



October 18, 2022
 Stallings Town Hall
 321 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

Planning Board Meeting Agenda

	Time	Item	Presenter	Action Requested/Next Step
	7:00 pm	Invocation Call Meeting to Order	Chair	N/A
1.		Approval of Agenda	Chair	Approve Agenda <i>Motion: I make the motion to:</i> 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: -----
2.		Approval of Minutes A. September 20 th , 2022	Chair	Approve Minutes <i>Motion: I make the motion to:</i> 1) Approve the Minutes as presented; or Approve the Minutes with the following changes: -----
3.		RZ22.09.01 A. SMB of Greenville II LLC submitted a general rezoning request from Mixed-Use 2 (MU-2) to Business Center (BC) for seven parcels they own on Bleinheim Lane. B. Statement of Consistency and Reasonableness (Open Public Hearing)	Max Hsiang	(Close Public Hearing) Approval/Denial of RZ22.09.01 <i>Motion: I make the motion to recommend:</i> 1) Approval of the request as presented. 2) Defer the request to ----- 3) Denial of the request as submitted.

	Time	Item	Presenter	Action Requested/Next Step
4.		<p>RZ22.09.02</p> <p>A. Dr. Sergey Denisovich has submitted a general rezoning request for Single-Family Residential 1 (SFR-1) to Mixed-Use 2 (MU-2) at the location of parcel ID #07054003F, a property of 7.98 acres on Stevens Mill Rd.</p> <p>B. Statement of Consistency and Reasonableness</p> <p>(Open Public Hearing)</p>	Max Hsiang	<p>(Close Public Hearing)</p> <p>Approval/Denial of RZ22.09.02</p> <p>Motion: I make the motion to recommend:</p> <ol style="list-style-type: none"> 1) Approval of the request as presented. 2) Defer the request to ----- 3) Denial of the request as submitted.
5.		<p>Planning Board Schedule</p> <p>A. Change December 2022 Planning Board Meeting from December 20th to an alternate date.</p> <p>B. Discuss and determine the 2023 Planning Board Schedule.</p>	Patrick Blaszyk	<p>Approval/Denial of Planning Board Schedule</p> <p>Motion: I make the motion to recommend:</p> <ol style="list-style-type: none"> 1) Approval of the request as presented. 2) Defer the request to ----- 3) Denial of the request as submitted.
6.		Adjournment	Chair	<ol style="list-style-type: none"> 1) Motion: I make the motion to adjourn.

**MINUTES OF PLANNING BOARD MEETING
OF THE
TOWN OF STALLINGS, NORTH CAROLINA**

The Planning Board of the Town of Stallings met for their regularly scheduled meeting on September 20, 2022, at 7:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28106.

Planning Board members present: Chairman Robert Koehler, Vice Chairwoman Laurie Wojtowicz, David Barnes, Jacqueline Wilson, and Ryan Awaldt.

No Planning Board members were absent.

Staff members present: Max Hsiang, Planning Director; Patrick Blaszyk, Planning Technician; and Mary McCall, Deputy Town Clerk.

David Scholl, Liaison to Council, was present.

Chairman Koehler recognized a quorum.

Invocation and Call to Order

Chairman Koehler led the Pledge of Allegiance and called the meeting to order at 7:00 pm

1. Approval of Agenda

Board Member Wilson made the motion to approve the agenda. The motion was approved unanimously after a second from Board Member Awaldt.

2. Approval of Minutes - August 16, 2022

Board Member Awaldt made the motion to approve the Planning Board Minutes from August 16, 2022. The motion was approved unanimously after a second from Board Member Wilson.

3. RZ22.05.01

A. Epcon Communities proposes to rezone 53.59 acres, parcels, 07033004, 07033005, and 07033003 from Union County Zoning Residential R-20 to Stallings Zoning Multi-Family Transitional (MFT) and rezone 07033008B-01 from Single-Family Residential 1 (SFR-1) to MFT.

B. Statement of Consistency and Reasonableness

Chairman Koehler opened the public hearing

Planning Director Hsiang presented RZ22.05.01 of the parcels identified for a general rezoning to Multi-Family Traditional from Union County Single Family Residential 1. Planning Director Hsiang verified there was no small area plan for this property and identified a greenway, which is a twelve-to-fourteen-foot path, that would be required under the Stallings Development Ordinance. He advised that the applicant held a community meeting to address any concerns with their request which was not required and noted there was no requirement for a sub-committee meeting. Planning Director Hsiang stated that staff recommends approval of this general rezoning as it is consistent with the Town's Comprehensive Land Use Plan. Planning Director Hsiang answered questions from the Board.

John Ross, the consulting Engineer for the applicant, addressed the Board identifying two other members of Epcon, Mr. Andy Gibbon and Mr. John Shamp, along with Mr. Wes Hinson with Hinson Faulk Attorneys of Indian Trail. Mr. Ross presented the intended development project for the property, Courtyards on the Greenway, to support their general rezoning request. Mr. Ross gave a breakdown of the Volunteer Community meeting held on September 4, 2022, noting 169 invitations were sent to those properties located within a five-hundred-foot radius of the parcels for the rezoning request and twenty-seven residents signed up in attendance of the three-hour meeting. He underscored the topics discussed to include existing traffic conditions, traffic impact and mitigation, product type of project, and buffering. Mr. Ross answered questions from the Board.

Planning Director Hsiang reiterated to the Board that this was not a hearing on the site plan, but rather a general rezoning.

Chairman Koehler gave an invitation for public comment.

Donald Belcher of 1940 Links Lane in Stallings addressed the Board. Mr. Belcher raised concerns to include past Epcon Community buffers, wildlife displacement, water/sewer capacity, and the affects of the development to the water runoff coming into the stream.

Mr. Ross gave response to Mr. Belcher's concerns.

John Zmuda of 6185 Four Wood Dr in Stallings spoke his concerns for stormwater control, road conditions in his low-lying area, and the stormwater issues that continue to rise with development.

Lisa Ford of 2215 Redwood Dr in Country Woods East voiced concerns regarding notification, traffic, development, and sewer, including problems associated with private sewer system, Aqua, required by her development.

Planning Director Hsiang gave response to Ms. Ford's concerns.

Ken Wotton of 4432 Derbyshire Ln in Stallings questioned Planning Director Hsiang with concerns of overdevelopment.

Planning Director Hsiang gave response to Mr. Wotton's concerns.

Donna Lallmang of 808 Quince Ct in Country Woods East conveyed her concerns regarding notices, Aqua water issues, road connectivity, traffic study, wildlife and creek runoff.

During open discussion, Chairman Koehler brought the meeting to order and explained the purpose of this agenda item was for a general rezoning only and recommended that commentors express their concerns with the Town Council, who is the governing body for the Town.

After Board discussion, Chairman Koehler closed the public hearing.

Board Member Barnes made the motion to approve the recommendation of RZ22.05.01. The motion was approved after a second from Board Member Awaldt with Vice Chairwoman Wojtowicz dissenting.

Board Member Wilson made the motion to approve the recommendation of RZ22.05.01 as reasonable and consistent with the Comprehensive Land Use Plan. The motion was approved after a second from Board Member Awaldt with Vice Chairwoman Wojtowicz dissenting.

4. TX22.08.01

A. Epcon Communities has submitted a text amendment to amend the Stallings Development Ordinance to replace Article 9, Section 9.2- 2(A)(7).

B. Statement of Consistency and Reasonableness

Chairman Koehler opened the public hearing

Planning Director Hsiang presented the text amendment requesting a change of the maximum building coverage for primary structure to include an optional tier of 50% maximum building coverage for primary structure for age restricted communities of occupants ages fifty-five and older.

Wes Hinson, Attorney for the applicant and Stallings resident, addressed the Board and explained that the request to enhance the ordinance and give more appealing options to the aging communities.

After Board discussion, Chairman Koehler closed the public hearing.

C. Board Member Wilson made the motion to approve the recommendation of TX22.08.01 along with a statement that TX22.08.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Awaldt.

5. CZ22.08.01

A. East Coast Granite of Charlotte has submitted a conditional zoning request CZ22.08.01 for parcels #07105006A and #07105006E at 13606 East Independence Blvd to allow granite manufacturing, and cabinetry production/painting.

B. Statement of Consistency and Reasonableness

Chairman Koehler opened the public hearing

Planning Director Hsiang presented conditional zoning request from the applicant, East Coast Granite. Planning Director Hsiang stated purpose of the request was to extend the granite manufacturing along with cabinetry to the adjacent parcels next to their current location of 13606 East Independence Blvd. Planning Director stated they were also requesting reduced buffers with additional plantings among other requests as shown in the site plan. The Site Plan is attached to these minutes and therefore incorporated herein. A community meeting was held on September 9, 2022, with one person from the community present and looks forward to a Sub-Committee meeting prior to presentation to Council. Staff finds it is inconsistent but reasonable with the Comprehensive Land Use Plan and recommends approval.

Phillip Yevchik, developer for the applicant, addressed the Board and explained the details of the plan for developing the property and for continued growth of the business.

Jim Cherry, the owner of Carolina Made and the adjacent property to the East Coast Granite parcel expressed his concerns with the proposed conditional zoning.

After Board discussion, Chairman Koehler closed the public hearing.

Board Member Awaldt made the motion to approve the recommendation of CZ22.08.01 along with a statement that CZ22.08.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Vice Chairwoman Wojtowicz.

6. Fee Schedule Update

- A. The Town of Stallings Planning Department has proposed to update and revise its Fee Schedule to become more consistent and competitive with the surrounding municipalities. This update also intends to better represent the language and procedures within the Stallings Development Ordinance on the fee schedule than the previous Fee Schedule.

Planning Technician Blaszyk presented the proposed changes to the Town's Fee Schedule with comparable information and quantifying data.

After Board discussion, Vice Chairwoman Wojtowicz made the motion to approve the recommendation of the updated Fee Schedule as written. The motion was approved unanimously after a second from Board Member Barnes.

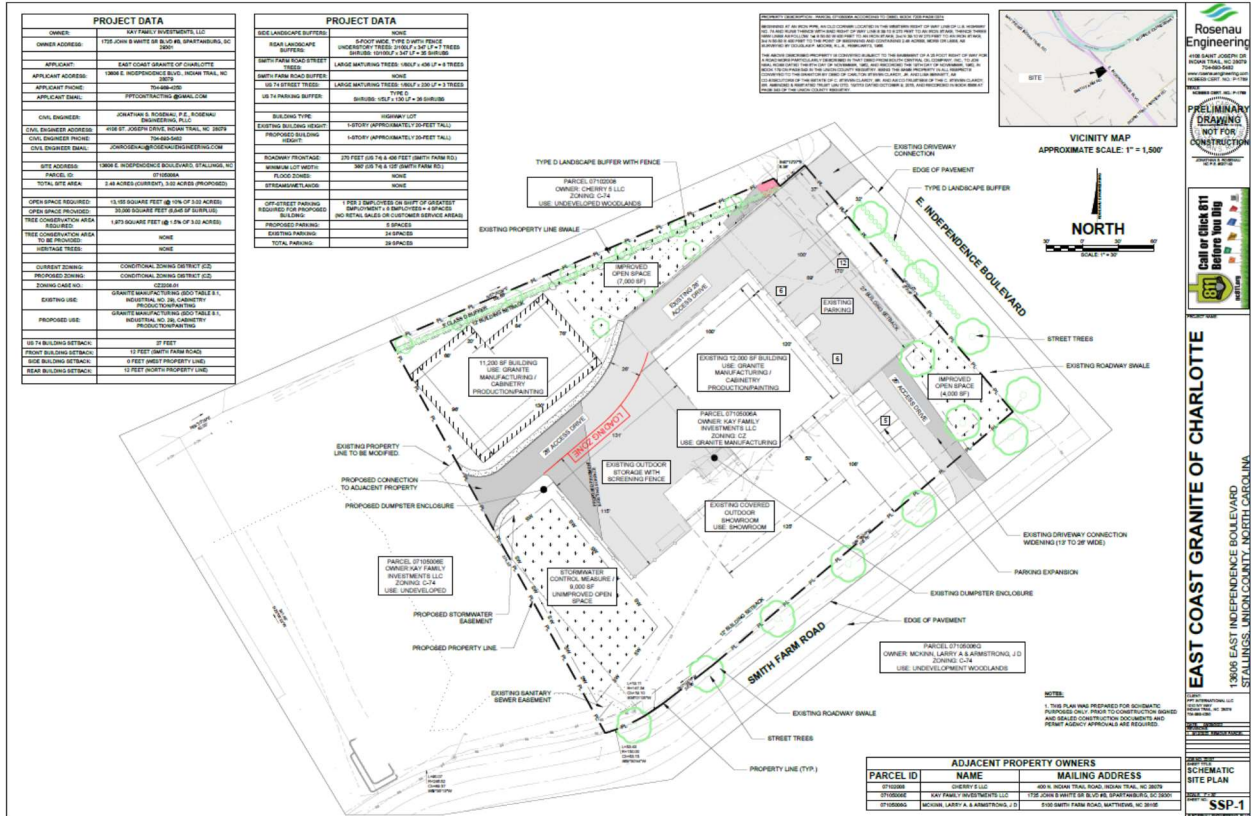
7. Adjournment

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

The meeting adjourned at 8:34 pm.

Robert Koehler, Chairman

Mary McCall, Deputy Town Clerk





Town of
Stallings

315 Stallings Road ▪ Stallings, North Carolina 28104

Zoning Map Amendment/Rezoning Application

Application # (Staff): _____

Date Filed: _____

Hearing Date: _____

Planning Board Date: _____

Town Council/Final Decision Date:

Zoning Map Amendment - Conventional	
Less than 2 acres	\$150.00
2-10 acres	\$300.00
Greater than 10 acres	\$900.00
Zoning Map Amendment – Conditional Zoning	
Less than 2 acres	\$300.00
2-10 acres	\$600.00
Greater than 10 acres	\$1200.00
Conditional Use Permit Request	\$300.00
Zoning Text Amendment - UDO	\$500.00

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

I (we) the undersigned do hereby respectfully make application and request the Planning Board and Town Council to amend the zoning map of the Town of Stallings: In support of this application, the following facts are shown:

Current Zoning (Circle One)	<i>SFR - 1 SFR - 2 SFR - 3 MU - 1 MU - 2 MFT AG TC</i> <i>CIV C - 74 CP - 485 VSR IND</i>
Proposed Zoning (Circle One)	<i>SFR - 1 SFR - 2 SFR - 3 MU - 1 MU - 2 MFT AG TC</i> <i>CIV C - 74 CP - 485 VSR IND BC</i>
Conditional District Zoning?	<i>Yes No</i>

Physical Property Address:	<small>13028 Bleinheim Lane, Matthews, NC 28105 13063 Bleinheim Lane, Matthews, NC 28105 13057 Bleinheim Lane, Matthews, NC 28105 13137 Bleinheim Lane, Matthews, NC 28105 13114 Bleinheim Lane, Matthews, NC 28105 13054 Bleinheim Lane, Matthews, NC 28105 PRIVATE STREET(BUS CTR DR) OFF HWY 74</small>
Description of Rezoning:	Rezoning property to Business Center (BC), a new zoning district to allow continued light industrial/ business use of the property.

Tax Parcel Number(s) (PID Number):		Total Acreage:	
Property Owner(s):			
Owner's Address:			
City:		State:	Zip:
Contact Phone Number :		Property Owner Email Address:	
Applicant Name if different than owner:		Applicant's Address:	
Applicant Email Address :		Applicant's Phone Number:	

MAP REQUIREMENTS

This application shall be accompanied by two (2) maps drawn to scale. Such maps shall be produced at 18' x 24". An electronic version of the map shall also be submitted. The maps shall contain the following information:

- The subject property plus such property as to show the location of the subject property with reference to the nearest street intersection, railroad, stream or other feature identifiable on the ground.
- All properties which abut the property.
- If the property is in a subdivision of record, a map of such portion of the subdivision that would relate to the subject property to the closest street intersection.
- A written metes and bounds description of the property or properties.
- The present and proposed zoning classification of the lot(s) in question.
- The property identification number(s) of the lot(s) in question as issued by the Union County Tax Department.
- Full schematic design/site plan as described in Article 10.10 of the Stallings Unified Development Ordinance (*only if the application is for a conditional district*).

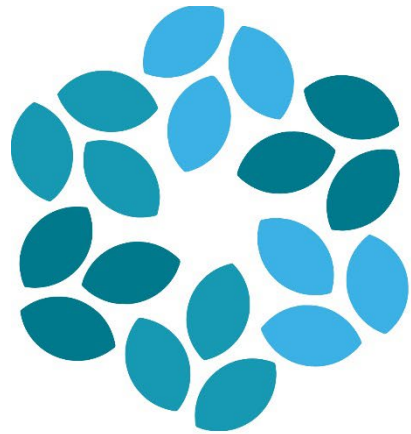
MAP AMENDMENT REQUIRMENTS

If a straight rezoning (not a CD) is requested, then please leave the space below blank.

If a Conditional District (CD) is requested, you must list the specific sections of the Unified Development Ordinance from which you seek changes. You may list these on a separate sheet of paper.

- Whenever there is a zoning map amendment, the Town of Stallings is required to notify the owner of said parcel of land as shown on the county tax listing, and the owner of all parcels of land abutting that parcel of land as shown on the county tax listing. The required notice shall be mailed by first class mail at least 10 days but not more than 25 days prior to the date of the public hearing.

RZ22.09.01 – Bleinheim Ln.



**PLANNING
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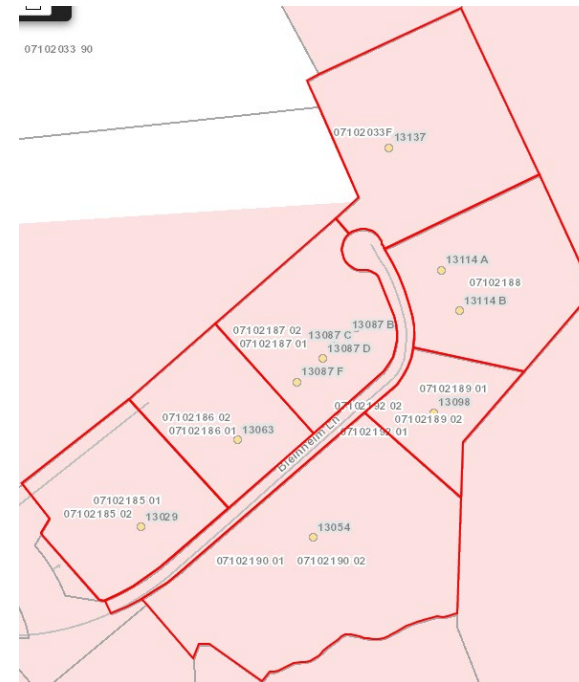
Request



□ Zoning Request:

□ SMB of Greenville II LLC submitted a general rezoning request from Mixed-Use 2 (MU-2) to Business Center (BC) for the properties listed below:

- 13029 Bleinheim Ln, #07102186 01-02
- 13087 Bleinheim Ln, #07102187 01-02
- 13054 Bleinheim Ln, 07102190 01-02
- 13137 Bleinheim Ln, #07103033F
- 13114 Bleinheim Ln, #07102188
- 13063 Bleinheim Ln



Current Conditions



Project Summary



Location:

- Bleinheim Ln.

Ownership:

- SMB OF GREENVILLE II LLC

Current Zoning:

- Mixed Use -2

Proposed Zoning:

- Business Center

Existing Use:

- Construction, Softball, Rifle and Pistol Club, Crossfit/gym, Medical Supplies, Furnishings, etc.

Site/Project Size:

- 12.03 ac

Traffic Generation:

- N/A

Zoning Map:



MU-2 vs BC



❑ This site is built out, and this information would not apply unless redeveloped.

Density Limits (Article 8):

- ❑ MU-2
 - Only for Single-Family Detached: 4 units/acre.
- ❑ BC
 - None, no residential allowed.

Lot Size (Article 8):

- ❑ MU-2
 - Only for Single-Family Detached: 6,000 SF
- ❑ BC
 - 10,000 SF min

Setbacks (Article 8):

- ❑ MU-2
 - Only for Single-Family Detached:
 - Front - 16'
 - Rear - 12'
 - Side - 5'
- ❑ BC
 - Front - 40'
 - Rear - 40'
 - Side - 15'
 - Corner Side - 25'

Buffers: (Article 11):

- ❑ MU-2
 - Type B adjacent to MFT, CIV, and TNDO
 - Type D adjacent to TC, C-74, CP-485, and VSR
- ❑ BC
 - Type B adjacent to MFT, CIV, and TNDO
 - Type C adjacent to TC and MU

Open Space: (Article 21):

- ❑ MU-2
 - 10% Total Required
 - 5% Improved
- ❑ BC
 - 10% Total Required
 - 5% Improved

Land Use Plan



Land Use Plan:

- The Land Use Plan shows the property as a **Walkable Activity Center (WAC)**.

Primary Land Uses:

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

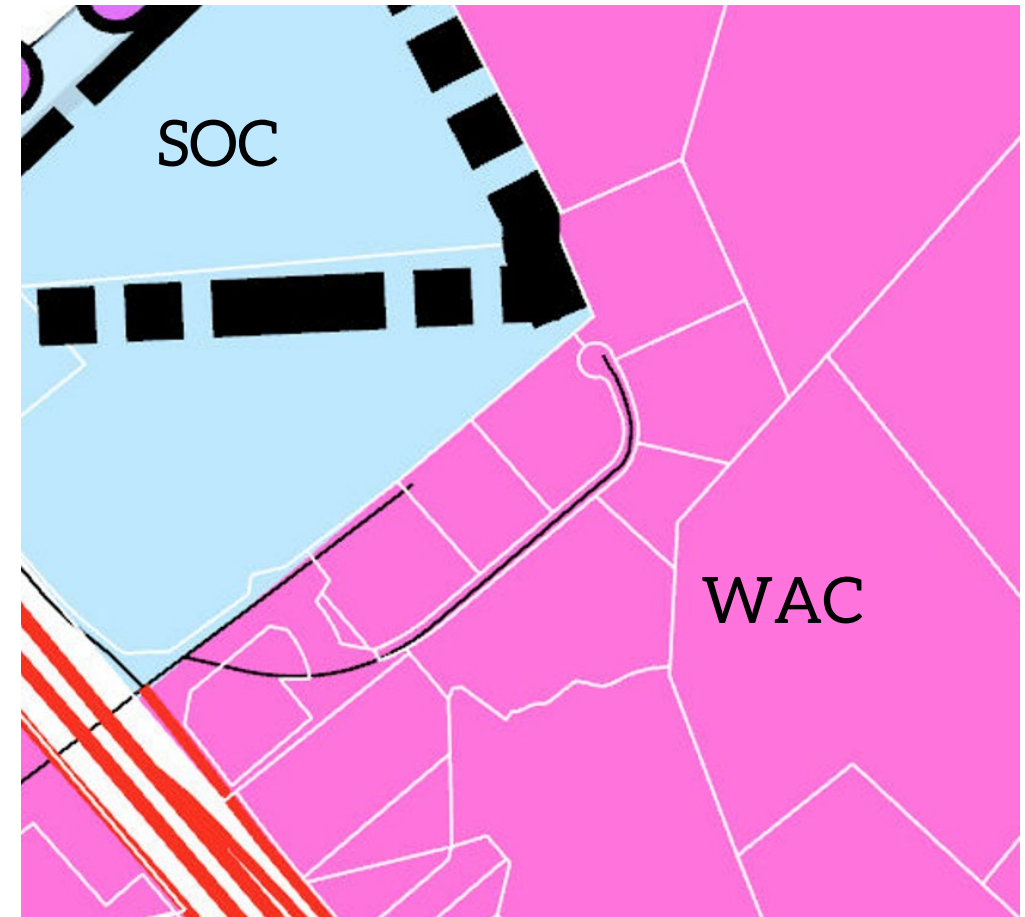
Secondary Land Uses:

- Farmer's Market
- Church

Consistency:

- BC is inconsistent but reasonable with the Future Land Use Plan.

Future Land Use Map:



Small Area Plan



Small Area Plan:

- Monroe Expressway SAP

Uses proposed:

- Office, Multi-Family, Commercial, Large Retail/Entertainment.

Consistency:

- BC is inconsistent but reasonable.

Monroe Expressway Clip:

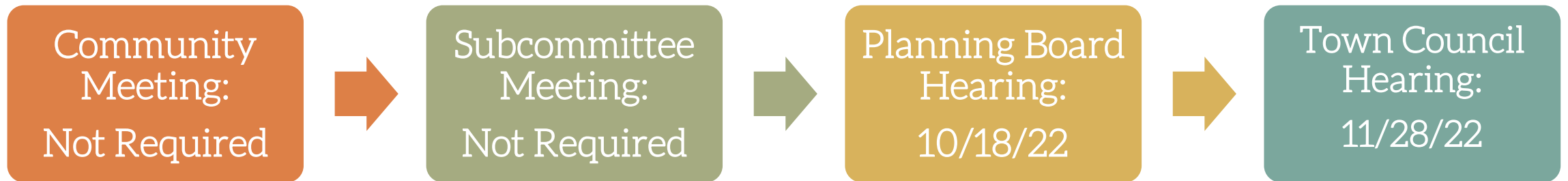


History



- The property has been zoned MU-2 since the adoption of the 2018 Stallings Development Ordinance. Before 2018 the property was zoned BC.
- The applicant represents a property off of Bleinheim Rd, which contains a variety of office and light industrial uses, including the following uses: Construction, Softball, Rifle and Pistol Club, Crossfit/gym, Medical Supplies, Furnishings, etc.
- This property is zoned MU-2, and light industrial uses are not allowed in this zoning category. They felt this would reduce their viability to rent out to certain tenants that were allowed before 2018.
- They hired a consultant to write the Business Center text amendment to add to our current ordinance to allow office, commercial, and light industrial uses. BC was adopted into the ordinance by Council on 9/26/22.

Meetings



Staff Recommendation



- ❑ Staff recommends approval for RZ22.09.01. The proposed zoning BC is inconsistent with the Comprehensive Land Use Plan but reasonable with the development located on Bleinheim Ln.

Vote and Statement of Consistency & Reasonableness



- ❖ **Step 1.**
 - Motion to recommend Approval/Denial for RZ22.09.01.

- ❖ **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. Reasoning.**
 - Staff suggested reasoning:
 - The rezoning promotes the health, safety, and welfare of the area on Bleinheim Ln.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: RZ.22.09.01

REQUEST: SMB of Greenville II LLC submitted a general rezoning request from Mixed-Use 2 (MU-2) to Business Center (BC) for the properties listed below:
13029 Bleinheim Ln, #07102186 01-02
13087 Bleinheim Ln, #07102187 01-02
13054 Bleinheim Ln, 07102190 01-02
13137 Bleinheim Ln, #07103033F
13114 Bleinheim Ln, #07102188
13063 Bleinheim Ln

WHEREAS, The Town of Stallings Town Council, hereafter referred to as the “Town Council,” adopted the Stallings Comprehensive Land Use Plan on November 27, 2017; and

WHEREAS, the Town Council finds it necessary to adopt a new land development ordinance to maintain consistency with the Comprehensive Land Use Plan; and

WHEREAS, the Town Council finds it necessary to revise the Unified Development Ordinance to comply with state law found in NCGS § 160D.

WHEREAS, the Town Council finds it necessary to consider the Planning Board’s recommendations.

THEREFORE, The Planning Board hereby recommends that the proposed zoning amendment is inconsistent and reasonable with the Comprehensive Land Use Plan adopted on November 27, 2017 based on the goals and objectives set forth in the document of promoting quality development and consistency with all state-mandated land use regulations established through NCGS § 160D. The Planning Board recommends to **APPROVE** the proposed amendment and stated that the Planning Board finds and determines that the zoning amendment is inconsistent and reasonable with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan for the following reasons:

1. The rezoning promotes the health, safety, and welfare of the area on Bleinheim Ln

Recommended this the ___ day of _____, 2022.

Planning Board Chair

Attest:

Planning Staff



Town of
Stallings

315 Stallings Road • Stallings, North Carolina 28104

Zoning Map Amendment/Rezoning Application

Application # (Staff): _____

Date Filed: _____

Community Meeting Date (If Applicable): _____

Planning Board Date: _____

Town Council/Hearing Date:

Zoning Map Amendment - Conventional	
Less than 2 acres	\$200.00
2-10 acres	\$400.00
Greater than 10 acres	\$1000.00
Zoning Map Amendment - Conditional Zoning	
Less than 2 acres	\$400.00
2-10 acres	\$800.00
Greater than 10 acres	\$1600.00
Conditional Use Permit Request	\$300.00
Zoning Text Amendment - UDO	\$500.00

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

I (we) the undersigned do hereby respectfully make application and request the Planning Board and Town Council to amend the zoning map of the Town of Stallings: In support of this application, the following facts are shown:

Conditional District Zoning?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Current Zoning (Circle One)	SFR-1 SFR-2 SFR-3 SFR-MH SRF-MH MU-1 MU-2 MFT AG TC CIV C-74 CP-485 VSR IND
Proposed Zoning (Circle One)	SFR-1 SFR-2 SFR-3 SFR-MH MU-1 MU-2 MFT AG TC CIV C-74 CP-485 VSR IND
Overlay Districts (If Applicable): (Circle One)	TNDO SCO HIO

Physical Property Address: PARCEL ID# 0704003F STEVENS MILL RD
STALLINGS, NC 28104

Description of Rezoning: we would like to rezone to OFFICES
SPECIFICALLY MEDICAL OFFICES.

Tax Parcel Number(s) (PID Number): 0704003F		Total Acreage: 7.98
Property Owner(s): William Trotter Company		
Owner's Address: 3121-C SPRINGBANK LANE		
City: CHARLOTTE	State: NC	Zip: 28226
Contact Phone Number: 704-544-5907	Property Owner Email Address: paul@trotterbuilders.com	
Applicant Name if different than owner: DR. Sergey Denisovich	Applicant's Address: 309 LOCHAVEN RD WAXHAW, NC 28173	
Applicant Email Address: dr.denisovich@gmail.com	Applicant's Phone Number: 716-998-3604	

MAP REQUIREMENTS

This application shall be accompanied by two (2) maps drawn to scale. Such maps shall be produced at a minimum of 18' x 24". An electronic version of the map shall also be submitted. The maps shall contain the following information:

- The subject property plus such property as to show the location of the subject property with reference to the nearest street intersection, railroad, stream or other feature identifiable on the ground.
- All properties which abut the property.
- If the property is in a subdivision of record, a map of such portion of the subdivision that would relate to the subject property to the closest street intersection.
- A written metes and bounds description of the property or properties.
- The present and proposed zoning classification of the lot(s) in question.
- The property identification number(s) of the lot(s) in question as issued by the Union County Tax Department.
- Full schematic design/site plan as described in Article 7.7 of the Stallings Development Ordinance (*only if the application is for a conditional district*).

MAP AMENDMENT REQUIREMENTS

If a straight rezoning (not a CD) is requested, then please leave the space below blank.

If a Conditional District (CD) is requested, you must list the specific sections of the Unified Development Ordinance from which you seek changes. You may list these on a separate sheet of paper.

- As described in Article 5.4 of the Stallings Development Ordinance, whenever there is a zoning map amendment, the Town of Stallings is required to notify the owner of said parcel of land as shown on the county tax listing, and the owner of all parcels of land abutting that parcel of land as shown on the county tax listing. The required notice shall be mailed by first class mail at least 10 days but not more than 25 days prior to the date of the public meeting.

RZ22.09.02: SFR-1 to MU-2



**PLANNING
& ZONING**
TOWN of STALLINGS

Request

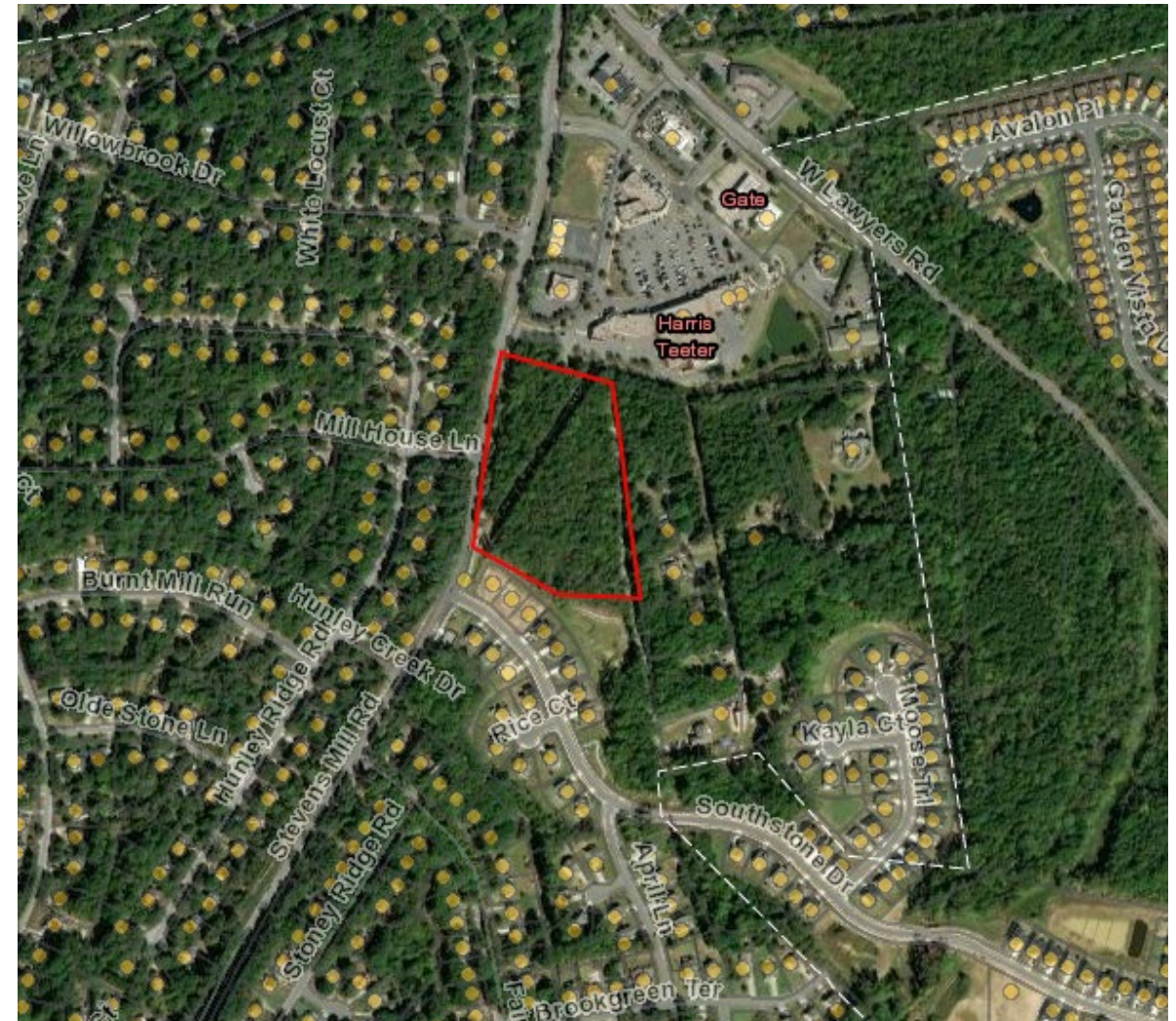


□ Zoning Request

Dr. Sergey Denisovich has submitted a general rezoning request for Single-Family Residential 1 (SFR-1) to Mixed-Use 2 (MU-2) at the location at parcel ID #0704003F, a property 7.98 acres in size on Stevens Mill Rd.



Current Conditions



Street View



Project Summary



Location:

- 0 Stevens Mill Rd

Ownership:

- William Trotter Company

Current Zoning:

- SFR-1

Existing Use:

- Vacant

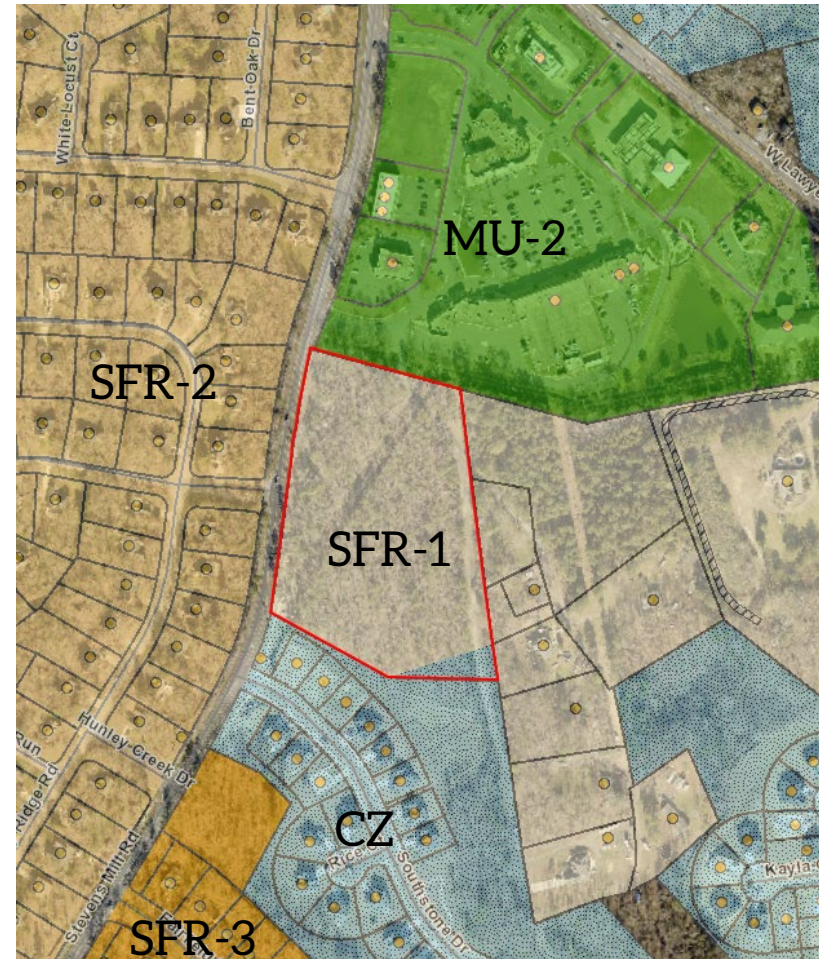
Site/Project Size:

- 7.98 Acres

Traffic Generation:

- N/A

Zoning Map:



Dimensional Requirements SFR-1 vs MU-2



Zoning	Lot Size	Lot Width	Front Setback	Rear Setback	Side Setback	Corner Side Setback	Allowed Uses	Residential Density
SFR-1	20,000 SF	100'	40'	40'	12'	22'	Single-Family Detached Residential	1.6 unit/acre
MU-2 - Only for Single-Family Detached	6,000 SF	40'	16'	12'	5'	5'	Variety	Single Family Detached four units/acre

Dimensional Requirements MU-2 vs SFR-1 Cont.



Density Limits (Article 8):

- ❑ MU-2
 - Only for Single-Family Detached: 4 units/acre.
- ❑ SFR-1
 - 1.6 Units/Acre

Buffers: (Article 11):

- ❑ MU-2
 - Type A (40' adjacent to SFR)
 - None against MU or CZ.
 - Building placement determined by Building Type (Article 9).
- ❑ SFR-1
 - Type A 40' against all districts.

Open Space: (Article 21):

- ❑ MU-2
 - 10% Total Required
 - 5% Improved
- ❑ SFR-1
 - 25% Total Required
 - 12.5% Improved

Landscaping

- Street trees required.
- Tree Conservation Required (3% of total area) – Table 11.3.
- Parking lot landscaping required 11.6-4.
- Berms required for residential.

Land Use & Adopted Policies



Land Use Plan:

- The Land Use Plan shows the property as Single-Family Neighborhood (SFN).

Primary Land Uses:

- Single-Family Detached Home

Secondary Land Uses:

- Park
- Natural Areas

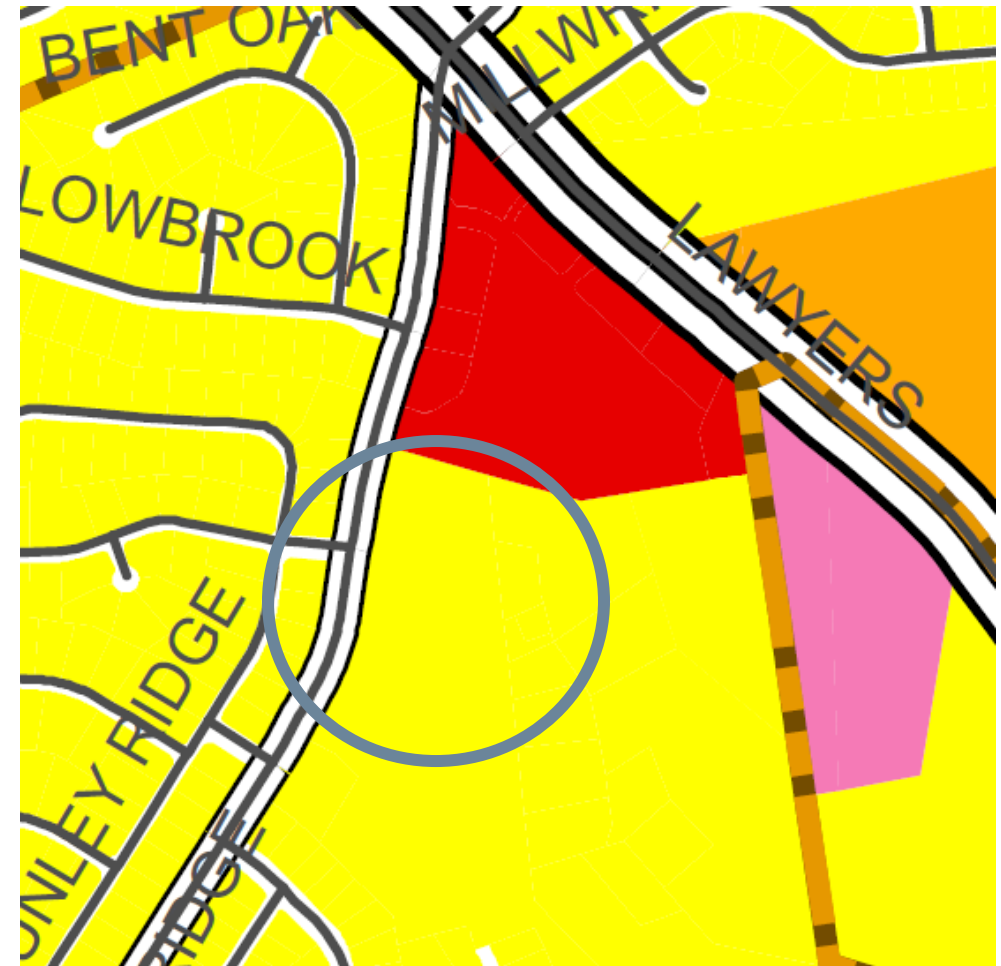
Small Area Plan:

- N/A

Consistency:

- Inconsistent but reasonable.

Future Land Use Map



Greenway Master Plan

This area contains the NS - Northern Spine (12-14 ft path) and N2 - Fairfield to Stevens Mill Crossing greenway trails (12-14 ft path).

All proposed developed within the Town shall provide the improvements identified in the Stallings Parks, Recreation and Greenway Master Plan when those improvements are located on property involved with the proposed development or fee in lieu.

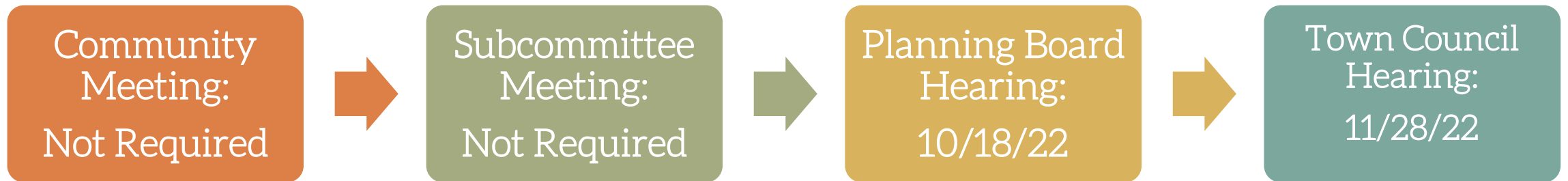


Staff Recommendation



This area is identified as a Single-family neighborhood in the Comprehensive Land Use Plan. Council has recently taken the position of supporting businesses and expanding commercial uses, so staff recommends approval or RZ22.09.02.

Meetings



Vote and Statement of Consistency & Reasonableness



- ❖ **Step 1.**
 - Motion to recommend Approval/Denial for RZ22.09.02.

- ❖ **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. Reasoning.**
 - Staff suggested reasoning:
 - The rezoning promotes the health, safety, and welfare of the area on Stevens Mill Rd.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: RZ22.09.02

REQUEST: Dr. Sergey Denisovich has submitted a general rezoning request for Single-Family Residential 1 (SFR-1) to Mixed-Use 2 (MU-2) at the location at parcel ID #0704003F, a property 7.98 acres in size on Stevens Mill Rd

WHEREAS, The Town of Stallings Town Council, hereafter referred to as the “Town Council”, adopted the Stallings Comprehensive Land Use Plan on November 27, 2017; and

WHEREAS, the Town Council finds it necessary to adopt a new land development ordinance to maintain consistency with the Comprehensive Land Use Plan; and

WHEREAS, the Town Council finds it necessary to revise the Unified Development Ordinance to comply with state law found in NCGS § 160D.

WHEREAS, the Town Council finds it necessary to consider the Planning Board’s recommendations.

THEREFORE, The Planning Board hereby recommends that the proposed zoning amendment is inconsistent and reasonable with the Comprehensive Land Use Plan adopted on November 27, 2017, based on the goals and objectives outlined in the document of promoting quality development and consistency with all state-mandated land use regulations established through NCGS § 160D. The Planning Board recommends to **APPROVE** the proposed amendment and stated that the Planning Board finds and determines that the zoning/text amendment is inconsistent and reasonable with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan for the following reasons:

1. The rezoning promotes the health, safety, and welfare of the area on Stevens Mill Rd.

Recommended this the ___ day of _____, 2022.

Planning Board Chair

Attest:

Planning Staff



MEMO

To: Planning Board
From: Patrick Blaszyk Planning Technician
Date: 10/18/2022
Re: 2023 Planning Board Schedule

Request: 2023 Planning Board Schedule

The Planning Board meets on the third Tuesday of each month at 7:00 P.M. except for when stated otherwise. The dates listed below are the proposed meeting dates for the Planning Board for 2023:

Note: * Means Planning Board does not meet on third Tuesday of the month.

January 17th

February 21st

March 21st

April 18th

May 16th

June 20th

July 18th

August 15th

September 19th

October 17th

*November 14th (Second Tuesday)

*December 12th (Second Tuesday)



Please state if these dates work in accordance with your schedule and let me know if you have any questions!



Patrick Blaszyk
Planning Technician
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www.stallingsnc.org