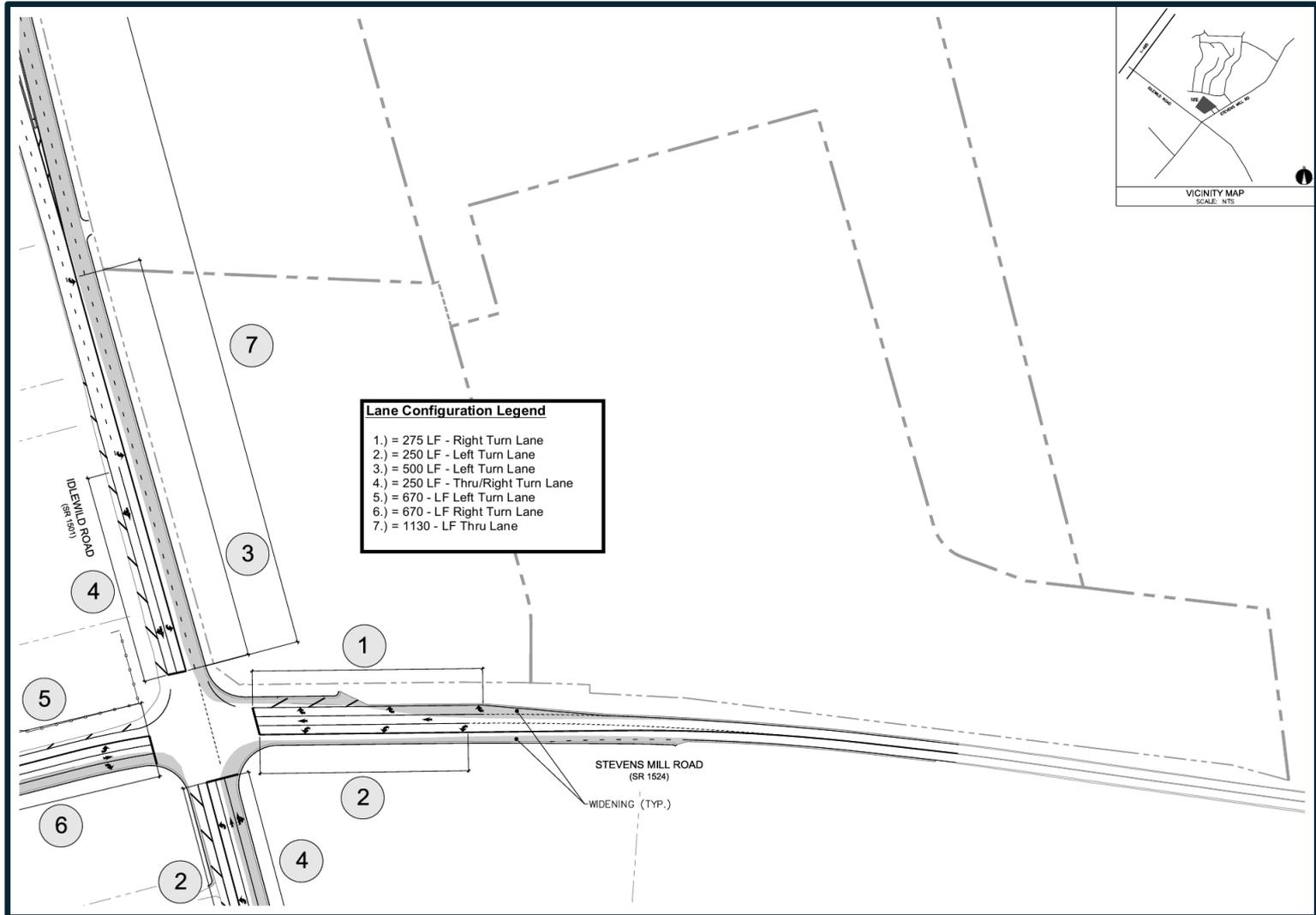
Traffic Impacts

- Transportation Technical Memorandum (TTM)—dated January 16, 2026
 - TTM estimated trip-generation numbers for:
 - conditional zoning plan (118 townhomes, convenience store with gasoline pumps, and restaurant with drive-through facilities)
 - grocery-anchored commercial center, as amended by conditional zoning plan
 - TTM concluded proposed plan would **generate fewer trips** than the plan analyzed as part of approved TIA
 - agreed to same improvements as approved TIA
 - TTM approved by NCDOT District Engineer on February 17, 2026

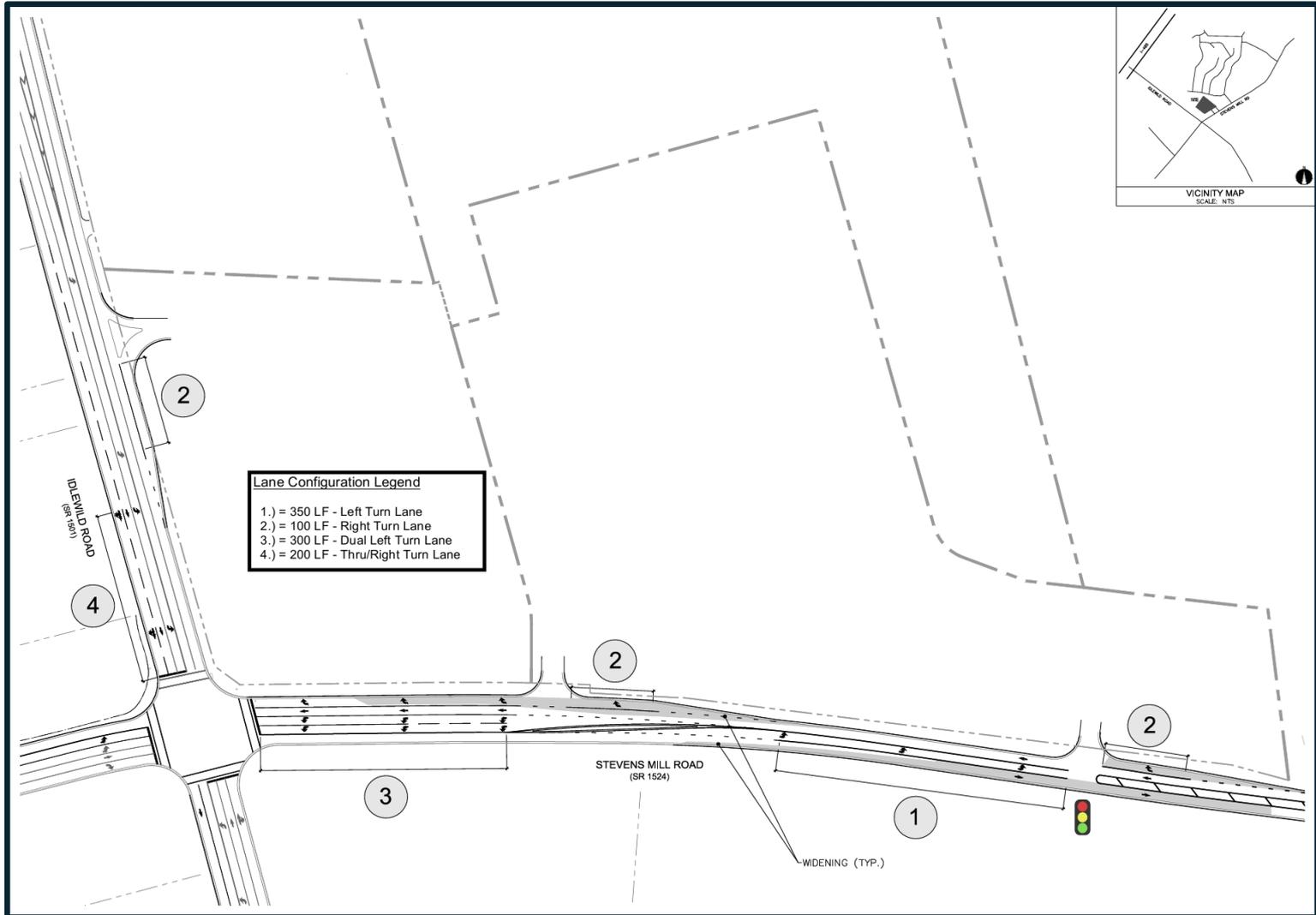
Traffic Impacts — Existing Road Conditions



Traffic Impacts — Phase 1 Road Improvements (Stinson Farms)



Traffic Impacts — Phase 2 Road Improvements (grocery center/conditional zoning)



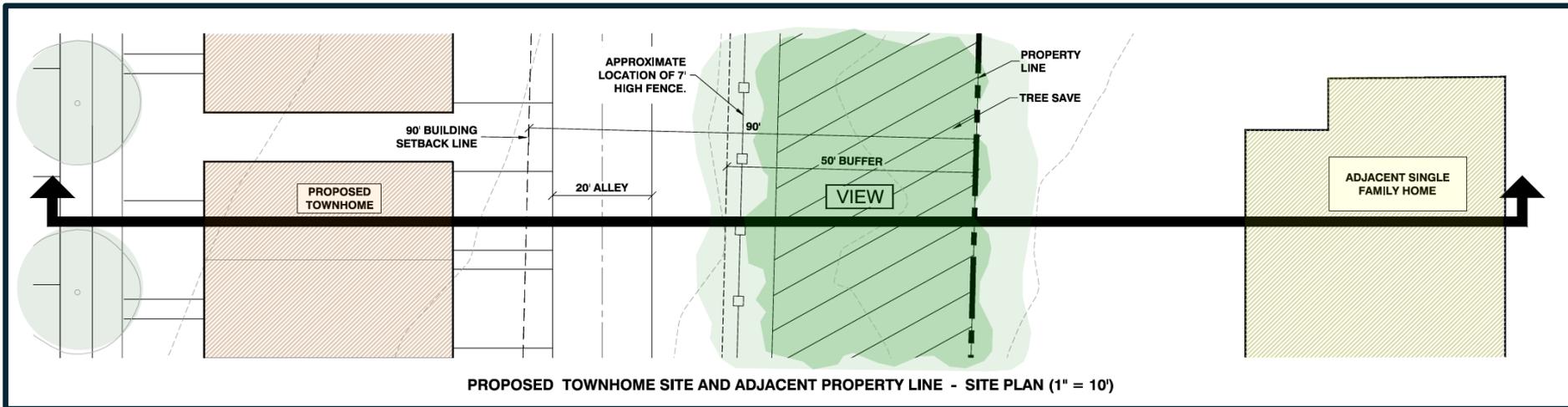
Traffic Impacts — Existing Road Conditions



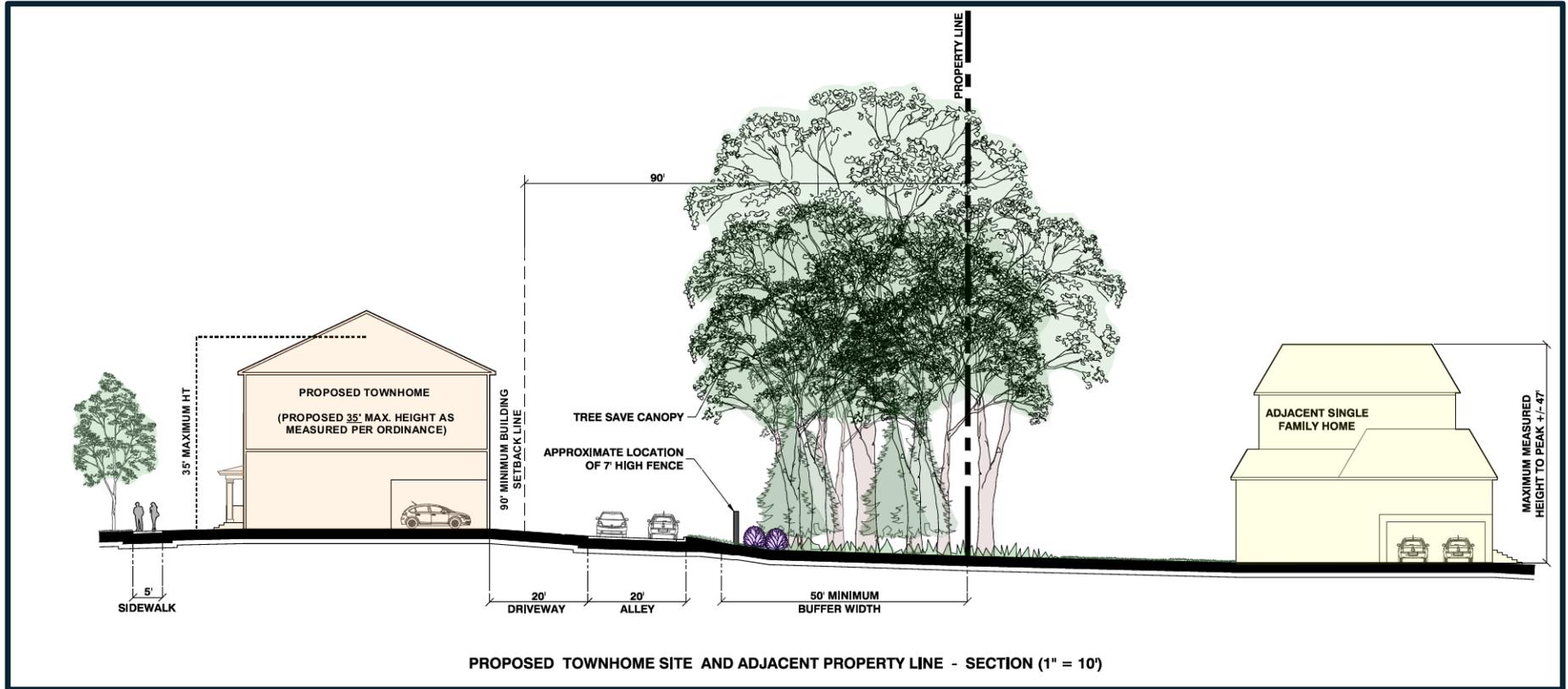
Buffer with Shannamara

- **90-foot** minimum setback (to **residential** buildings)
- **50-foot** minimum buffer (with “**Type A**” landscape buffer along portions of boundary where existing vegetation cannot be preserved)
- **7-foot** fence (on the Site’s side of the buffer)
- **35-foot** building height maximum for townhome buildings adjacent to Shannamara

Buffer with Shannamara

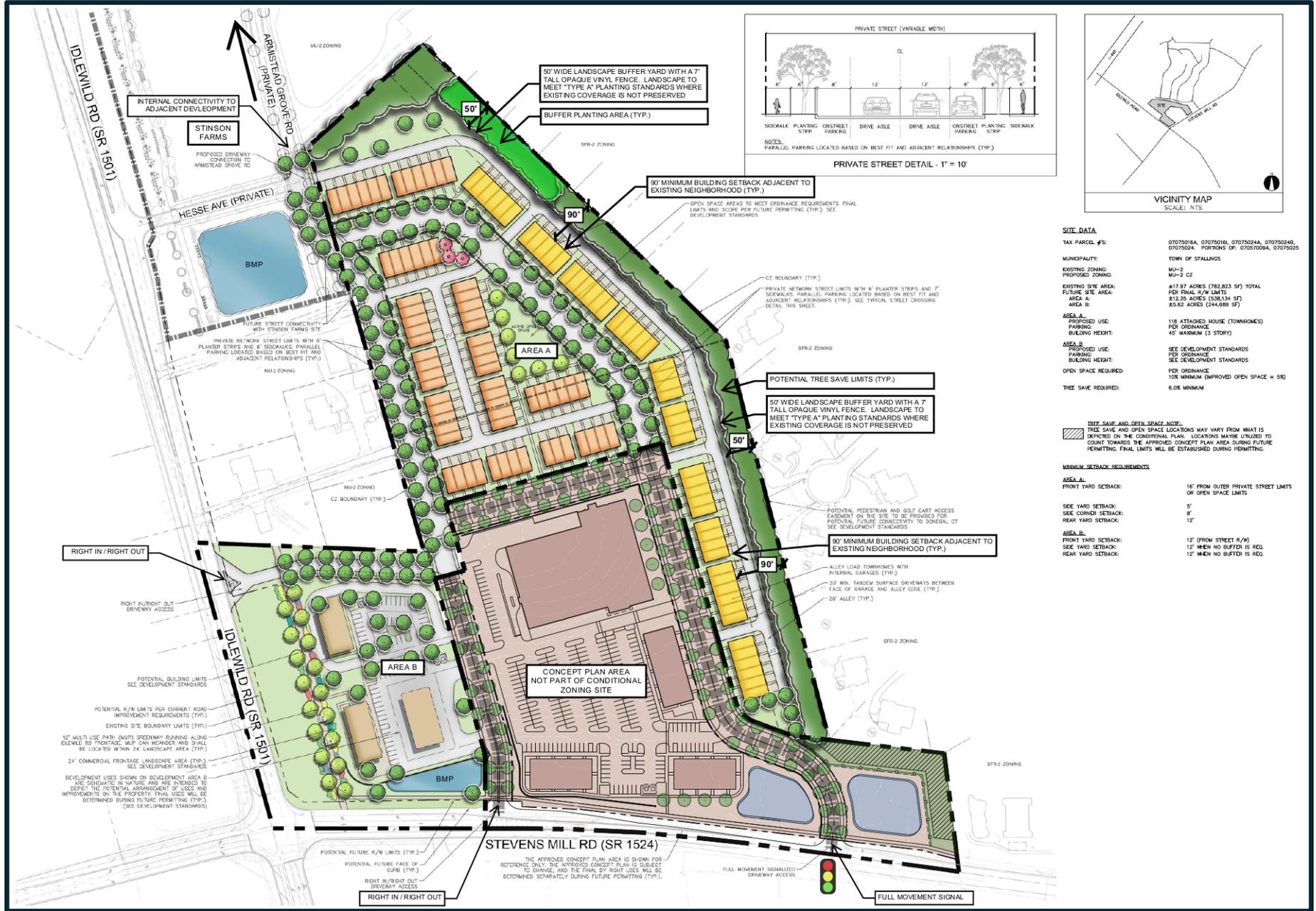


Cross Section of Shannamara Boundary



Changes to Conditional Zoning Plan (since Planning Board meeting)

- commit to **8-foot-wide sidewalk** along the frontage of Stevens Mill Road (conditional zoning plan and grocery-anchored center)
- shall attempt to save at least one **48-inch diameter at breast height oak tree** near signalized entrance on Stevens Mill Road
- the Applicant shall not clear or grade Development Area A until such time that there is a viable path to obtaining public sewer and water permits for the uses and improvements on Development Area A, except as necessary to balance the remainder of the Site and grocery-anchored center
- shall attempt to use excess topsoil from grading to construct a **berm** between Idlewild Road and the buildings on Development Area B



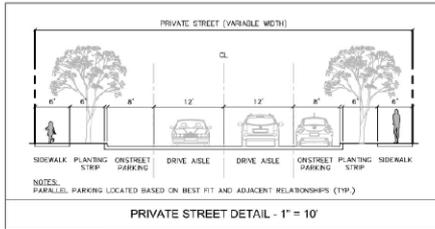
SITE DATA

| | |
|---|--|
| TAX PARCEL #S: | 07075016A, 07075016B, 07075024A, 07075024B, 07075024C, 07075024D, 07075024E, 07075024F, 07075024G, 07075024H, 07075024I, 07075024J, 07075024K, 07075024L, 07075024M, 07075024N, 07075024O, 07075024P, 07075024Q, 07075024R, 07075024S, 07075024T, 07075024U, 07075024V, 07075024W, 07075024X, 07075024Y, 07075024Z |
| MUNICIPALITY: | TOWN OF STALLINGS |
| EXISTING ZONING: | MU-2 |
| PROPOSED ZONING: | MU-2 CZ |
| EXISTING SITE AREA: | 417.97 ACRES (782,823 SF) TOTAL |
| FUTURE SITE AREA: | PER FINAL R/W LIMITS |
| AREA A: | 23.29 ACRES (508,134 SF) |
| AREA B: | 23.62 ACRES (514,689 SF) |
| AREA A PROPOSED USE: | 118 ATTACHED HOUSE (TOWNHOMES) |
| PROPOSED USE: | PER ORDINANCE |
| PARKING: | 45' MAXIMUM (3 STORY) |
| BUILDING HEIGHT: | SEE DEVELOPMENT STANDARDS |
| AREA B PROPOSED USE: | SEE DEVELOPMENT STANDARDS |
| PARKING: | PER ORDINANCE |
| BUILDING HEIGHT: | SEE DEVELOPMENT STANDARDS |
| OPEN SPACE REQUIRED: | PER ORDINANCE |
| 108 MINIMUM (APPROVED OPEN SPACE = 530) | |
| TREE SAVE REQUIRED: | 6.0% MINIMUM |

TREE SAVE AND OPEN SPACE INFO:
 TREE SAVE AND OPEN SPACE LOCATIONS MAY VARY FROM WHAT IS DEPICTED ON THE CONDITIONAL PLAN. LOCATIONS MAY BE UTILIZED TO COUNT TOWARDS THE APPROVED CONCEPT PLAN AREA DURING FUTURE PERMITTING. FINAL LIMITS WILL BE ESTABLISHED DURING PERMITTING.

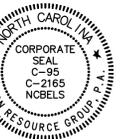
MINIMUM SETBACK REQUIREMENTS

| | |
|---------------------|---|
| AREA A: | |
| FRONT YARD SETBACK: | 16' FROM OUTER PRIVATE STREET LIMITS OR OPEN SPACE LIMITS |
| REAR YARD SETBACK: | 5' |
| SEE CORNER SETBACK: | 8' |
| REAR YARD SETBACK: | 12' |
| AREA B: | |
| FRONT YARD SETBACK: | 12' (FROM STREET R/W) |
| SEE YARD SETBACK: | 12' WHEN NO BUFFER IS REQ. |
| REAR YARD SETBACK: | 12' WHEN NO BUFFER IS REQ. |





Questions



CONDITIONAL PETITION

FOR PUBLIC HEARING

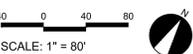
CZ25.08.01

CONDITIONAL PLAN

STEVENS VILLAGE
STALLINGS, NC

STEVENS VILLAGE, LLC
1341 EAST MOREHEAD STREET, SUITE 201
CHARLOTTE, NC 28204
(704) 344-1868

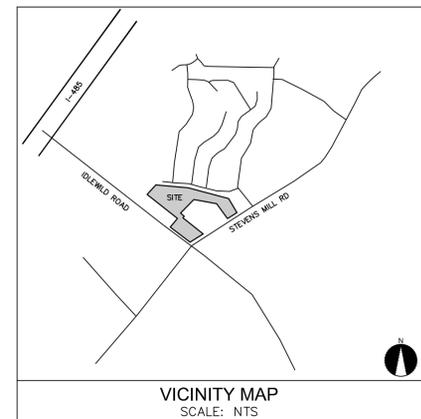
SCHEMATIC
SITE PLAN



PROJECT #: 297-022
DRAWN BY:
CHECKED BY:

AUGUST 22, 2025

REVISIONS:
1. 02.16.26 - PER SITE UPDATES
2. 03.02.26 - PER SITE UPDATES



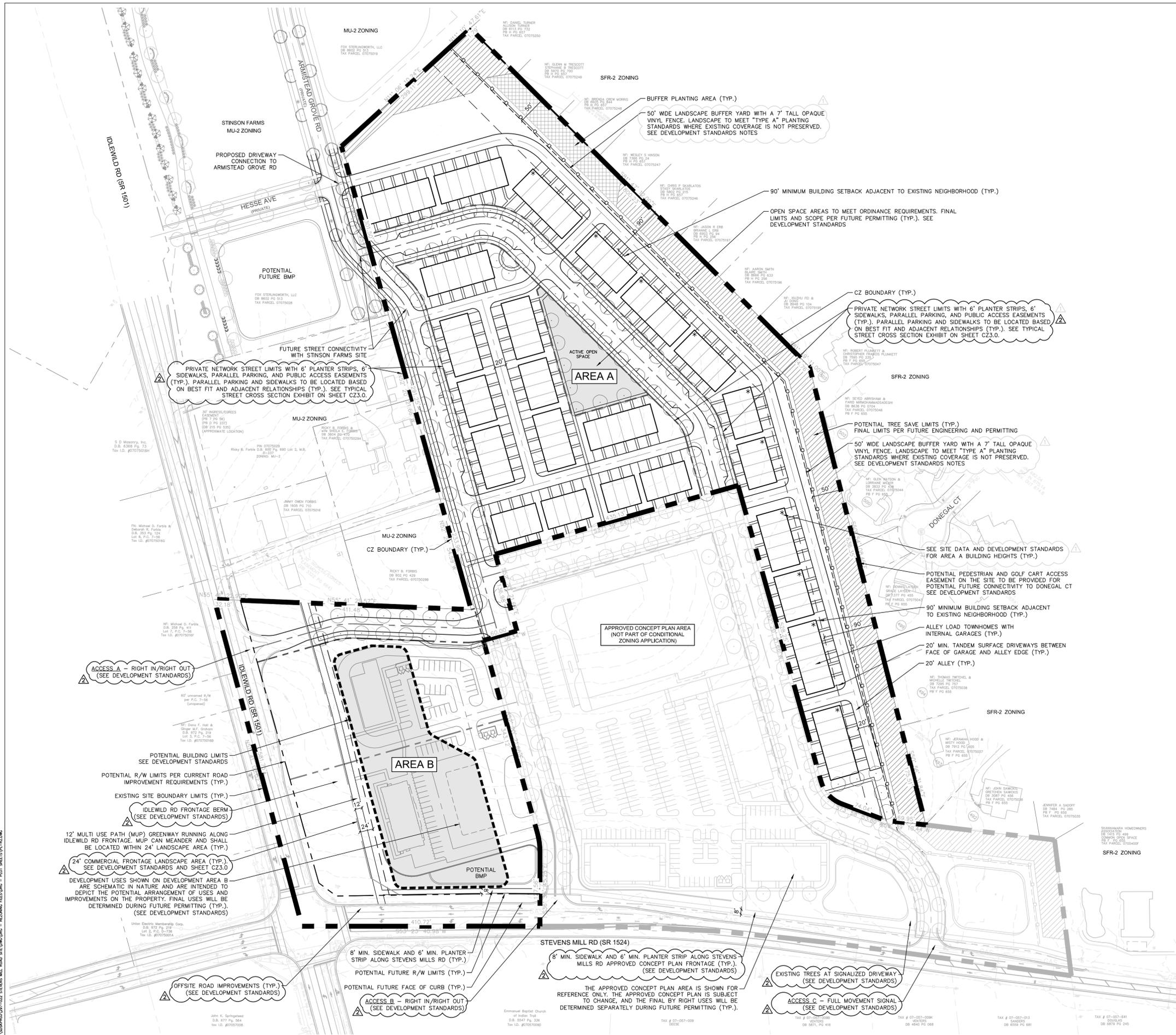
SITE DATA

| | |
|----------------------|--|
| TAX PARCEL #S: | 07075016A, 07075016I, 07075024A, 07075024B, 07075024, PORTIONS OF: 07057009A, 07075025 |
| MUNICIPALITY: | TOWN OF STALLINGS |
| EXISTING ZONING: | MU-2 |
| PROPOSED ZONING: | MU-2 CZ |
| EXISTING SITE AREA: | ±17.97 ACRES (782,823 SF) TOTAL |
| FUTURE SITE AREA: | PER FINAL R/W LIMITS |
| AREA A: | ±12.35 ACRES (538,134 SF) |
| AREA B: | ±5.62 ACRES (244,689 SF) |
| AREA A PROPOSED USE: | 118 ATTACHED HOUSE (TOWNHOMES) |
| PARKING: | PER ORDINANCE |
| BUILDING HEIGHT: | SEE DEVELOPMENT STANDARDS |
| AREA B PROPOSED USE: | SEE DEVELOPMENT STANDARDS |
| PARKING: | PER ORDINANCE |
| BUILDING HEIGHT: | SEE DEVELOPMENT STANDARDS |
| OPEN SPACE REQUIRED: | PER ORDINANCE |
| | 10% MINIMUM (IMPROVED OPEN SPACE = 5%) |
| TREE SAVE REQUIRED: | 6.0% MINIMUM |

TREE SAVE AND OPEN SPACE NOTE:
TREE SAVE AND OPEN SPACE LOCATIONS MAY VARY FROM WHAT IS DEPICTED ON THE CONDITIONAL PLAN. LOCATIONS MAYBE UTILIZED TO COUNT TOWARDS THE APPROVED CONCEPT PLAN AREA DURING FUTURE PERMITTING. FINAL LIMITS WILL BE ESTABLISHED DURING PERMITTING.

MINIMUM SETBACK REQUIREMENTS

| | |
|----------------------|---|
| AREA A: | |
| FRONT YARD SETBACK: | 16' FROM OUTER PRIVATE STREET LIMITS OR OPEN SPACE LIMITS |
| SIDE YARD SETBACK: | 5' |
| SIDE CORNER SETBACK: | 8' |
| REAR YARD SETBACK: | 12' |
| AREA B: | |
| FRONT YARD SETBACK: | 12' (FROM STREET R/W) |
| SIDE YARD SETBACK: | 12' WHEN NO BUFFER IS REQ. |
| REAR YARD SETBACK: | 12' WHEN NO BUFFER IS REQ. |



© 2025 DESIGN RESOURCE GROUP, P.A. ALL RIGHTS RESERVED. THIS PLAN OR DRAWING AND ANY ACCOMPANYING DOCUMENTS OR CALCULATIONS ARE THE PROPERTY OF DESIGN RESOURCE GROUP, P.A. AND ARE INTENDED SOLELY FOR THE USE OF THE RECIPIENT NOTED. NO THIRD PARTY USE OR MODIFICATION IS PERMITTED WITHOUT WRITTEN AUTHORIZATION.

DEVELOPMENT STANDARDS:

1. GENERAL PROVISIONS

- A. THESE DEVELOPMENT STANDARDS FORM A PART OF THE CONDITIONAL ZONING PLAN ASSOCIATED WITH THE CONDITIONAL ZONING APPLICATION FILED BY STEVENS VILLAGE, LLC (THE "APPLICANT") FOR AN APPROXIMATELY 17.97-ACRE SITE THAT IS MORE PARTICULARLY DEPICTED ON THE CONDITIONAL ZONING PLAN (THE "SITE"). THE SITE IS COMPRISED OF TAX PARCEL NOS. 07075016A, 07075016I, 07075024, 07075024A AND 07075024B, AND PORTIONS OF 07057009A AND 07075025.
- B. THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE CONDITIONAL ZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE STALLINGS DEVELOPMENT ORDINANCE (THE "ORDINANCE"). SUBJECT TO PARAGRAPH 10 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 CONDITIONAL ZONING PLAN ARE SCHEMATIC IN NATURE AND ARE INTENDED TO DEPICT THE GENERAL ARRANGEMENT OF THE USES AND THE IMPROVEMENTS ON THE SITE. ACCORDINGLY, THE LAYOUT, LOCATIONS AND SIZES OF THE USES, IMPROVEMENTS AND SITE ELEMENTS DEPICTED ON THE CONDITIONAL ZONING PLAN ARE GRAPHIC REPRESENTATIONS OF THE PROPOSED USES, IMPROVEMENTS AND SITE ELEMENTS, AND THEY MAY BE ALTERED OR MODIFIED IN ACCORDANCE WITH THE SETBACK, YARD AND PERIMETER LANDSCAPING REQUIREMENTS SET FORTH ON THIS CONDITIONAL ZONING PLAN AND THE DEVELOPMENT STANDARDS, PROVIDED, HOWEVER, THAT ANY SUCH ALTERATIONS AND MODIFICATIONS SHALL NOT MATERIALLY CHANGE THE OVERALL DESIGN INTENT DEPICTED ON THE CONDITIONAL ZONING 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 CONDITIONAL ZONING PLAN AS DEVELOPMENT AREA A AND DEVELOPMENT AREA B.

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 CONDITIONAL ZONING PLAN MAY ONLY BE DEVOTED TO A RESIDENTIAL COMMUNITY CONTAINING ATTACHED HOUSE DWELLING UNITS 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, AMENITIES FOR USE BY THE RESIDENTS OF THE RESIDENTIAL COMMUNITY, SUCH AS THOSE LISTED IN PARAGRAPH 8.B. BELOW.
- (2) A TOTAL MAXIMUM OF 118 ATTACHED HOUSE DWELLING UNITS MAY BE CONSTRUCTED ON DEVELOPMENT AREA A.
- B. **DEVELOPMENT AREA B**
- (1) SUBJECT TO THE LIMITATIONS SET OUT BELOW, THAT PORTION OF THE SITE DESIGNATED AS DEVELOPMENT AREA B ON THE CONDITIONAL ZONING 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 ZONING IN THE MU-2 ZONING DISTRICT (INCLUDING ANY COMBINATION OF SUCH USES), AND TO ANY NON-RESIDENTIAL ACCESSORY AND INCIDENTAL USES RELATING THERETO THAT ARE PERMITTED IN THE MU-2 ZONING DISTRICT.
- (2) A MAXIMUM OF 1 CONVENIENCE STORE WITH GASOLINE PUMPS MAY BE LOCATED ON DEVELOPMENT AREA B.
- (3) A MAXIMUM OF 1 RESTAURANT WITH ACCESSORY DRIVE-THROUGH WINDOWS MAY BE LOCATED ON DEVELOPMENT AREA B.
- (4) NOTWITHSTANDING THE TERMS OF SUBPARAGRAPH (3) ABOVE, IN THE EVENT THAT A CONVENIENCE STORE WITH GASOLINE PUMPS IS NOT DEVELOPED ON DEVELOPMENT AREA B, THEN A MAXIMUM OF 2 RESTAURANTS WITH ACCESSORY DRIVE-THROUGH WINDOWS MAY BE LOCATED ON DEVELOPMENT AREA B.
- (5) A TOTAL MAXIMUM OF 15,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO THE PERMITTED NON-RESIDENTIAL USES MAY BE DEVELOPED ON DEVELOPMENT AREA B.
- (6) A MINIMUM OF 3,000 SQUARE FEET OF GROSS FLOOR AREA DEVOTED TO THE PERMITTED NON-RESIDENTIAL USES SHALL BE DEVELOPED ON DEVELOPMENT AREA B.
- (7) A MAXIMUM OF TWO PRINCIPAL BUILDINGS MAY BE CONSTRUCTED ON DEVELOPMENT AREA B. THIS LIMITATION SHALL NOT APPLY TO ACCESSORY STRUCTURES.
- (8) NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, AND AT THE OPTION OF THE APPLICANT, THE TWO BUILDINGS ON DEVELOPMENT AREA B MAY BE COMBINED INTO ONE BUILDING.
- (9) DEVELOPMENT AREA B MAY BE SUBDIVIDED INTO TWO SEPARATE LOTS OR PARCELS.

3. PROHIBITED USES - DEVELOPMENT AREA B

- A. NOTWITHSTANDING THE TERMS OF PARAGRAPH 2.B.(1) ABOVE, THE USES SET OUT BELOW SHALL BE PROHIBITED ON DEVELOPMENT AREA B.
- (1) ABC STORE (LIQUOR SALES).
- (2) ATHLETIC FIELDS.
- (3) AUDITORIUM, COUSEUM OR STADIUM.
- (4) BARS (WITH/WITHOUT BEVERAGE PRODUCTION ACCESSORY USE).
- (5) BATTING CAGES, OUTDOOR.
- (6) BED & BREAKFAST (TOURIST HOME, BOARDING HOUSE).
- (7) BILLIARD PARLORS.
- (8) BOWLING LANES (BOWLING ALLEY).
- (9) BUILDING SUPPLY SALES (NO STORAGE YARD).
- (10) BUS TERMINAL.
- (11) CLUB OR LODGE.
- (12) COUNTRY CLUB WITH OR WITHOUT GOLF COURSE.
- (13) EMERGENCY DISASTER RESTORATION SERVICES WITH FENCED OUTDOOR STORAGE.
- (14) FUNERAL HOME WITH OR WITHOUT CREMATORIAL.
- (15) GAME ROOM, VIDEO GAME ROOM, COIN OPERATED.
- (16) GOLF COURSE.
- (17) HOTEL OR MOTEL.
- (18) LAUNDROMAT, COIN-OPERATED.
- (19) MANUFACTURED HOME/DWELLING SALES.
- (20) SALE OF VAPE, TOBACCO, CBD, AND SIMILAR PRODUCTS AS A PRINCIPAL USE.
- (21) SHOOTING RANGE, INDOOR.
- (22) TATTOO AND/OR BODY PIERCINGS STUDIO.
- (23) TAXIDERMIST.
- (24) WIRELESS TELECOMMUNICATIONS FACILITIES, TOWER.

4. DIMENSIONAL STANDARDS

- A. EXCEPT AS OTHERWISE PROVIDED IN PARAGRAPH 10 BELOW, THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE DIMENSIONAL STANDARDS OF THE MU-2 ZONING DISTRICT.
- 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, THE UNION COUNTY FIRE MARSHAL AND/OR NCDOT.
- C. EXCEPT AS OTHERWISE PROVIDED IN PARAGRAPH 10 BELOW, THE SITE SHALL MEET THE MINIMUM AND MAXIMUM PARKING REQUIREMENTS OF THE ORDINANCE.

- D. IF REQUESTED BY THE SHANNAMARA HOMEOWNERS ASSOCIATION, INC., THE APPLICANT SHALL, SUBJECT TO THE APPROVAL OF THE TOWN OF STALLINGS AND THE EXISTENCE OF DEDICATED RIGHT OF WAY FROM THE DONEGAL COURT CUL-DE-SAC TO THE EASTERN BOUNDARY OF THE SITE (THE "DEDICATED RIGHT OF WAY"), INSTALL A PEDESTRIAN AND GOLF-CART ACCESS POINT AND PATH FROM THE SITE TO DONEGAL COURT USING THE DEDICATED RIGHT OF WAY AND AN ACCESS EASEMENT ON THE SITE PROVIDED BY THE APPLICANT.
- E. ANY REFERENCE TO THE TERM "SUBSTANTIALLY COMPLETE" IN THIS SECTION 9 OF THE DEVELOPMENT STANDARDS SHALL MEAN A DETERMINATION BY THE TOWN AND/OR NCDOT THAT THE APPLICABLE ROADWAY IMPROVEMENTS ARE DEEMED "SUBSTANTIALLY COMPLETE" FOR THE PURPOSE OF THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR BUILDING(S) ON THE SITE. HOWEVER, IN THE EVENT THAT CERTAIN NON-ESSENTIAL ROADWAY IMPROVEMENTS (AS REASONABLY DETERMINED BY THE TOWN AND/OR NCDOT) ARE NOT COMPLETED AT THE TIME THAT APPLICANT SEEKS TO OBTAIN A CERTIFICATE OF OCCUPANCY FOR BUILDING(S) ON THE SITE, THEN THE TOWN AND/OR NCDOT WILL INSTRUCT APPLICABLE AUTHORITIES TO ALLOW THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR THE APPLICABLE BUILDINGS, AND IN SUCH EVENT APPLICANT MAY BE REQUIRED TO POST A LETTER OF CREDIT OR A BOND FOR ANY IMPROVEMENTS NOT IN PLACE AT THE TIME SUCH CERTIFICATES OF OCCUPANCY ARE ISSUED TO SECURE THE COMPLETION OF THE RELEVANT IMPROVEMENTS.
- F. SUBJECT TO REVISIONS BY AND THE APPROVAL OF NCDOT AND THE TOWN, AND SUBJECT TO N.C.G.S. 136-44.18, AS AMENDED BY SL 2025-47, THE TRANSPORTATION IMPROVEMENTS REQUIRED TO BE CONSTRUCTED BY THE DEVELOPER OF THE SITE IN THE APPROVED TRAFFIC IMPACT ANALYSIS FOR IDLEWILD VILLAGE COMPLETED BY RAMEY KEMP ASSOCIATES AND DATED JULY 19, 2023 AND DESCRIBED IN THE APPROVED TRANSPORTATION TECHNICAL MEMORANDUM PREPARED BY DESIGN RESOURCE GROUP AND DATED JANUARY 16, 2026, SHALL BE SUBSTANTIALLY COMPLETE PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A NEW BUILDING CONSTRUCTED ON THE SITE.

6. ARCHITECTURAL AND DESIGN STANDARDS

- A. **DEVELOPMENT AREA A**
- (1) SUBJECT TO SUBPARAGRAPH (3) BELOW, THE MAXIMUM HEIGHT IN FEET OF ANY BUILDING LOCATED ON DEVELOPMENT AREA A SHALL BE 45 FEET AS MEASURED UNDER THE ORDINANCE.
- (2) THE MAXIMUM HEIGHT IN STORIES OF ANY BUILDING LOCATED ON DEVELOPMENT AREA A SHALL BE 3 STORIES.
- (3) THE MAXIMUM HEIGHT IN FEET OF ANY BUILDING LOCATED ON DEVELOPMENT AREA A THAT IS MARKED WITH AN ASTERISK (*) ON THE CONDITIONAL ZONING PLAN SHALL BE 35 FEET AS MEASURED UNDER THE ORDINANCE.
- (4) SUBJECT TO THE TERMS OF PARAGRAPH 10 BELOW, ANY BUILDING CONTAINING ATTACHED HOUSE DWELLING UNITS LOCATED ON DEVELOPMENT AREA A SHALL MEET THE "ATTACHED HOUSE LOT TYPE AND BUILDING TYPE STANDARDS" (INCLUDING ARCHITECTURAL STANDARDS) SET OUT IN SECTION 9.3 OF THE ORDINANCE.
- (5) BUILDINGS LOCATED ON DEVELOPMENT AREA A SHALL BE LOCATED A MINIMUM OF 90 FEET FROM THOSE PORTIONS OF THE SITE'S BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE CONDITIONAL ZONING PLAN.
- (6) RESIDENTIAL BUILDINGS LOCATED ON DEVELOPMENT AREA A SHALL HAVE A MINIMUM OF 18 INCHES OF BRICK OR STONE MATERIAL AT THE BASE OF THE BUILDING.
- B. **DEVELOPMENT AREA B**
- (1) SUBJECT TO THE TERMS OF PARAGRAPH 10 BELOW, ANY BUILDING LOCATED ON DEVELOPMENT AREA B SHALL MEET THE "HIGHWAY LOT TYPE AND BUILDING TYPE STANDARDS" (INCLUDING ARCHITECTURAL STANDARDS) SET OUT IN SECTION 9.8 OF THE ORDINANCE.
- (2) APPLICANT SHALL POST SIGNAGE NEAR THE VEHICULAR ENTRANCES TO DEVELOPMENT AREA B THAT PROHIBITS LOITERING AND THE USE OF VAPE, TOBACCO, CBD, AND SIMILAR PRODUCTS ON THE SITE.
- (3) THE PRIMARY EXTERIOR BUILDING MATERIAL OF ANY BUILDING LOCATED ON DEVELOPMENT AREA B SHALL BE BRICK, STONE, OR SIMILAR MASONRY MATERIALS.
- (4) THE EXTERIOR BUILDING MATERIALS AND COLORS OF THE COLUMNS SUPPORTING THE CANOPY OVER THE GAS PUMPS ASSOCIATED WITH A CONVENIENCE STORE SHALL MATCH THOSE OF THE CONVENIENCE STORE BUILDING.
- (5) ALL BUILDING MECHANICAL EQUIPMENT, WHETHER ROOF MOUNTED OR GROUND MOUNTED, SHALL BE FULLY SCREENED FROM VIEW AT GRADE ALONG STEVENS MILL ROAD AND IDLEWILD ROAD USING ENCLOSURES, LANDSCAPING OR OTHER APPROPRIATE SCREENING THAT MATCH THE BUILDING ARCHITECTURE OR OTHER SITE ELEMENTS.

7. MULTI-USE PATH/GREENWAY TRAIL, STREETScape AND INTERNAL SIDEWALKS

- A. A MINIMUM 24-FOOT-WIDE LANDSCAPE AREA SHALL BE ESTABLISHED ALONG THE SITE'S FRONTAGE ON IDLEWILD ROAD AS DEPICTED ON THE CONDITIONAL ZONING PLAN. A CONCEPTUAL IMAGE OF THIS 24-FOOT-WIDE LANDSCAPE AREA IS SET OUT ON SHEET 3 OF THE CONDITIONAL ZONING PLAN. THE 24-FOOT-WIDE LANDSCAPE AREA SHALL MEET THE FOLLOWING PLANTING STANDARDS: 20 EVERGREEN SHRUBS AND 2 CANOPY TREES OR 3 SMALL MATURING TREES PER 100 LINEAR FEET. PERIMETER STREET TREES MAY BE LOCATED WITHIN THIS LANDSCAPE AREA TO SATISFY TREE REQUIREMENTS. HEDGES, GARDEN WALLS OR KNEE WALLS MAY BE BUILT WITHIN OR ALONG THE REAR/INNER EDGE OF THE 24-FOOT-WIDE LANDSCAPE AREA AS A CONTINUATION OF BUILDING WALLS.
- B. APPLICANT SHALL INSTALL A MINIMUM 12-FOOT-WIDE MULTI-USE PATH/GREENWAY TRAIL ALONG THE SITE'S FRONTAGE ON IDLEWILD ROAD WITHIN THE 24-FOOT-WIDE LANDSCAPE AREA AS GENERALLY DEPICTED ON THE CONDITIONAL ZONING PLAN. THIS 12-FOOT-WIDE MULTI-USE PATH/GREENWAY TRAIL SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE APPLICABLE STANDARDS SET OUT IN THE TOWN OF STALLINGS PARKS, RECREATION AND GREENWAY MASTER PLAN.
- C. APPLICANT SHALL INSTALL A MINIMUM 6-FOOT-WIDE PLANTING STRIP AND A MINIMUM 8-FOOT-WIDE SIDEWALK ALONG THE SITE'S FRONTAGE ON STEVENS MILL ROAD.
- D. INTERNAL SIDEWALKS AND PEDESTRIAN CONNECTIONS SHALL BE PROVIDED AS GENERALLY DEPICTED ON THE CONDITIONAL ZONING PLAN.
- E. THE APPLICANT SHALL ATTEMPT TO USE EXCESS TOPSOIL FROM DEVELOPMENT AREA B TO INSTALL A BERM LOCATED BETWEEN THE BUILDINGS ON DEVELOPMENT AREA B AND THE RIGHT OF WAY FOR IDLEWILD ROAD, SUBJECT TO APPROVAL BY THE TOWN, NCDOT, AND UNION COUNTY WATER, IF APPLICABLE.

8. OPEN SPACE/TREE SAVE/BUFFERS

- A. THE SITE SHALL COMPLY WITH THE OPEN SPACE REQUIREMENTS OF THE ORDINANCE.
- B. THE ACTIVE OPEN SPACE AREA GENERALLY DEPICTED ON THE CONDITIONAL ZONING PLAN MAY INCLUDE ONE OR MORE OF THE FOLLOWING: A COMMUNITY CLUBHOUSE, AUDITORIUM BUILDING, SWIMMING POOL, SHADE STRUCTURES, DOG PARK, PLAY STRUCTURES, POCKET PARK, OUTDOOR GRILLING STATION, SEATING BENCHES, ENHANCED LANDSCAPING, COMMUNITY TRAILS/PATHWAYS, COMMUNITY MAILBOXES AND/OR OTHER FEATURES THAT PROVIDE OPPORTUNITIES FOR RECREATION OR FOSTER COMMUNITY ENGAGEMENT.
- C. THE SITE SHALL COMPLY WITH THE TREE SAVE REQUIREMENTS OF THE ORDINANCE.
- D. THE SITE SHALL COMPLY WITH THE LANDSCAPING REQUIREMENTS OF THE ORDINANCE.
- E. A MINIMUM 50-FOOT-WIDE LANDSCAPE BUFFER SHALL BE ESTABLISHED ALONG THOSE PORTIONS OF THE SITE'S BOUNDARY LINES THAT ARE MORE PARTICULARLY DEPICTED ON THE CONDITIONAL ZONING PLAN. WHERE PRACTICAL, EXISTING VEGETATION SHALL BE PRESERVED WITHIN THIS LANDSCAPE BUFFER. WHERE EXISTING VEGETATION CANNOT BE PRESERVED, THE LANDSCAPE BUFFER SHALL BE REPLANTED TO THE STANDARDS OF A "TYPE A" LANDSCAPE BUFFER. UTILITY LINES AND THE PEDESTRIAN AND GOLF-CART ACCESS POINT AND PATH FROM THE SITE TO DONEGAL COURT REFERENCED ABOVE IN PARAGRAPH 5.D. (IF CONSTRUCTED AND INSTALLED) MAY BE LOCATED WITHIN THE MINIMUM 50-FOOT-WIDE LANDSCAPE BUFFER.
- F. A MINIMUM 7-FOOT-TALL OPAQUE VINYL FENCE SHALL BE INSTALLED ALONG THE INNER EDGE OF THE MINIMUM 50-FOOT-WIDE LANDSCAPE BUFFER DESCRIBED ABOVE IN PARAGRAPH 8.E. AS GENERALLY DEPICTED ON THE CONDITIONAL ZONING PLAN.
- G. 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 AND OPEN SPACE 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 AND OPEN SPACE REQUIREMENTS OF THE ORDINANCE PROVIDED THAT THE SITE AS A WHOLE MEETS SUCH TREE SAVE AND OPEN SPACE REQUIREMENTS.
- H. ENHANCED LANDSCAPING SHALL BE INSTALLED AROUND ANY STORMWATER POND THAT IS DESIGNED TO BE A "DRY" POND AND--OUTSIDE OF WEATHER EVENTS--DOES NOT TYPICALLY RETAIN WATER LIKE A "WET" POND THAT TYPICALLY RETAINS WATER. THE REQUIREMENT FOR ENHANCED LANDSCAPING SHALL NOT APPLY TO "WET" STORMWATER PONDS.

9. SIGNS

- A. EXCEPT AS OTHERWISE PROVIDED BELOW IN PARAGRAPH 9.C AND PARAGRAPH 10, ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
- B. NOTWITHSTANDING THE TERMS OF PARAGRAPH 9.A. ABOVE, APPLICANT MAY, EITHER CONCURRENTLY WITH THIS REZONING APPLICATION OR SUBSEQUENT THERETO, PURSUE THE APPROVAL OF A MASTER SIGN PLAN FOR THE SITE 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.
- C. THE SITE MAY CONTAIN NO MORE THAN 3 FREESTANDING MONUMENT SIGNS: ONE FOR THE OVERALL SITE AND ONE FOR EACH OF THE TWO DEVELOPMENT AREAS. THE MAXIMUM HEIGHT OF EACH MONUMENT SIGN SHALL BE 6 FEET, AND THE MAXIMUM SIGN AREA OF EACH MONUMENT SIGN SHALL BE 36 SQUARE FEET PER SIDE. THE LOCATION OF EACH OF MONUMENT SIGN SHALL BE DETERMINED BY THE APPLICANT DURING THE PERMITTING PROCESS.
- D. POLE SIGNS AND PYLON SIGNS SHALL NOT BE PERMITTED ON THE SITE.

10. 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 10 ARE BEING REQUESTED BY APPLICANT, AND SUCH CHANGES/EXCEPTIONS WILL BE DEEMED TO BE APPROVED IN THE EVENT THAT THE CONDITIONAL ZONING REQUEST IS APPROVED BY TOWN COUNCIL.
- B. **EXCEPTIONS APPLICABLE TO THE ENTIRE SITE**
- (1) IN ADDITION TO THOSE CHANGES/EXCEPTIONS SET OUT BELOW, A CHANGE/EXCEPTION TO THE ORDINANCE TO ALLOW THE SITE TO BE DEVELOPED AS GENERALLY DEPICTED ON THE CONDITIONAL ZONING PLAN.
- (2) BUILDING SETBACKS FROM INTERNAL PRIVATE STREETS SHALL BE MEASURED FROM THE BACK OF THE CURB.
- (3) A CHANGE/EXCEPTION FROM SECTIONS 11.8-2, TABLE 11.3 AND SECTION 11.8-3 OF THE ORDINANCE TO PROVIDE THAT IN SELECTING WHICH EXISTING TREE STANDS ARE TO BE DESIGNATED AS "TREE CONSERVATION AREA" (TCA) AND WHICH EXISTING INDIVIDUAL TREES ARE TO BE PRESERVED, THE HIGHEST PRIORITY SHALL BE GIVEN TO PRESERVING TREE STANDS AND INDIVIDUAL TREES LOCATED WITHIN THE 50-FOOT-WIDE LANDSCAPE BUFFER DESCRIBED ABOVE IN PARAGRAPH 8.E. AS GENERALLY DEPICTED ON THE CONDITIONAL ZONING PLAN AND MAY INCLUDE TREES LESS THAN 4 INCHES DIAMETER AT BREAST HEIGHT (DBH).
- C. **DEVELOPMENT AREA A**
- (1) A CHANGE/EXCEPTION FROM SECTION 2.13-7(A) OF THE ORDINANCE TO ALLOW A SWIMMING POOL TO BE LOCATED IN THE ACTIVE OPEN SPACE AREA GENERALLY DEPICTED ON THE ZONING PLAN.
- (2) A CHANGE/EXCEPTION FROM SECTION 2.13-8(A) OF THE ORDINANCE TO ALLOW RETAINING WALLS TO EXCEED 8 FEET IN HEIGHT.

- (3) A CHANGE/EXCEPTION FROM SECTION 8.4-6(E)(2) OF THE ORDINANCE TO ALLOW THE DENSITY OF THE RESIDENTIAL COMMUNITY ON DEVELOPMENT AREA A TO BE 118 DWELLING UNITS.
- (4) A CHANGE/EXCEPTION FROM SECTION 9.3-2(A)(1) OF THE ORDINANCE TO ALLOW 10 FEET OF SEPARATION BETWEEN UNITS THAT ARE NOT ATTACHED.
- (5) A CHANGE/EXCEPTION FROM SECTION 9.3-2(A)(4) OF THE ORDINANCE TO ALLOW THE BUILDINGS TO FRONT ONTO A PRIVATE STREET AS GENERALLY DEPICTED ON THE CONDITIONAL ZONING PLAN.
- (6) A CHANGE/EXCEPTION FROM SECTION 9.3-3(A)(1) OF THE ORDINANCE TO ALLOW THE ATTACHED HOUSE BUILDINGS (OTHER THAN THOSE MARKED WITH AN ASTERISK (*) ON THE CONDITIONAL ZONING PLAN) TO HAVE A MAXIMUM HEIGHT IN FEET OF 45 FEET AS MEASURED UNDER THE ORDINANCE.
- (7) A CHANGE/EXCEPTION FROM SECTION 11.6-1 AND TABLE 11.1 OF THE ORDINANCE TO ALLOW A BUFFER YARD AS DESCRIBED ABOVE IN PARAGRAPH 8.E. AND PARAGRAPH 8.F.
- (8) A CHANGE/EXCEPTION FROM SECTION 12.12(A)(1), TABLE 12.1 OF THE ORDINANCE TO ALLOW THE ATTACHED HOUSE BUILDINGS TO HAVE DRIVEWAYS WITH A MINIMUM LENGTH OF 20 FEET.
- (9) A CHANGE/EXCEPTION FROM SECTION 2.2(E), SECTION 13.2-5, SECTION 16.2-6 AND SECTION 16.2-7 OF THE ORDINANCE TO ALLOW THE PRIVATE STREETS IN DEVELOPMENT AREA A TO BE BUILT TO THE STANDARDS SET FORTH ON THE CONDITIONAL ZONING PLAN.

D. DEVELOPMENT AREA B

- (1) A CHANGE/EXCEPTION FROM SECTION 2.3 OF THE ORDINANCE TO ALLOW BUILDING PLACEMENT AS GENERALLY DEPICTED ON THE CONDITIONAL ZONING PLAN.
- (2) A CHANGE/EXCEPTION FROM SECTION 9.8-2(A)(1) OF THE ORDINANCE TO ALLOW BUILDING PLACEMENT AS GENERALLY DEPICTED ON THE CONDITIONAL ZONING PLAN.
- (3) A CHANGE/EXCEPTION FROM SECTION 9.8-2(A)(4) OF THE ORDINANCE TO ALLOW THE PARKING AREAS TO BE LOCATED AS GENERALLY DEPICTED ON THE CONDITIONAL ZONING PLAN.
- (4) A CHANGE/EXCEPTION FROM SECTION 9.8-2(A)(7) OF THE ORDINANCE TO ALLOW TRASH CONTAINERS TO BE LOCATED ON THE SIDE OF A BUILDING, PROVIDED THAT THE TRASH CONTAINERS SHALL BE SCREENED FROM THE RIGHT OF WAY PER STANDARDS SET FORTH IN SECTION 11.6-2 OF THE ORDINANCE.
- (5) A CHANGE/EXCEPTION FROM SECTION 9.8-2(A)(8) OF THE ORDINANCE TO ALLOW MECHANICAL EQUIPMENT TO BE LOCATED ON THE SIDE OF A BUILDING, PROVIDED THAT THE MECHANICAL EQUIPMENT SHALL BE SCREENED FROM THE RIGHT OF WAY PER STANDARDS SET FORTH IN SECTION 11.6-2 OF THE ORDINANCE.
- (6) A CHANGE/EXCEPTION FROM SECTION 9.8-2(B)(2) OF THE ORDINANCE TO ALLOW MENU BOARD(S), SPEAKER BOXES AND/OR WINDOWS ASSOCIATED WITH DRIVE-THROUGH FACILITIES TO BE LOCATED ON ANY FAÇADE OF A BUILDING PROVIDED THAT THE DRIVE AISLE FOR CIRCULATION PURPOSES SHALL BE SCREENED FROM ADJACENT PUBLIC STREETS BY A GARDEN WALL, HEDGE OR KNEE WALL THAT COMPLIES WITH THE DESIGN REQUIREMENTS FOR A GARDEN WALL, HEDGE OR KNEE WALL SET OUT IN SECTION 9.8-2(A)(5).
- (7) A CHANGE/EXCEPTION FROM SECTION 9.8-3(B)(1) OF THE ORDINANCE TO ALLOW BUILDING ELEVATIONS FRONTING OR VISIBLE FROM PUBLIC STREETS TO BE PRIMARILY CLAD WITH BRICK, STONE OR SIMILAR MASONRY MATERIALS.
- (8) A CHANGE/EXCEPTION FROM SECTION 9.8-4(D)(3) OF THE ORDINANCE TO ALLOW A MINIMUM OF 30% OF THE LENGTH AND 15% OF THE SURFACE OF THE PRIMARY STRUCTURES TO BE IN PUBLIC ENTRANCES OR WINDOWS.
- (9) A CHANGE/EXCEPTION FROM SECTION 9.8-4(G)(1) OF THE ORDINANCE TO ALLOW CEMENT BOARD, METAL, VINYL AND SIMILAR MATERIALS AS TRIM MATERIALS.
- (10) A CHANGE/EXCEPTION FROM SECTION 10.1-6(B)(1) OF THE ORDINANCE TO ALLOW DRIVE-THROUGH FACILITIES TO BE LOCATED ON THE SIDE OF THE BUILDING FOR ANY BANK, SAVINGS AND LOAN OR CREDIT UNION.
- (11) A CHANGE/EXCEPTION FROM SECTION 10.1-6(B)(2) OF THE ORDINANCE TO ALLOW UP TO 4 DRIVE-THROUGH LANES FOR ANY BANK, SAVINGS AND LOAN OR CREDIT UNION. SEPARATE CIRCULATION DRIVE FOR PASSAGE AROUND AND ESCAPE FROM THE OUTERMOST DRIVE-THROUGH SERVICE LANE SHALL NOT BE REQUIRED.
- (12) A CHANGE/EXCEPTION FROM SECTION 10.1-17(B)(1) OF THE ORDINANCE TO ALLOW DRIVE-THROUGH SERVICE WINDOWS, STACKING LANE(S) AND CIRCULATION TO BE LOCATED IN THE FRONT SETBACK OF THE PRINCIPAL BUILDING OR IN AN ESTABLISHED SIDE YARD WHICH ABUTS A STREET.
- (13) WITH RESPECT TO EACH NON-BANK/SAVINGS AND LOAN/CREDIT UNION USE, A CHANGE/EXCEPTION FROM SECTION 10.1-17(B)(4) OF THE ORDINANCE TO ALLOW UP TO 2 DRIVE-THROUGH LANES WITH NO SEPARATE CIRCULATION DRIVE FOR PASSAGE AROUND AND ESCAPE FROM THE OUTERMOST DRIVE-THROUGH SERVICE LANE FOR EACH USE WITH A DRIVE-THROUGH ACCESSORY USE.
- (14) A CHANGE/EXCEPTION FROM SECTION 10.1-17(B)(6) OF THE ORDINANCE TO ALLOW UP TO 3 DRIVE-THROUGH WINDOWS AND UP TO 4 AUTOMATED SERVICE DEVICES FOR EACH USE WITH A DRIVE-THROUGH ACCESSORY USE.
- (15) A CHANGE/EXCEPTION FROM SECTION 10.1-17(B)(7) OF THE ORDINANCE TO ALLOW AS FEW AS 0 ELECTRIC VEHICLE CHARGING DEVICES PER DRIVE-THROUGH WINDOW OR DRIVE-THROUGH DEVICE.
- (16) A CHANGE/EXCEPTION FROM TABLE 12.1 IN SECTION 12.12 OF THE ORDINANCE TO ALLOW A MAXIMUM OF 10 AUTOMOBILE SPACES PER 1,000 SQUARE FEET OF GROSS FLOOR AREA FOR "RETAIL SALES, RESTAURANTS, AND GENERAL COMMERCIAL" USES.
- (17) A CHANGE/EXCEPTION FROM SECTION 2.2(E), SECTION 13.2-5, SECTION 16.2-6 AND SECTION 16.2-7 OF THE ORDINANCE TO ALLOW THE PRIVATE STREETS IN DEVELOPMENT AREA B TO BE BUILT TO THE STANDARDS SET FORTH ON THE CONDITIONAL ZONING PLAN.
- (18) A CHANGE/EXCEPTION FROM SECTION 17.6-1(B) OF THE ORDINANCE TO ALLOW MORE THAN ONE FREESTANDING MONUMENT SIGN PER STREET FRONTAGE.

11. 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.

12. LIGHTING

- A. APPLICANT SHALL INSTALL LIGHTING ALONG SIDEWALKS AND GREENWAYS THAT IS DESIGNED TO ENHANCE SAFETY AND DISCOURAGE LOITERING DURING NIGHTTIME HOURS. THE LIGHTING SHALL BE DIRECTED ON THE SIDEWALKS AND GREENWAYS AND SHALL NOT SPILL OFF THE SITE. THE LIGHTING MAY BE LOWER DECORATIVE LIGHTING.

13. CLEARING AND GRADING OF DEVELOPMENT AREA A

- A. THE APPLICANT SHALL NOT CLEAR OR GRADE DEVELOPMENT AREA A UNTIL SUCH TIME THAT THERE IS A VIABLE PATH TO OBTAINING PUBLIC SEWER AND WATER PERMITS FOR THE USES AND IMPROVEMENTS TO BE LOCATED ON DEVELOPMENT AREA A. NOTWITHSTANDING THE FOREGOING IF THE CLEARING AND GRADING OF DEVELOPMENT AREA A, OR PORTIONS THEREOF, IS NECESSARY TO BALANCE THE REMAINDER OF THE SITE AND THE ADJACENT COMMERCIAL SITE (AS DEFINED BELOW), THEN DEVELOPMENT AREA A, OR THE RELEVANT PORTIONS THEREOF, MAY BE CLEARED AND GRADED.

14. AMENDMENTS TO APPROVED CONCEPT PLAN

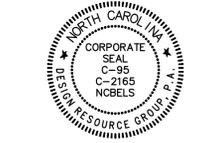
- A. THE SITE IS ADJACENT TO AND OVERLAPS A 14.59-ACRE SITE (THE "ADJACENT COMMERCIAL SITE") THAT IS SUBJECT TO A CONCEPT PLAN FOR A COMMERCIAL DEVELOPMENT THAT WAS SUBMITTED TO THE TOWN BY THE APPLICANT AND APPROVED BY THE TOWN OF STALLINGS PLANNING AND ZONING DEPARTMENT ON NOVEMBER 13, 2025 (THE "APPROVED CONCEPT PLAN").
- B. WITHIN 6 MONTHS OF THE APPROVAL OF THIS CONDITIONAL ZONING PLAN, THE APPLICANT SHALL SUBMIT AN APPLICATION TO AMEND THE APPROVED CONCEPT PLAN, WHICH SHALL INCLUDE THE FOLLOWING AMENDMENTS, SUBJECT TO THE APPROVAL OF THE TOWN OF STALLINGS PLANNING AND ZONING DEPARTMENT.
- (1) THE APPLICANT SHALL ATTEMPT TO SAVE AT LEAST ONE 48-INCH DBH OAK TREE ON THE ADJACENT COMMERCIAL AT A LOCATION NEAR THE ACCESS POINT LABELED AS "FULL MOVEMENT SIGNALIZED DRIVEWAY ACCESS" ON THE APPROVED CONCEPT PLAN.
- (2) THE SIDEWALK TO BE INSTALLED ALONG THE ADJACENT COMMERCIAL SITE'S FRONTAGE ON STEVENS MILL ROAD THAT IS DEPICTED ON THE APPROVED CONCEPT PLAN SHALL HAVE A MINIMUM WIDTH OF 8 FEET.
- (3) ENHANCED LANDSCAPING SHALL BE INSTALLED AROUND ANY STORMWATER POND THAT IS DESIGNED TO BE A "DRY" POND AND--OUTSIDE OF WEATHER EVENTS--DOES NOT TYPICALLY RETAIN WATER LIKE A "WET" POND THAT TYPICALLY RETAINS WATER. THE REQUIREMENT FOR ENHANCED LANDSCAPING SHALL NOT APPLY TO "WET" STORMWATER PONDS. ANY "WET" STORMWATER POND SHALL CONTAIN A WATER FEATURE SUCH AS A FOUNTAIN TO PROMOTE WATER CIRCULATION AND AERATION AND TO ENHANCE THE AESTHETIC APPEARANCE OF THE POND.

15. 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 CONDITIONAL ZONING 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.



LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING



CONDITIONAL PETITION
FOR PUBLIC HEARING
CZ25.08.01
CONDITIONAL PLAN

STEVENS VILLAGE
STALLINGS, NC
STEVENS VILLAGE, LLC
1341 EAST MOREHEAD STREET, SUITE 201
CHARLOTTE, NC 28204
(704) 344-1868

TECHNICAL DATA SHEET

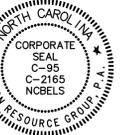
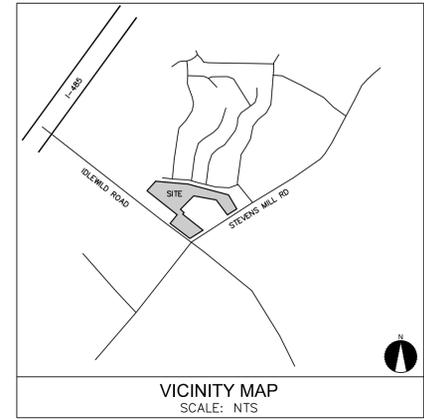
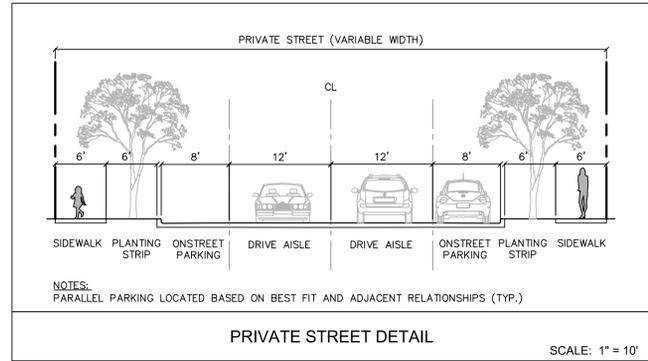
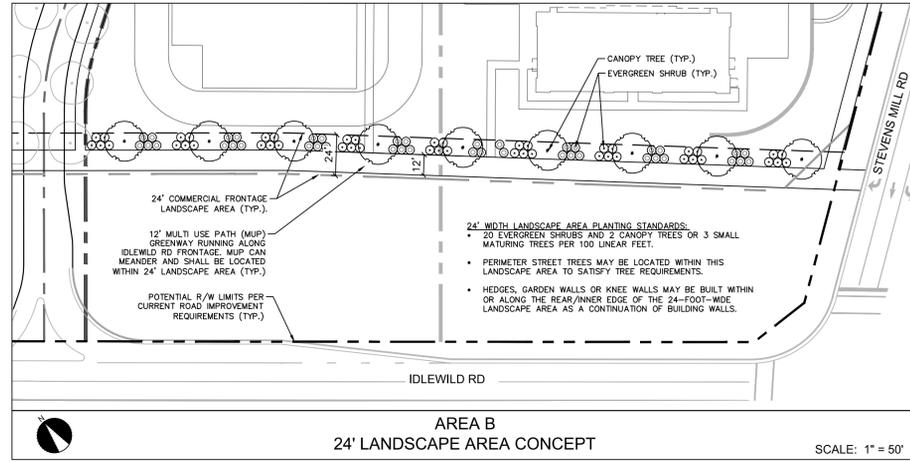


PROJECT #: 297-022
DRAWN BY:
CHECKED BY:

AUGUST 22, 2025

REVISIONS:
1. 02.16.26 - PER SITE UPDATES
2. 03.02.26 - PER SITE UPDATES

CZ2.0



CONDITIONAL PETITION

FOR PUBLIC HEARING

CZ25.08.01

CONDITIONAL PLAN

STEVENS VILLAGE
STALLINGS, NC

STEVENS VILLAGE, LLC
1341 EAST MOREHEAD STREET, SUITE 201
CHARLOTTE, NC 28204
(704) 344-1868

EXHIBITS

SCALE:

PROJECT #: 297-022
DRAWN BY:
CHECKED BY:

AUGUST 22, 2025

REVISIONS:
1. 02.16.26 - PER SITE UPDATES
2. 03.02.26 - PER SITE UPDATES

DEVELOPMENT STANDARDS

~~February 17~~March 2, 2026

1. GENERAL PROVISIONS

- A. These development standards form a part of the Conditional Zoning Plan associated with the Conditional Zoning Application filed by Stevens Village, LLC (the “**Applicant**”) for an approximately 17.97-acre site that is more particularly depicted on the Conditional Zoning Plan (the “**Site**”). The Site is comprised of Tax Parcel Nos. 07075016A, 07075016I, 07075024, 07075024A and 07075024B, and portions of 07057009A and 07075025.
- B. The development and use of the Site will be governed by the Conditional Zoning Plan, these development standards and the applicable provisions of the Stallings Development Ordinance (the “**Ordinance**”). Subject to paragraph 10 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 Conditional Zoning Plan are schematic in nature and are intended to depict the general arrangement of the uses and the improvements on the Site. Accordingly, the layout, locations and sizes of the uses, improvements and site elements depicted on the Conditional Zoning Plan are graphic representations of the proposed uses, improvements and site elements, and they may be altered or modified in accordance with the setback, yard and perimeter landscaping requirements set forth on this Conditional Zoning Plan and the development standards, provided, however, that any such alterations and modifications shall not materially change the overall design intent depicted on the Conditional Zoning 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 Conditional Zoning Plan as Development Area A and Development Area B.
- Any reference herein to the Site shall be deemed to include Development Area A and Development Area B unless otherwise noted herein.
- 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 Conditional Zoning Plan, if approved, shall be vested for a period of five (5) years due to the size and phasing of the development, the level of investment, economic cycles and market conditions.

G. Minor modifications to the Conditional Zoning Plan may be approved by the Development Administrator.

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 Conditional Zoning Plan may only be devoted to a residential community containing attached house dwelling units 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, amenities for use by the residents of the residential community, such as those listed in paragraph 8.B. below.
- (2) A total maximum of 118 attached house dwelling units may be constructed on Development Area A.

B. Development Area B

- (1) Subject to the limitations set out below, that portion of the Site designated as Development Area B on the Conditional Zoning 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 zoning in the MU-2 zoning district (including any combination of such uses), and to any non-residential accessory and incidental uses relating thereto that are permitted in the MU-2 zoning district.
- (2) A maximum of 1 convenience store with gasoline pumps may be located on Development Area B.
- (3) A maximum of 1 restaurant with accessory drive-through windows may be located on Development Area B.
- (4) Notwithstanding the terms of subparagraph (3) above, in the event that a convenience store with gasoline pumps is not developed on Development Area B, then a maximum of 2 restaurants with accessory drive-through windows may be located on Development Area B.
- (5) A total maximum of 15,000 square feet of gross floor area devoted to the permitted non-residential uses may be developed on Development Area B.
- (6) A minimum of 3,000 square feet of gross floor area devoted to the permitted non-residential uses shall be developed on Development Area B.
- (7) A maximum of two principal buildings may be constructed on Development Area B. This limitation shall not apply to accessory structures.

(8) Notwithstanding anything contained herein to the contrary, and at the option of the Applicant, the two buildings on Development Area B may be combined into one building.

(9) Development Area B may be subdivided into two separate lots or parcels.

3. PROHIBITED USES - DEVELOPMENT AREA B

A. Notwithstanding the terms of paragraph 2.B.(1) above, the uses set out below shall be prohibited on Development Area B.

(1) ABC Store (liquor sales).

(2) Athletic fields.

(3) Auditorium, coliseum or stadium.

(4) Bars (with/without beverage production accessory use).

(5) Batting cages, outdoor.

(6) Bed & breakfast (tourist home, boarding house).

(7) Billiard parlors.

(8) Bowling lanes (bowling alley).

(9) Building supply sales (no storage yard).

(10) Bus terminal.

(11) Club or lodge.

(12) Country club with or without golf course.

(13) Emergency disaster restoration services with fenced outdoor storage.

(14) Funeral home with or without crematorium.

(15) Game room, video game room, coin operated.

(16) Golf course.

(17) Hotel or motel.

(18) Laundromat, coin-operated.

(19) Manufactured home/dwelling sales.

- (20) Sale of vape, tobacco, CBD, and similar products as a principal use.
- (21) Shooting range, indoor.
- (22) Tattoo and/or body piercings studio.
- (23) Taxidermist.
- (24) Wireless telecommunications facilities, tower.

4. DIMENSIONAL STANDARDS

- A. Except as otherwise provided in paragraph 10 below, the development of the Site shall comply with the dimensional standards of the MU-2 zoning district.

5. TRANSPORTATION AND PARKING

- A. Vehicular access shall be as generally depicted on the Conditional Zoning 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 (the “**Town**”) 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, the Union County Fire Marshal and/or NCDOT.
- C. Except as otherwise provided in paragraph 10 below, the Site shall meet the minimum and maximum parking requirements of the Ordinance.
- D. If requested by the Shannamara Homeowners Association, Inc., the Applicant shall, subject to the approval of the Town of Stallings and the existence of dedicated right of way from the Donegal Court cul-de-sac to the eastern boundary of the Site (the “**Dedicated Right of Way**”), install a pedestrian and golf-cart access point and path from the Site to Donegal Court using the Dedicated Right of Way and an access easement on the Site provided by the Applicant.
- E. Any reference to the term “substantially complete” in this Section 5 of the Development Standards shall mean a determination by the Town and/or NCDOT that the applicable roadway improvements are deemed “substantially complete” for the purpose of the issuance of certificates of occupancy for building(s) on the Site. However, in the event that certain non-essential roadway improvements (as reasonably determined by the Town and/or NCCDOT) are not completed at the time that Applicant seeks to obtain a certificate of occupancy for building(s) on the Site, then the Town and/or NCCDOT will instruct applicable authorities to allow the issuance of certificates of occupancy for the applicable buildings, and in such event Applicant may be required to post a letter of

credit or a bond for any improvements not in place at the time such certificates of occupancy are issued to secure the completion of the relevant improvements.

F. Subject to revisions by and the approval of NCDOT and the Town, and subject to N.C.G.S. 136-44.18, as amended by SL 2025-47, the transportation improvements required to be constructed by the developer of the Site in the approved Traffic Impact Analysis for Idlewild Village completed by Ramey Kemp Associates and dated July 19, 2023 and described in the approved Transportation Technical Memorandum prepared by Design Resource Group and dated January 16, 2026, shall be substantially complete prior to the issuance of the first certificate of occupancy for a new building constructed on the Site.

6. ARCHITECTURAL and DESIGN STANDARDS

A. Development Area A

- (1) Subject to subparagraph (3) below, the maximum height in feet of any building located on Development Area A shall be 45 feet as measured under the Ordinance.
- (2) The maximum height in stories of any building located on Development Area A shall be 3 stories.
- (3) The maximum height in feet of any building located on Development Area A that is marked with an asterisk (*) on the Conditional Zoning Plan shall be 35 feet as measured under the Ordinance.
- (4) Subject to the terms of paragraph 10 below, any building containing attached house dwelling units located on Development Area A shall meet the “Attached House Lot Type and Building Type Standards” (including architectural standards) set out in Section 9.3 of the Ordinance.
- (5) Buildings located on Development Area A shall be located a minimum of 90 feet from those portions of the Site’s boundary lines that are more particularly depicted on the Conditional Zoning Plan.
- (6) Residential buildings located on Development Area A shall have a minimum of 18 inches of brick or stone material at the base of the building.

B. Development Area B

- (1) Subject to the terms of paragraph 10 below, any building located on Development Area B shall meet the “Highway Lot Type and Building Type Standards” (including architectural standards) set out in Section 9.8 of the Ordinance.
- (2) Applicant shall post signage near the vehicular entrances to Development Area B that prohibits loitering and the use of vape, tobacco, CBD, and similar products on the Site.

- (3) The primary exterior building material of any building located on Development Area B shall be brick, stone, or similar masonry materials.
- (4) The exterior building materials and colors of the columns supporting the canopy over the gas pumps associated with a convenience store shall match those of the convenience store building.
- (5) All building mechanical equipment, whether roof mounted or ground mounted, shall be fully screened from view at grade along Stevens Mill Road and Idlewild Road using enclosures, landscaping or other appropriate screening that match the building architecture or other site elements.

7. MULTI-USE PATH/GREENWAY TRAIL, STREETSCAPE and INTERNAL SIDEWALKS

- A. A minimum 24-foot-wide landscape area shall be established along the Site's frontage on Idlewild Road as depicted on the Conditional Zoning Plan. A conceptual image of this 24-foot-wide landscape area is set out on Sheet 2 of the Conditional Zoning Plan. The 24-foot-wide landscape area shall meet the following planting standards: 20 evergreen shrubs and 2 canopy trees or 3 small maturing trees per 100 linear feet. Perimeter street trees may be located within this landscape area to satisfy tree requirements. Hedges, garden walls or knee walls may be built within or along the rear/inner edge of the 24-foot-wide landscape area as a continuation of building walls.
- B. Applicant shall install a minimum 12-foot-wide multi-use path/greenway trail along the Site's frontage on Idlewild Road within the 24-foot-wide landscape area as generally depicted on the Conditional Zoning Plan. This 12-foot-wide multi-use path/greenway trail shall be constructed in accordance with the applicable standards set out in the Town of Stallings Parks, Recreation and Greenway Master Plan.
- C. Applicant shall install a minimum 6-foot-wide planting strip and a minimum 8-foot-wide sidewalk along the Site's frontage on Stevens Mill Road.
- D. Internal sidewalks and pedestrian connections shall be provided as generally depicted on the Conditional Zoning Plan.
- E. [The Applicant shall attempt to use excess topsoil from Development Area B to install a berm located between the buildings on Development Area B and the right of way for Idlewild Road, subject to approval by the Town, NCDOT, and Union County Water, if applicable.](#)

8. OPEN SPACE/TREE SAVE/BUFFERS

- A. The Site shall comply with the open space requirements of the Ordinance.

- B. The Active Open Space Area generally depicted on the Conditional Zoning Plan may include one or more of the following: a community clubhouse, auxiliary building, swimming pool, shade structures, dog park, play structures, pocket park, outdoor grilling station, seating benches, enhanced landscaping, community trails/pathways, community mailboxes and/or other features that provide opportunities for recreation or foster community engagement.
- C. The Site shall comply with the tree save requirements of the Ordinance.
- D. The Site shall comply with the landscaping requirements of the Ordinance.
- E. A minimum 50-foot-wide landscape buffer shall be established along those portions of the Site’s boundary lines that are more particularly depicted on the Conditional Zoning Plan. Where practical, existing vegetation shall be preserved within this landscape buffer. Where existing vegetation cannot be preserved, the landscape buffer shall be replanted to the standards of a “Type A” landscape buffer. Utility lines and the pedestrian and golf-cart access point and path from the Site to Donegal Court referenced above in paragraph 5.D. (if constructed and installed) may be located within the minimum 50-foot-wide landscape buffer.
- F. A minimum 7-foot-tall opaque vinyl fence shall be installed along the inner edge of the minimum 50-foot-wide landscape buffer described above in paragraph 8.E. as generally depicted on the Conditional Zoning Plan.
- G. 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 and open space 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 and open space requirements of the Ordinance provided that the Site as a whole meets such tree save and open space requirements.
- H. Enhanced landscaping shall be installed around any stormwater pond that is designed to be a “dry” pond and—outside of weather events—does not typically retain water like a “wet” pond that typically retains water. The requirement for enhanced landscaping shall not apply to “wet” stormwater ponds.

9. SIGNS

- A. Except as otherwise provided below in paragraph 9.C and paragraph 10, all signs installed on the Site shall comply with the requirements of the Ordinance.
- B. Notwithstanding the terms of paragraph 9.A. above, Applicant may, either concurrently with this Rezoning Application or subsequent thereto, pursue the approval of a Master Sign Plan for the Site 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.

- C. The Site may contain no more than 3 freestanding monument signs: one for the overall Site and one for each of the two Development Areas. The maximum height of each monument sign shall be 6 feet, and the maximum sign area of each monument sign shall be 36 square feet per side. The location of each of monument sign shall be determined by the Applicant during the permitting process.
- D. Pole signs and pylon signs shall not be permitted on the Site.

10. 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 10 are being requested by Applicant, and such changes/exceptions will be deemed to be approved in the event that the conditional zoning request is approved by Town Council.

B. Exceptions Applicable to the Entire Site

- (1) In addition to those changes/exceptions set out below, a change/exception to the Ordinance to allow the Site to be developed as generally depicted on the Conditional Zoning Plan.
- (2) Building setbacks from internal private streets shall be measured from the back of the curb.
- (3) A change/exception from Sections 11.8-2, Table 11.3 and Section 11.8-3 of the Ordinance to provide that in selecting which existing tree stands are to be designated as “Tree Conservation Area” (TCA) and which existing individual trees are to be preserved, the highest priority shall be given to preserving tree stands and individual trees located within the 50-foot-wide landscape buffer described above in Paragraph 8.E. as generally depicted on the Conditional Zoning Plan and may include trees less than 4 inches diameter at breast height (DBH).

C. Development Area A

- (1) A change/exception from Section 2.13-7(A) of the Ordinance to allow a swimming pool to be located in the Active Open Space Area generally depicted on the Zoning Plan.
- (2) A change/exception from Section 2.13-8(A) of the Ordinance to allow retaining walls to exceed 8 feet in height.
- (3) A change/exception from Section 8.4-6(E)(2) of the Ordinance to allow the density of the residential community on Development Area A to be 118 dwelling units.
- (4) A change/exception from Section 9.3-2(A)(1) of the Ordinance to allow 10 feet of separation between units that are not attached.

- (5) A change/exception from Section 9.3-2(A)(4) of the Ordinance to allow the buildings to front onto a private street as generally depicted on the Conditional Zoning Plan.
- (6) A change/exception from Section 9.3-3(A)(1) of the Ordinance to allow the attached house buildings (other than those marked with an asterisk (*) on the Conditional Zoning Plan) to have a maximum height in feet of 45 feet as measured under the Ordinance.
- (7) [A change/exception from Section 11.6-1 and Table 11.1 of the Ordinance to allow a buffer yard as described above in paragraph 8.E. and paragraph 8.F.](#)
- ~~(78)~~ A change/exception from Section 12.12(A)(1), Table 12.1 of the Ordinance to allow the attached house buildings to have driveways with a minimum length of 20 feet.
- ~~(89)~~ A change/exception from Section 2.2(E), Section 13.2-5, Section 16.2-6 and Section 16.2-7 of the Ordinance to allow the private streets in Development Area A to be built to the standards set forth on the Conditional Zoning Plan.

D. Development Area B

- (1) A change/exception from Section 2.3 of the Ordinance to allow building placement as generally depicted on the Conditional Zoning Plan.
- (2) A change/exception from Section 9.8-2(A)(1) of the Ordinance to allow building placement as generally depicted on the Conditional Zoning Plan.
- (3) A change/exception from Section 9.8-2(A)(4) of the Ordinance to allow the parking areas to be located as generally depicted on the Conditional Zoning Plan.
- (4) A change/exception from Section 9.8-2(A)(7) of the Ordinance to allow trash containers to be located on the side of a building, provided that the trash containers shall be screened from the ~~right-of-way~~right of way per standards set forth in ~~Article 11~~Section 11.6-2 of the Ordinance.
- (5) A change/exception from Section 9.8-2(A)(8) of the Ordinance to allow mechanical equipment to be located on the side of a building, provided that the mechanical equipment shall be screened from the ~~right-of-way~~right of way per standards set forth in ~~Article 11~~Section 11.6-2 of the Ordinance.
- (6) A change/exception from Section 9.8-2(B)(2) of the Ordinance to allow menu board(s), speaker boxes and/or windows associated with drive-through facilities to be located on any façade of a building provided that the drive aisle for circulation purposes shall be screened from adjacent public streets by a garden wall, hedge or knee wall that complies with the design requirements for a garden wall, hedge or knee wall set out in Section 9.8-2(A)(5).

- (7) A change/exception from Section 9.8-3(B)(1) of the Ordinance to allow building elevations fronting or visible from public streets to be primarily clad with brick, stone or similar masonry materials.
- (8) A change/exception from Section 9.8-4(D)(3) of the Ordinance to allow a minimum of 30% of the length and 15% of the surface of the primary structures to be in public entrances or windows.
- (9) A change/exception from Section 9.8-4(G)(1) of the Ordinance to allow cement board, metal, vinyl and similar materials as trim materials.
- (10) A change/exception from Section 10.1-6(B)(1) of the Ordinance to allow drive-through facilities to be located on the side of the building for any bank, savings and loan or credit union.
- (11) A change/exception from Section 10.1-6(B)(2) of the Ordinance to allow up to 4 drive-through lanes for any bank, savings and loan or credit union. A separate circulation drive for passage around and escape from the outermost drive-through service lane shall not be required.
- (12) A change/exception from Section 10.1-17(B)(1) of the Ordinance to allow drive-through service windows, stacking lane(s) and circulation to be located in the front setback of the principal building or in an established side yard which abuts a street.
- (13) With respect to each non-bank/savings and loan/credit union use, a change/exception from Section 10.1-17(B)(4) of the Ordinance to allow up to 2 drive-through lanes with no separate circulation drive for passage around and escape from the outermost drive-through service lane for each use with a drive-through accessory use.
- (14) A change/exception from Section 10.1-17(B)(6) of the Ordinance to allow up to 3 drive-through windows and up to 4 automated service devices for each use with a drive-through accessory use.
- (15) A change/exception from Section 10.1-17(B)(7) of the Ordinance to allow as few as 0 electric vehicle charging devices per drive-through window or drive-through device.
- (16) A change/exception from Table 12.1 in Section 12.12 of the Ordinance to allow a maximum of 10 automobile spaces per 1,000 square feet of gross floor area for “Retail Sales, Restaurants, and General Commercial” uses.
- (17) A change/exception from Section 2.2(E), Section 13.2-5, Section 16.2-6 and Section 16.2-7 of the Ordinance to allow the private streets in Development Area B to be built to the standards set forth on the Conditional Zoning Plan.
- (18) A change/exception from Section 17.6-1(B) of the Ordinance to allow more than one freestanding monument sign per street frontage.

11. 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.

12. LIGHTING

- A. Applicant shall install lighting along sidewalks and greenways that is designed to enhance safety and discourage loitering during nighttime hours. The lighting shall be directed on the sidewalks and greenways and shall not spill off the Site. The lighting may be lower decorative lighting.

13. CLEARING AND GRADING OF DEVELOPMENT AREA A

- A. The Applicant shall not clear or grade Development Area A until such time that there is a viable path to obtaining public sewer and water permits for the uses and improvements to be located on Development Area A. Notwithstanding the foregoing, if the clearing and grading of Development Area A, or portions thereof, is necessary to balance the remainder of the Site and the Adjacent Commercial Site (as defined below), then Development Area A, or the relevant portions thereof, may be cleared and graded.

14. AMENDMENTS TO APPROVED CONCEPT PLAN

- A. The Site is adjacent to and overlaps a 14.59-acre site (the “Adjacent Commercial Site”) that is subject to a concept plan for a commercial development that was submitted to the Town by the Applicant and approved by the Town of Stallings Planning and Zoning Department on November 13, 2025 (the “Approved Concept Plan”).
- B. Within 6 months of the approval of this Conditional Zoning Plan, the Applicant shall submit an application to amend the Approved Concept Plan, which shall include the following amendments, subject to the approval of the Town of Stallings Planning and Zoning Department.
- (1) The Applicant shall attempt to save at least one 48-inch DBH oak tree on the Adjacent Commercial at a location near the access point labeled as “Full Movement Signalized Driveway Access” on the Approved Concept Plan.
- (2) The sidewalk to be installed along the Adjacent Commercial Site’s frontage on Stevens Mill Road that is depicted on the Approved Concept Plan shall have a minimum width of 8 feet.
- (3) Enhanced landscaping shall be installed around any stormwater pond that is designed to be a “dry” pond and—outside of weather events—does not typically retain water like a “wet” pond that typically retains water. The requirement for enhanced landscaping shall not apply to “wet” stormwater ponds. Any “wet” stormwater pond shall contain a water

feature such as a fountain to promote water circulation and aeration and to enhance the aesthetic appearance of the pond.

1315. 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 Conditional Zoning 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.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ25.08.01

REQUEST: Request for a proposed mixed use development on approximately 17.97 acres located at the intersection of Stevens Mill Road and Idlewild Road, with a request to rezone the property from Mixed Use 2 (MU 2) to Conditional Zoning Mixed Use 2 (CZ MU 2) to allow residential and commercial development subject to site specific conditions, including up to 118 attached townhome units and between 3,000 and 15,000 square feet of commercial.

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 Town Council hereby votes that the proposed zoning amendment is **consistent/inconsistent** and **reasonable/unreasonable** 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 Town Council **Approves/Denies** the proposed amendment and stated that the Town Council finds and determines that the zoning 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. Provides a step-down transition between single family residential and commercial uses
2. Enhances buffering adjacent to existing neighborhoods through defined berm and landscape requirements
3. Reduces by right commercial intensity
4. Aligns with the Walkable Activity Center future land use designation
5. Is more consistent with adopted land use plans than the current by right zoning
6. Supports the goals of the 2030 Economic Development Plan by promoting a more balanced tax base

Adopted this the __ day of _____, 2026

Mayor

Attest:

Town Clerk



MEMO

To: Mayor and Town Council
From: Katie King, Senior Planning Technician
Date: 03/09/2026
Re: TX26.01.01 - Indoor Amusement

Request:

The applicant submitted a text amendment application proposing the addition of a new use to the *Table of Uses* in *Article 8: Zoning Districts* and a corresponding definition to *Article 3: Definitions, Abbreviations & Symbols* of the Stallings Development Ordinance.

Amendments:

Article 8 - Table of Uses

Add "Amusement/Entertainment, Indoor" as a Listed Use (L) in the Mixed-Use 2 (MU-2) zoning district.

Staff also requests to add this new use as a Listed Use (L) in the US Highway 74 Commercial (C-74) zoning district.

Article 3 - Definitions

AMUSEMENT/ENTERTAINMENT, INDOOR. A commercial use conducted entirely within an enclosed building that provides amusement or entertainment activities to the public for a fee or admission charge. Such activities are intended primarily for recreation and enjoyment and may involve participant interaction or observation. Typical uses include, but are not limited to, escape rooms, indoor gaming facilities, and other similar indoor entertainment establishments. This use does not include movie theaters, nightclubs, bars, or instructional or athletic training facilities.

Staff Recommendation:

Staff recommends approval of TX26.01.01. The proposed amendment provides clarification within the ordinance and expands permitted commercial uses within the MU-2 and C-74 zoning districts in a manner consistent with the intent of the Stallings Development Ordinance and the Town's long-term economic development goals.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX26.01.01

REQUEST: The applicant submitted a text amendment application proposing the addition of a new use to the *Table of Uses* in *Article 8: Zoning Districts* and a corresponding definition to *Article 3: Definitions, Abbreviations & Symbols* of the Stallings 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 Development Ordinance to comply with state law found in NCGS § 160D;

THEREFORE, The Town Council approves the text amendment, finding it consistent and reasonable with the Comprehensive Land Use Plan adopted on November 27, 2017, as it supports the goals of promoting quality development and ensuring compliance with state land-use regulations under NCGS § 160D. The Council concludes that the amendment aligns with the key principles, objectives, and goals outlined in the plan, for the following reasons

- 1) Expand permitted commercial uses in the MU-2 and C-74 zoning districts.
- 2) Encourages growth that aligns with the Town’s long-term economic development goals.

Recommended this the __ day of _____, 2026.

Mayor

Attest:

Clerk



A Balanced Scorecard Approach for the Town of Stallings

FY 25-26 Mid-Year Report

FORWARD STALLINGS

March 5, 2026

A Report to Citizens, Council, & Staff – FY 2025-2026

The Town's system of linking its vision, mission, Council's top priorities, departmental actions, and performance measures to achieve the desired results is a balanced scorecard system called Forward Stallings. The Town strategy map, scorecards, top departmental priorities, and budgetary information are blended together to better align the Town's time, money, and resources with its top priorities. In essence, this annual report is both a "report card" and a "strategic learning tool" that should be used to help assess how well the Town is doing in pursuing its key objectives. One of the main purposes of the report is to generate discussion, like a post-game analysis, to determine whether particular strategies being used to accomplish objectives and initiative should be 1.) changed, 2.) abandoned, or 3.) maintained (i.e., "stay the course"). The next opportunity to analyze results and discuss possible changes to strategy will be at the Council's regular board meeting on March 9, 2026. At this meeting, the Manager will officially submit the FY 25-26 Mid-Year Report.

The willingness to experiment by using new or innovative ideas is critical to continuously improving operations. At the same time, a learning organization must be able to identify both potential successes and failures early enough to adjust accordingly to changing conditions. This is a major benefit of this system – it provides a reality check, accommodates changes in direction, helps everyone make well informed decisions, and creates accountability by sharing the results (whether good or bad) with the citizens, media, elected officials, and Town employees. In instances where it appears the Town is being successful, the Council, staff and public should still be willing to challenge the status quo and suggest strategies that may allow an even higher standard of service to be delivered. This is the key to avoiding complacency. On the other side of the coin, just because an initiative missed its target does not necessarily mean a change in strategy is needed. As the old saying goes, "the devil is in the details." Hence, asking probing questions to gain an understanding of the many factors affecting outcomes compared to the desired target can help clarify the performance picture and uncover a greater ability to assess what (if anything) should be done in response. It is also important to

ORGANIZATIONAL PERSPECTIVES

Community – Managers must know if the Town is meeting citizen needs. They must determine the answer to the questions: Is the organization delivering the services the community wants?

Financial – Managers must focus on how to meet service needs in an efficient manner. They must answer the question: is the service delivered at a good price?

Internal Business – Manager must focus on those critical operations that enable them to satisfy citizens. Managers must answer the question: Can the organization improve upon a service by changing the way a service is delivered?

Develop Know-How – What skills, tools, and organizational climate do our employees, elected officials, appointed officials, and volunteers need to meet the community's needs while achieving the mission and vision?

remember that departments often set “stretch targets” that are multi-year goals intended to help make a breakthrough by encouraging creative thinking, results-oriented problem solving and/or escaping the comfort zone.

Enclosed please find:

- 1.) Our Balanced Scorecard Policy.
- 2.) Our Strategy Map.
- 3.) Individual Department Reports.
- 4.) Individual Department Scorecards.

I am grateful to Council and staff for being willing to try something new. This is our sixth year, and this has been/will be a continuous learning experience for all of us. However, I am confident that we will be able to use the lessons learned to continuously improve.

Please do not hesitate to contact me if you have any questions, suggestions, concerns, or ideas related to this report. Most importantly, we look forward to listening to and participating in the discussions that will help us take the next steps in positively impacting Stallings’ future.

Sincerely,

Alex Sewell
Town Manager

Rationale, Overview, & Processes

What is the Balanced Scorecard?

A management system that uses a group of measures/goals to help implement an organization's strategy. It is a tool/system for the leaders to use in communicating to employees and the community the outcomes and performance drivers by which the organization will achieve its mission and strategic objectives.

Rationale and Benefits of the Balanced Scorecard

- *Clarifies and Communicates Organizational Mission.* Translates your vision and strategy into a coherent set of measures, targets and initiatives that can be communicated throughout the organization and community by:
 - 1.) More clearly describing the Town Council's strategy by taking potentially vague policy directives (mission, vision, goals, and objectives) and making them easier to understand by defining them and choosing performance measures to gauge their progress; and
 - 2.) Sharing scorecard results throughout the organization and community gives employees and citizens the opportunity to discuss the assumptions underlying the strategy, learn from unexpected results, and deliberate on future modifications as necessary. Simply understanding an organization's strategy can unlock many organizational capacities, thus allowing employees and citizens, maybe for the first time, to know here the organization is headed and how they can contribute to the journey. The scorecard brings meaning and action to a vague objective like "provide excellence municipal services."
- *Better Data for Policy-Making.* The Balanced Scorecard promotes questions, dialogue, analysis, innovation, experimentation, adaptability, and accountability.
- *Helps Let Us Know if We Are Moving Toward Goal Achievement or Drifting Further Away.*
- *Resource Alignment and Allocation.* 1.) To successfully implement any strategy, it must be understood and acted upon throughout all levels of the organization and ultimately be enacted during departments' day-to-day activities; 2.) Establishing long-term "stretch targets" allows the organization to identify the key steps necessary to achieve its goals; and 3.) Aligns resources (time, effort, and money) so that the initiatives in all departments and levels share a common trait, their linkage to the Town's strategic goals.
- *Strategic Learning* – Any strategy we pursue represents a hypothesis or your best guess of how to achieve success. To prove meaningful, the measures of the scorecards must link

together to tell the story that describes what you are trying to achieve through your strategy.

- *Balance* – Between financial and non-financial indicators; 2.) Between internal and external constituents of the organization; and 3.) Between lag and lead indicators of performance (i.e., what we've done in the past and where we want to go in the future).
- *Increases Likelihood of Accomplishing Key Goals* – By not only helping to keep leadership, management, departments, and employees focused on top priorities, but also by improving communication between all interests thus making it easier to effectively troubleshoot and make logical "changes in course" that result in successfully delivering the type of services the community expects.

Using Strategy & the Balanced Scorecard to Get Results

Any strategy the Town pursues represents a hypothesis or a best guess of how to achieve success. To prove meaningful, the measures on the scorecard must link together the story of, or describe, that strategy. For example, if the Town believes that an investment in employee training will lead to improved quality, it needs to test the hypothesis through the measures appearing on the scorecard. If employee training does increase, but quality actually decreases, then it may not be a valid assumption. Instead, focus could turn to another possible factor, but more importantly, the Town has information in which to act and make decisions.

Strategy to achieve a desire outcome is often a new destination, somewhere the organization has not yet traveled to before. The Balanced Scorecard provides the Town with a method to document and test assumptions inherent in the strategies it adopts. It may take considerable time to gather sufficient data to test such correlations, but simply beginning to question the assumptions underlying the strategy is a major improvement over making decision based purely on financial numbers or subjective information.

A well-designed Balanced Scorecard should describe the Town or department's strategy through the objectives and measures chosen. These measures should link together in a chain or cause-and-effect relationships form the performance drivers in the Develop Employees perspective (Employee Learning and Growth) all the way through Service the Community Perspective. Documenting our strategy through measurement, making the relationships between the measures so specific they can be monitored, managed, and validated. Only then can we begin learning about, and successfully implementing our strategy.

Key Definitions & Components

Vision: Word picture of our desired future.

Mission: Why we exist.

Core Values: What we believe in, guiding principles.

Strategic Priorities: Themes on which the organization will concentrate efforts, dedicate resources, and strive to achieve significant improvements. The focus areas reflect what the current Stallings Town Council believes must be done to succeed.

Perspectives: The four different views that are used to create a “balanced” way of establishing objectives and measurements to assist the organization in accomplishing the vision and strategic priorities. The traditional four perspectives used in corporate strategic planning and program evaluation are 1.) Financial; 2.) Internal Business Process; 3.) Community; and 4.) Innovation, Learning & Growth. While the names and definitions of these perspectives are frequently modified to meet different organization’s specific needs, the original intent of these four traditional perspectives usually remains intact.

Objective: A concise statement describing the specific things the organization must do well in order to execute its strategy. Objectives often begin with action verbs such as “increase,” “reduce,” “improve,” “achieve,” and similar words. Examples: Reduce Crime, Enhance Customer Service, Promote Learning & Growth, Invest in Infrastructure, Deliver Competitive Services, Maintain Fiscal Strength, Maintain a Skilled & Diverse Workforce, Create Unity Between Neighborhoods, Provide Affordable Services, Protect the Environment, Enhance Walkability, etc.

Measure: A standard used to evaluate our community performance against desired results. Reporting and monitoring measures help organizations gauge progress toward effective implementation of strategy. Example: Percentage of water customers with an average pressure of 30 PSI or greater.

Target: The desired result of a measure that communicates the expected level of performance. Example: 98% of customers will have average water pressure of 30 PSI or greater. A “stretch target” is a challenging target that may not be met. It may be a multi-year goal with milestones.

Cascading: The process of developing “aligned” scorecards throughout an organization. Each level of the organization will develop scorecards based on objectives and measures it can influence from the group to which they report. For example, Police Patrol aligns/connects with the Police Department, who aligns/connects with the Town-wide Scorecard by developing their own objectives and measures based on how they influence the Town-wide objectives and measures.

Cause & Effect: The concept of cause and effect separates the Balanced Scorecards from other performance management systems. The measures on the Scorecard should link together in a series of cause-and-effect relationships to tell the organization’s strategic story.

Perspectives

The “balanced portion of the Scorecard uses four perspectives to answer critical service delivery questions. This helps provide the balance that organization’s need to successfully plan, implement, measure, and evaluate performance.

Community Perspective:

Serve the Community – What is our mission and vision? What do our citizens want?

Managers must know if the Town is meeting citizen needs. They must determine the answer to the question: Is the organization delivering the services the community wants?

Financial Perspective:

Manage Resources – How we deliver quality services efficiently and remain financially sound while achieving the vision and mission?

Managers must focus on how to meet service needs in an efficient manner. They must answer the question: Is the service delivered at a good price?

Internal Business Perspective:

Run the Operations – What internal processes must we excel at to provide valuable services to the community while achieving the mission and vision?

Managers need to focus on those critical operations that enable them to satisfy citizens. Managers must answer the question: Can the organization improve upon a service by changing the way a service is delivered?

Learning & Growth Perspective:

Develop Know-How – What skills, tools, and organizational climate do our employees, elected officials, and volunteers need to meet the community’s needs while achieving the mission and vision?

An organization’s ability to improve and meet citizen demands ties directly to the employees’ ability to meet those demands. Managers must answer the question: Is the organization providing employees with the training, technology, and proper work environment to enable them to succeed and continuously improve?

Objectives by Perspective

Serve the Community

What do our citizens want? What must be done to implement the vision and mission?

- **Strengthen Citizen Engagement** – Improve the quality and frequency of communication to enhance public access to information about Town services, meetings, key issues, and emergency situations. Provide a variety of ways for citizens to meaningfully share ideas, concerns, and questions with Town officials.
- **Conserve Cultural & Natural Resources** – Protect the environment, historic assets, and intangible assets such as community and cultural events that help bring Stallings' citizenry together. Ensure that these resources are protected, conserved, celebrated and resilient to changing environmental conditions.
- **Increase Citizen & Community Safety** – Accomplish this by building relationships and problem-solving partnerships with citizens, businesses, and neighborhood watch groups and using best-practice strategies including having police officers and officials accessible and approachable, improving community appearance, addressing nuisances, & approaching community safety across departments will make our community safer.
- **Promote Economic Vibrancy** – While the Town recognizes that there are many factors influencing local economic conditions, the Town seeks to do its part with partners to achieve economic development and support locally owned businesses. The Town recognizes that achieving economic vibrancy also includes creating a sense of place and identity as well as enhancing the quality of life in Stallings as a place to work, live, play, and raise a family.
- **Enhance Recreation, Walkability & Connectivity** – Provide recreation and pedestrian facilities to encourage healthy lifestyles, citizen interaction, and to offer a variety of transportation choices that link Stallings' neighborhoods together in an accessible manner.

Manage Resources

How do we deliver quality services efficiently and remain financially sound while achieving the vision and mission?

- **Maintain Fiscal Strength** – Support fiscal policies, controls, and actions that keep the Town government in a financially strong position, thereby allowing it to respond to unforeseen problems, emergencies, and opportunities, as well as having sufficient reserves for cash flow and credit rating purposes.
- **Develop Long-Term Financial Plans** – Build upon current financial planning instruments to provide a longer-term view of what Stallings' finances and operations may look like in the future. These plans are intended to identify potential challenges, opportunities, and proactive response options.
- **Invest in Infrastructure** – Prioritize funding for infrastructure maintenance to avoid deterioration while

minimizing long-term operational and capital costs. New infrastructure investments help achieve key priorities and optimize the use of current assets.

- **Deliver Services Efficiently** – Ensure citizens are receiving a good value from their investments by delivering cost-efficient services. Maximize the use of public funds through service optimization, innovation, process improvement, competition, and other means.

Run the Operations

What internal processes must we excel at to provide valuable services while achieving the vision and mission?

- **Enhance Emergency Preparedness** – Improving the ability to effectively anticipate and respond to emergency situations, from minor incidents to major disasters, through planning, training, collaboration with public and private agencies, and community education.
- **Improve Communication & Collaboration** – Increase the quality and frequency of communication throughout all areas of the organization to promote problem-solving partnerships within and outside of the organization. Good communication enables the vision to be implemented.
- **Excel at Staff & Logistical Support** – Ensure outstanding internal support is being provided to all departments, employees, elected officials, advisory board members, and volunteers that deliver services or directly serve the community. Use technology, where practical to improve service delivery and save taxpayer dollars.
- **Provide Responsive & Dependable Services** – Provide quality services to citizens in a courteous, responsive, and reliable manner that is effective in achieving desired results. Excel at the technical aspects of delivery.

Develop Know-How

What skills, tools, and organizational climate do our employees, elected officials, and volunteers need to meet the community's needs while achieving the vision and mission?

- **Maintain a Skilled & Competent Workforce** – Create a work environment that allows the Town to hire, develop, and retain a workforce of skilled employees capable of meeting the community's needs. Focus includes career development, succession planning, and improving employee motivation and satisfaction. Hire competent staff who exemplify The Stallings Way.
- **Support Development of Citizen Volunteers** – Identify opportunities for volunteers to develop the technical and leadership skills that enable them to achieve the community's needs and understand the role of the advisory boards in Town government.
- **Enhance Relations with Other Entities** – Build relationships with others involved in the governing process, including governmental organizations, non-profits, and the private sector. Public-private partnerships should be explored as a potential problem-solving tool.

Developing Departmental Strategy

Departmental Balanced Scorecards

A good scorecard will do the following:

- Tell the story of the Department's strategy.
- Shows that every objective selected is a linkage in the cause-and-effect relationships that compose the Town's strategy.
- Drive performance by using a variety of measures and targets that look at short and long-term results to encourage proactive management.
- Involve the participation of division heads, key staff, and employees throughout the Department.
- Is financially viable.
- Positively changes departmental behavior by developing strategic initiatives.

Step #1 – Town-Wide Objectives Selected to Build Scorecard & Map

Departments determine what they can do to support and respond to the town-wide strategy, Balanced Scorecard, and achieve the departmental mission. Departments select the objectives they can meet to help the town board in pursuing the achievement of the Town Council's Strategic Priorities, Vision, and Mission. The objectives selected from each of the four perspective areas are used to create the Department's strategy map.

Step #2 – Developing Departmental Initiatives

These are the critical activities the Department must pursue to achieve the Town-wide objective and the Department's mission.

- Initiatives detail what the Department must do to achieve a Town-wide objective or achieve the departmental mission.
- Initiatives identify the highest priority activities to show where resources are most needed to achieve the overall departmental strategy.
- Initiatives may apply to all divisions within a department or just one division.
- Initiatives describe how the Department will respond to the Town-wide objective.
- Initiatives are written so that divisions and employees can determine how they can respond to support the Department's effort to achieve the objective and mission.

Step #3 – Developing Measures and Targets

Each departmental initiative does not have to have a measure, but there should be a way to evaluate the achievement of the initiative or whether or not it was accomplished. There are two goals for strategic measures: organizational motivation and strategic learning.

Organizational Motivation – Measures are a very effective tool in improving performance and/or accomplishing goals. A November 2001 article by Edwin Locke in Harvard Business Review titled "Motivation by Goal Setting" cites a survey of more than 500

studies, which indicates that performance increases an average of 16 percent in companies that establish targets. A primary reason for this may be that measures give employees clear direction and guidance as to what they need to accomplish. When employees focus their efforts on achieving key initiatives that are aligned with town-wide objectives and strategic priorities, then there is much greater probability that a well-coordinated effort is made in fulfilling the Town's mission and the board's vision. The effort to clearly articulate the Town's top priorities to assist employees compliments the old saying that "people do what you inspect, not what you expect."

Strategic Learning – Measures are a way to monitor departments' progress in achieving the town-wide objectives and their initiatives. Any strategy used to achieve initiatives, objectives, or strategic priorities represents a hypothesis of how to succeed. Strategy to achieve a desired outcome or solve a problem is often a new destination, a place that the Town has not yet traveled to before. Measures and targets provide a way to test assumptions inherent in the strategies we select to pursue our goals. Documenting our strategy through measurement allows management, employees, elected officials, and the public to monitor, manage, validate, question, and/or deliberate possible adjustments to our strategy. If this can occur, then the Town starts becoming a "learning organization" where being analytical, adaptive, and responsive to the hypotheses we've tested become keystones of the organizational culture that helps the Town successfully implement its strategy.

Components of a Good Measure

- Measures should be specific. Stating the SPD will be the "best" police department or that Administration will "maximize customer satisfaction" are more like vision statements and are difficult to measure.
- Measures should be measurable. There are ways to measure seemingly less tangible goals. Surveys, if properly designed, can be used to measure the perception of service quality, awareness of issues, community satisfaction, etc.
- Does the measure really evaluate the initiative being pursued?
- Is the measure reliable?
- Is the measure easy to understand and explain?
- Are departments using a variety of measures in evaluating their initiatives (workload, results, efficiency, effectiveness, short-term vs. long-term)?
- Does the measure clearly communicate the expected performance?
- It is important to know where you are and where you want to go. Ideally, departments should have a baseline measure for current performance in the form of last year's actual data, best practices or industry standards for comparison. When baselines do not yet exist a TBD (to be determined) is placed in the appropriate area to indicate the Department is in the process of getting this data.

Guidelines for Setting Targets

1. Targets should be realistic but challenging enough to motivate greater accomplishments.
2. Departments can be more aggressive when setting multi-year targets.
3. Provide a rational explanation as to why achieving a target is important, especially with stretch targets.
4. When setting a target, Department should review the linkage (cause-and-effect relationship) of the “enabling” perspectives to make sure they have the ability to achieve the target, thus the following questions should be asked:

- Do departmental personnel have the skills and tools necessary to get the job done?
- Does the Department have sufficient resources/funding?
- Are internal operations adequate?

Stretch Targets – These are usually long-term or multi-year goals. At most, departments should set one to two stretch targets per year. These are reserved for those initiatives critical in making a particular breakthrough. Stretch targets can be especially useful to help a department break form its comfort zone or traditional way of running operations so as to spark creative thinking and results-oriented problem-solving. Every Department should have at least one stretch target.



STRATEGY MAP

Vision for Stallings

To provide an inviting and safe community with a commitment to excellence where families and businesses can thrive as we embrace our future while preserving our past.



Mission of Town Government

To serve the residents and businesses of the Stallings community by providing excellent municipal services while upholding the public interest by maintaining a sound financial position and active stewardship of public assets and resources.



Serve the Community

| | | | | |
|-------------------------------|---------------------------------------|-------------------------------------|---------------------------|--|
| Strengthen Citizen Engagement | Conserve Cultural & Natural Resources | Increase Citizen & Community Safety | Promote Economic Vibrancy | Enhance Recreation, Walkability & Connectivity |
|-------------------------------|---------------------------------------|-------------------------------------|---------------------------|--|



Manage Resources

| | | | |
|--------------------------|-----------------------------------|--------------------------|------------------------------|
| Maintain Fiscal Strength | Develop Long-Term Financial Plans | Invest in Infrastructure | Deliver Services Efficiently |
|--------------------------|-----------------------------------|--------------------------|------------------------------|



Run the Operations

| | | | |
|--------------------------------|---------------------------------------|-------------------------------------|--|
| Enhance Emergency Preparedness | Improve Communication & Collaboration | Excel at Staff & Logistical Support | Provide Responsive & Dependable Services |
|--------------------------------|---------------------------------------|-------------------------------------|--|



Develop Know-How

| | | |
|--|---|---------------------------------------|
| Maintain a Skilled & Competent Workforce | Support Development of Citizen Volunteers | Enhance Relations with Other Entities |
|--|---|---------------------------------------|

Town Council Strategic Priorities

- Create a Stallings Downtown
- Review & Amend Land Use Plans to Better Align w/ Council's Vision
- Economic Development
- Transportation
- Communications
- Enhance Blair Mill Park

"The Stallings Way" Core Values

- Integrity
- Commitment
- Flexibility
- Awesome Customer Service
- Team Before Self
- Continuous Improvement
- Qualified/Competent
- Supporting Each Other
- Everyone Pitches In
- Work/Life Balance
- Positive Attitude
- Collaboration
- Dialogue
- Have Fun
- Trust & Respect
- Open to Teach/Learn
- Healthy, Positive Environment

ADMINISTRATION DEPARTMENT – MID-YEAR BALANCED SCORECARD OVERVIEW

ACCOMPLISHMENTS:

What targets did your Department meet and/or exceed? What is the significance of meeting these targets? How did the Department meet/exceed these targets? What will be done to ensure continued success?

Strengthening Citizen Engagement – In an effort to describe the nuance here, this has been both an accomplishment and a challenge. The Town continued to broadcast all Town Council meetings. Previously, the Town has had difficulties with the livestream cutting out, losing audio, etc. during the middle of the broadcast. However, the Town has worked with a contractor and these challenges have subsided. The Town’s blog post continues to be a source for community education. The Town held a meeting between Town Council and Town committee members to provide a budget update and receive input. The Town held a public hearing where any residents can provide public input prior to the FY 25-26 budget adoption and published the FY 25-26 budget process meeting schedule so any interested resident can attend.

Hold an Occupancy Tax Referendum – This referendum passed. Staff is working toward implementation which is challenging as the Town is relying on the county to collect.

Supporting/Enhancing Union West Business Park – This is both an accomplishment and a challenge. The Town continues to work towards enhancing Union West Business Park including identifying members of the Town Council to engage with General Assembly members regarding road repair, focusing on how to best enhance the Park in the Economic Development Committee, and reaching out to ED partners. However, the largest challenge is how to pay for enhancements and potential sewer capacity issues in the Crooked Creek service area.

The Town continued to work towards this. On 7/14/25, the Town Council discussed strategy for approaching NC General Assembly members and in October the ED Committee hosted Union County ED Executive Director Ron Mahle to discuss several ED issues. Also, the Town met with Union County’s ED retail recruitment specialist to determine how they can assist the Town and actions were identified.

Sewer Alternatives Evaluation – The Town Council opted to consider and evaluate projects on a case-by-case basis and not adopt a formal position. No formal applications were submitted.

Pursue Town Center Creation – Similar to the past several years, the Town continues to work towards creating a Town Center with an action strategy that strives to be both visionary and practical. This goal will take many years to achieve, but the Town’s strategy is aimed at laying the foundation for a successful Town Center.

FY 25-26 Action Strategies

- Call it "Town Center" instead of "Downtown" **Complete.**
- To enhance Town Center as an activity center, develop and approve a lease with Armored Cow Brewery by 7/15/25 AC pulled out. **Engaged with new potential tenants.**
- Present information to TC on available listed land by 7/15/25 **Complete.**
- Per DFI's recommendation aimed at supporting Town Center oriented retail, continue to encourage higher residential density (multi-family) in the Town Center. (TBD based on opportunities). **No proposals.**
- If the Town receives a significant development plan within the Town Center area from a private developer that requests public participation, consider contracting with DFI for a third-party review of the development plan. **No proposals.**

- Continue to explore sewer alternatives. [See above.](#)
- Hold 11 parks events at Stallings Municipal Park [12 events.](#)

Implement Adopted Plans & Studies Not Dependent on Sewer Capacity – During the FY 25-26 budget creation process, staff presented additional project opportunities for Council to considering including greenways, sidewalks, streetscape plans, etc.

Adopt a Fiscally Responsible Annual Budget, Follow the Priority Setting Process, and Develop a Property Reevaluation Strategy with a Range of Options for Council to Consider – The Town Council committed more time this year to evaluating budget options given projections and the property reevaluation.

Continuing Updating Annually CIP – The Town Council has approved an updated budget process, and CIP updates are underway.

Maintain a 5-Year IT Replacement Schedule/Plan- Computers and equipment are being updated as needed.

Enhance Emergency Preparedness – An emergency tabletop exercise was held on 8/17/23.

Safety Program – Zero OSHA recordable injuries and 99% of the workforce has completed mandatory safety training thus far.

Employee Pay & Performance Policies – This both an accomplishment and a challenge. Town continues to make progress on modernizing our employee pay and performance systems. The Town has funded, conducted, and implemented a pay and benefit study that looks holistically at salaries, benefits, policies, etc. The performance pay policy continues to be worked on administratively for future implementation. An employee cost-savings incentive program was presented to Council, and the Council opted to cap future CPI increases at 5%.

CHALLENGES:

Which targets did your Department not meet? What challenges did the department face in meeting these targets? What will be done to try to meet the targets going forward (i.e. adjustments in strategy)?

Turnover Rate – This is both an accomplishment and a challenge. The Non-PD number met its number while PD did not meet its number. The Town should continue to be vigilant about ways to keep and retain good people. As indicated above, the Town has taken a number of steps

Implementing Economic Development Strategic Plan – The Town has partnered with Monroe Union County Economic Development Commission (MUCEDC) for assistance with economic development in Stallings. However, the Town must change its approach to economic development due to looming sewer capacity issues in the Crooked Creek area, where much of the Council's economic development priorities are focused.

Employee Recognition Program – The Town has given out 3 employee recognition awards this year. We need to continue to encourage staff to submit these when they see a peer going above and beyond.

Hold "All Hands-on Deck" Meeting – The Town has not done this yet this fiscal year. Scheduling is always the biggest challenge due to police department shifts so we need to hold multiple meetings to ensure everyone can attend.

OTHER COMMENTS:

ENGINEERING DEPARTMENT – MID-YEAR BALANCED SCORECARD OVERVIEW

ACCOMPLISHMENTS:

What targets did your Department meet and/or exceed? What is the significance of meeting these targets? How did the Department meet/exceed these targets? What will be done to ensure continued success?

- Since the beginning of FY 2026, the Public Works Department (PWD) has completed numerous infrastructure repair projects, including sinkhole repairs, sidewalk repairs, pothole patching, and other roadway maintenance activities. By leveraging newly acquired equipment, staff was able to complete a significant portion of this work in-house, resulting in an estimated cost savings of approximately \$50,000. These efforts have allowed the Town to address infrastructure issues more quickly, reduce reliance on contractors, and maximize the return on recent equipment investments.
- The Engineering Department and PWD have continued to be highly responsive to questions and issues raised by Town residents. Staff has maintained clear, consistent, and timely communication, helping to resolve concerns related to infrastructure repairs, drainage, roadway conditions, and construction activities. This level of engagement strengthens public trust and improves overall service delivery.
- The Engineering Department is nearing completion of the FY 2026 Resurfacing Contract and has successfully solicited bids for the FY 2026 Preventative Maintenance Contract, focused on crack sealing and microsurfacing. The Preventative Maintenance Program, originally piloted in FY 2024, has proven to be highly cost-effective—saving the Town approximately eight times the cost of traditional resurfacing methods. Continuing to implement preventative maintenance in conjunction with roadway reconstruction allows the Town to extend pavement life, reduce long-term costs, and strategically manage roadway assets.
- The Engineering Department has successfully hired a Storm Water Compliance Manager, a key milestone in strengthening the Town’s stormwater program. Since onboarding, staff has made significant progress inventorying and inspecting Storm Water Control Measures (SCMs) throughout Town and advancing compliance efforts under the MS4 Program. These efforts have positioned the Town to better meet MS4 Permit Year 3 requirements and establish a more sustainable, long-term compliance framework.
- Staff has hired a third Public Works employee, significantly enhancing the operational capacity, flexibility, and efficiency of the Public Works Department. This additional staffing has improved response times, expanded in-house maintenance capabilities, and allowed staff to better balance reactive repairs with planned maintenance activities.
- Staff has continued to coordinate with multiple stakeholders—including Charlotte Water, Union County, developers, and regional partners—regarding potential options for increasing sanitary sewer capacity. While solutions remain limited, continued coordination ensures the Town remains informed and prepared to pursue opportunities as they arise, particularly within the Town Center and Hospital areas.

CHALLENGES:

Which targets did your Department not meet? What challenges did the department face in meeting these targets? What will be done to try to meet the targets going forward (i.e. adjustments in strategy)?

- Ensuring full compliance with the MS4 Permit Year 3 requirements remains a significant challenge. While progress has been made, the Town is effectively building its MS4 program from the ground up. Compliance is a state mandate, and the Town is subject to audits by regulatory agencies. Moving forward, staff will

continue implementing corrective actions, refining internal procedures, and developing a comprehensive action plan to address remaining permit years. Ongoing coordination with residents and businesses remains critical, as community participation is a key component of successful MS4 compliance.

- As the Engineering Department and PWD continue pursuing more efficient and cost-effective maintenance and repair methods, staff faces ongoing learning curves associated with implementing new techniques and workflows. Although additional equipment and a third Public Works employee have improved capabilities, staff has found it impractical to perform certain larger-scale infrastructure repairs—such as extensive roadway patching, major stormwater repairs, and larger sidewalk replacement projects—due to limitations in manpower and specialized equipment. In short, while capacity and efficiency have improved, the department remains constrained in its ability to fully self-perform larger projects.
- Sanitary sewer capacity continues to be one of the Town’s most significant long-term challenges. Charlotte Water has limited capacity near the Town Center and is actively developing a Capital Improvement Plan (CIP) to address system constraints; however, these improvements will not provide immediate relief. Union County has indicated that no short-term or long-term (30-year) capacity expansion plans exist for the Crooked Creek watershed, and once existing capacity is exhausted, it is permanently unavailable. Any potential solutions to provide sewer capacity to the Town Center or Monroe Expressway areas would require substantial financial investment, whether through public funding, private development, or partnerships. As a result, there is currently no viable short-term opportunity to increase sewer capacity to support development in these areas.

OTHER COMMENTS:

The Engineering and PWD continue to collaborate and diligently meet the needs of the residents and business community regarding repairs, contractor activities, flooding, plan review, and construction coordination. Additionally, the PWD continues to provide effective maintenance on the building and grounds.

FINANCE DEPARTMENT – MID-YEAR BALANCED SCORECARD OVERVIEW

ACCOMPLISHMENTS:

What targets did your Department meet and/or exceed? What is the significance of meeting these targets? How did the Department meet/exceed these targets? What will be done to ensure continued success?

Maintain Skilled and Competent Workforce – The new Finance position approved with the FY26 budget was filled in December 2025. Current staff have participated in training and continue to do so. Not only does this provide continuing education hours needed to maintain certifications, but it also ensures staff stay up to date in their field of expertise or increases knowledge as necessary.

The Finance Officer came to the Town already certified from both the NC Government Finance Officers Association and the NC Local Government Budget Association. Currently, these certifications are valid for a five-year period. Effective January 1, 2026, her finance certification was successfully renewed for another five-year period; budget recertification will be due soon.

CHALLENGES:

Which targets did your Department not meet? What challenges did the department face in meeting these targets? What will be done to try to meet the targets going forward (i.e. adjustments in strategy)?

Multiple targets have not been met solely due to timing with projected completion dates that are in the future, while others have not been met due to current software and staffing constraints. The latter limitations were acknowledged, and funding was provided in the FY26 budget to assist with solutions. Highlighted as an accomplishment above, the new position has been filled. However, additional time is needed to successfully complete the remaining goals as well.

Having sufficient financial software is such an important necessity but it is also a huge undertaking. The need to recreate, rather than migrate the current financial chart of accounts, makes this project even more complicated and time-consuming. In addition, other departments are presently using their own online platforms to serve their needs, some of which include billing and payment capabilities that do not integrate with the current financial software. Overall, this is an incredibly significant task, but staff must get a few other things taken care of before being able to devote the appropriate focus to this project.

All goals remain, but target dates need to be extended to maintain an environment that promotes the Town's core values.

OTHER COMMENTS:

While there appear to be many unmet targets, Finance has made considerable strides. Due to both staff turnover and the lack thereof, many processes and procedures required revisions without formal policy rewrites. In addition, there were tasks that were overlooked due to a lack of capacity that are now being completed. Also, the additional Finance staff is enabling more segregation of duties and internal controls. Finance is working diligently to make improvements as needed, while keeping the daily operations of the Town afloat and working on these big picture goals.

PARKS & REC DEPARTMENT – MID-YEAR BALANCED SCORECARD OVERVIEW

ACCOMPLISHMENTS:

What targets did your Department meet and/or exceed? What is the significance of meeting these targets? How did the Department meet/exceed these targets? What will be done to ensure continued success?

Targets Met and Exceeded

- **Town Center Activation and Community Programming**
The department exceeded its 2025 target of hosting more than 10 events at Stallings Municipal Park by successfully delivering **12 events**. This milestone directly supports the Town’s Town Center vision by activating public space, increasing community engagement, and enhancing the economic and social vitality of the area. Success was achieved through intentional event planning, interdepartmental coordination, and strong community partnerships. Continued success will be supported by maintaining annual event benchmarks and expanding event offerings aligned with Town Center development goals.
- **Standardization of Event and Program Documentation**
A standardized event and program planning template was fully implemented ahead of the 2026 deadline. This achievement improves operational efficiency, ensures consistency across department-led events, and strengthens documentation and accountability practices. The department will continue to utilize and refine this template as programming expands.
- **Community Engagement and Public Outreach**
The Parks and Recreation Department reached 1.5 million views on Facebook over the past year, with overall engagement increasing by 6.7%. This demonstrates enhanced visibility, improved communication with residents, and growing public trust. Continued success will be supported through cohesive branding, consistent messaging, and expanded outreach strategies.
- **Workforce Development and Training**
Department staff participated in CPR/First Aid/AED training, Fire Extinguisher Training, Event Management School and Maintenance Management School. These efforts strengthen operational readiness, safety compliance, and professional development. The department plans to formalize quarterly training goals beginning in FY27.

CHALLENGES:

Which targets did your Department not meet? What challenges did the department face in meeting these targets? What will be done to try to meet the targets going forward (i.e. adjustments in strategy)?

Targets Not Yet Achieved

- **Adult-Focused Programming Expansion**
The target of launching three adult-focused programs has not yet been met. Challenges include assessing community interest and identifying appropriate program partners. To address this, the department has opened Park Partner applications to expand adult programming opportunities.

- **Inclusive and Sensory-Based Event Enhancements**
While inclusion remains a priority, no sensory-based or inclusive features have yet been implemented at large-scale events. This is due to ongoing research into best practices and feasible implementation strategies. The department plans to keep researching how to make inclusion a priority at events.
- **Multi-Use Trail Connectivity**
Progress toward the development of a comprehensive multi-use trail network is ongoing; however, the annual construction target has not yet been met. Challenges include funding availability and coordination across departments. Continued collaboration with Engineering and Council through the CRTPO grant process remains a priority.
- **Splash Pad Downtime Reduction**
The goal to reduce splash pad downtime has not yet been achieved due to aging infrastructure and maintenance demands. The department is actively working with the Fountain Division to implement equipment upgrades and proactive maintenance strategies.
- **Department-Wide SOP Development**
The Standard Operating Procedures Manual is currently 50% complete. While progress has been steady, the time-intensive nature of documentation has impacted completion timelines. The department remains on track to finalize the SOP Manual by the end of 2026, followed by staff training.

OTHER COMMENTS:

The Parks and Recreation Department continues to make steady progress toward strategic objectives while balancing operational demands, staffing capacity, and infrastructure needs. Strong momentum in community engagement, event programming, and internal process improvements positions the department for continued success. Focus areas for the remainder of the fiscal year include advancing inclusivity initiatives, expanding adult programming, strengthening infrastructure planning, and completing key operational systems to ensure long-term sustainability.

PLANNING DEPARTMENT – MID-YEAR BALANCED SCORECARD OVERVIEW

ACCOMPLISHMENTS:

What targets did your Department meet and/or exceed? What is the significance of meeting these targets? How did the Department meet/exceed these targets? What will be done to ensure continued success?

All Town Center development projects submitted to date comply with the adopted Streetscape Master Plan, meeting the goal of 100 percent compliance for new projects. Two projects have been submitted; one has been approved with required streetscape improvements, and the second is currently under review. This progress has been achieved by meeting with applicants early, clearly communicating expectations, and using established review tools to ensure projects align with adopted plans. Staff will continue early coordination and quarterly tracking to maintain consistency as additional projects move forward.

Significant progress has been made in improving communication and customer service. The “Welcome to Stallings” handbooks for builders and residents have been completed and published, and major development review process handouts are partially complete. These materials help reduce confusion, improve transparency, and support more efficient reviews. Staff will continue expanding and updating these resources as ordinance and policy work progresses.

Most Town planning maps have been standardized to a consistent format, with only one remaining to be updated. All Planning and Zoning and Code Enforcement staff have completed at least one professional training course at mid-year, supporting consistency, certification requirements, and long-term capacity.

What will be done to ensure continued success?

- Continue meeting with applicants early in the process and clearly explaining Town Center, ordinance, and plan expectations so projects are designed correctly from the start.
- Track progress on major initiatives through regular internal check-ins to keep projects moving and identify issues early.
- Keep improving internal consistency and customer service by finishing remaining map updates, maintaining staff training, and updating public guidance as policies and ordinances change.

CHALLENGES:

Which targets did your Department not meet? What challenges did the department face in meeting these targets? What will be done to try to meet the targets going forward (i.e. adjustments in strategy)?

Some Balanced Scorecard items are behind mid-year targets due to workload, project scope, or external factors rather than lack of progress.

Major ordinance rewrites and Future Land Use place type updates show no mid-year completion because they are intentionally scheduled for the second half of the fiscal year. These efforts require concentrated staff time, legal review, and coordination with other adopted plans. Staff is sequencing this work to align with available capacity and will continue using interim guidance and checklists to support applicants while updates are underway.

Digitization of paper records has progressed more slowly than anticipated due to the volume of historical documents. Conditional Use Permit files have been fully scanned, but remaining records will take additional time. Staff is prioritizing the most frequently used and public-facing materials first, with the expectation that remaining work will extend into the next scorecard cycle.

Implementation of the Transit-Oriented Development overlay remains constrained by state legislative changes related to zoning authority. This delay is outside the Town's control. Staff will continue monitoring legislative activity and legal guidance.

What will be done to try to meet the targets going forward (adjustments to strategy)?

- Sequence ordinance rewrites and policy updates to match available staff capacity and legal review timelines, while using temporary guidance documents and checklists in the meantime.
- Refocus large, time-intensive projects like record digitization on the most frequently used and public-facing materials first, with remaining work carried into the next scorecard cycle.
- Continue monitoring state legislation and legal guidance affecting TOD and similar initiatives.

OTHER COMMENTS:

Our Code Enforcement Officer, Matt Dillard, was named the town's 2025 Marie K. Garris Award Employee of the Year.

Matt is consistently professional, helpful, and dependable, and he regularly exceeds the expectations of his role. He guides applicants and property owners through code and zoning requirements, helps interpret ordinances, manages sensitive cases with a calm and customer focused approach, and supports planning staff through thorough research and review. His strong skills, collaborative mindset, and positive attitude clearly demonstrate that he deserves the 2025 Marie K. Garris Award.

POLICE DEPARTMENT – MID-YEAR BALANCED SCORECARD OVERVIEW ACCOMPLISHMENTS:

ACCOMPLISHMENTS:

What targets did your Department meet and/or exceed? What is the significance of meeting these targets? How did the Department meet/exceed these targets? What will be done to ensure continued success?

- **Completion of Re-Accreditation process**-In August 2025 the SPD was successful in our year 1 assessment
- **Create voluntary fitness program**-We will conduct our second fitness assessment in June 2026.
- **Improve proficiency in moving and shooting through precision shooting and tactical training**- The Department had an average firearm score of 95% over both day and night qualifications, with the lowest score being 76%. We have recently purchased tactical equipment for scenario-based training that will be utilized in 2026.
- **Conduct 20 traffic safety awareness campaigns (PSA's/bike rodeo/car seat installs/traffic checkpoints/youth driving clinics)**. Changes in leadership of our traffic team and allowed for a “reenvisioning” of our TEST team. These changes are ready to be implemented as our staffing solidifies.
- **Send all command officers to an Administrative Officers Management Program**-Lt. Ben Davis was the first graduate from SPD this past fall. Lt Rian Fuller just began his class the first week of February.

CHALLENGES:

Which targets did your Department not meet? What challenges did the department face in meeting these targets? What will be done to try to meet the targets going forward (i.e. adjustments in strategy)?

- **The SPD went through a period where 6 officers left in a very short span of time. One of those was our community officer. The delay in selecting and moving an officer into that position has created delays in the following goals.**
 - **Become a designated permanent car seat checking station**
 - **Host a Citizens Police Academy**
 - **Host quarterly coffee w/a cop; bi-monthly lunch w/ a cop at Stallings Elementary; host a fishing derby w/ NC Wildlife for kids**
 - **Create a Police Explorers program**
- **Certify staff members in Crime/Intelligence Analysis and Report Management System data analysis**-The SPD had an officer registered to attend training in Crime/Intelligence Analysis, but the class was cancelled due to lack of enrollment. Both of our Records Techs were trained and are utilizing Crystal Reports for our RMS system.

OTHER COMMENTS: The SPD is still on schedule to meet our goals set. Overall, all department members have participated in the work done so far to accomplish our goals.