



December 16, 2025
 Stallings Government Center
 321 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

Planning Board Meeting Agenda

#	Time	Item	Presenter	Action Requested/Next Step
	6:00 pm	Invocation Call the Meeting to Order	Chair	N/A
1.		Agenda Approval	Chair	Approve/Amend Agenda Motion: I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: -----
2.		Approval of Minutes A. October 21, 2025, Minutes	Chair	Approve/Amend Minutes Motion: I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: -----
3.		General Rezoning RZ25.10.01 - Stevens Schultz Residential A. Denis Dashchenko requests a general rezoning for 3017 Stevens Schultz Ln from MU-2 to MFT. B. Statement of Consistency and Reasonableness	Katie King, Senior Planning Technician	Recommendation Motion: I make the motion to recommend: 1) Approval of the request as presented. 2) Defer the request to ----- 3) Deny the request as submitted.
4.		Discussion Item A. Discuss the Rules of Procedure for Planning Board/Board of Adjustment	Max Hsiang, Planning Director	N/A
5.		2026 Planning Board Meeting Schedule	Max Hsiang, Planning Director	N/A
6.		Adjournment	Chair	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 October 21, 2025, at 6:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28104.

Planning Board members present: Charman Robert Koehler, Vice-Chairman Jacqueline Wilson, Jon Van de Riet, Tony Paren, Glenn Watson, and Mike Couzens

Planning Board members absent: None

Staff members present: Planning Director Max Hsiang, Senior Planning Technician Katie King, and GIS Planning Technician Brig Sheehy

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler called the meeting to order at 6:00 pm.

1. Approval of Agenda

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

2. Approval of Minutes

A. September 15, 2025, Minutes

Board Member Couzens made the motion to approve the minutes from September 15, 2025. The motion was unanimously approved after a second from Board Member Van de Riet.

3. TX25.10.01

- A. Staff requests an update to Article 2.13-2 of the Stallings Development Ordinance to clarify fence height and placement standards, and refine requirements for screening and fence materials.
- B. Statement of Consistency and Reasonableness.

GIS Planning Technician Sheehy presented TX25.10.01 text amendment proposal to clarify fence height and placement standards. The text amendment would also refine requirements for screening and fence materials. Additionally, the proposed amendment would include new figures showing height requirements and placement standards, further clarifying difficult to understand language within the ordinance. GIS Planning Technician Sheehy stated that staff recommends approval of the proposed text amendment.

After a brief discussion with the Board and Staff, Vice-Chairman Wilson made a motion to approve the recommendation of TX25.10.01 with a statement that TX25.10.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was unanimously approved after a second from Board Member Van de Riet.

4. Proposed Streetscape Addendum

- A. Staff proposes an amendment to the Stallings Streetscape Plan to simplify and clarify the existing standards by reducing the number of design options and variations.

GIS Planning Technician Sheehy presented a proposed amendment to the Stallings Streetscape Plan to clarify existing standards within the plan. The amendment would also reduce the number of design options and variations within the plan. Additionally, the new amendment would reduce the minimum and maximum size requirements for the streetscape designs, creating a more practical and consistent streetscape design within the Town Center.

GIS Planning Technician stated that staff requests recommendations to include in a future Text Amendment for this addendum. Staff also requests a motion to recommend this amendment be presented to Town Council for their recommendations for a future Text Amendment including this proposed addendum.

After a brief discussion with the Board and Staff, Board Member Couzens made a motion to recommend the addendum be presented to the Twon Council for their recommendations for a new Text Amendment including the proposed addendum. The motion was unanimously approved after a second from Board Member Van de Riet.

5. Adjournment

Vice-Chairman Wilson made the motion for adjournment. The motion was approved unanimously after a second from Board Member Paren.

The meeting adjourned at 6:24 pm.

Robert Koehler, Chairman

Brig Sheehy, GIS Planning Technician

DRAFT



General Rezoning Application

RZ25.10.01 – Stevens Schultz Residential

12.16.2025

Staff Report | Planning Board



Request

□ General Rezoning Request

Applicant, Denis Dashchenko, submitted a general rezoning request from **Mixed- Use 2 (MU-2)** to **Multi-Family Transitional (MFT)** at parcel ID #07075294, a property 3.6 acres in size at 3017 Stevens Schultz Ln.

**Neighborhood Meeting:
11/17/2025**



**Planning Board:
12/16/2025**



**Town Council Hearing (TBD):
01/26/2026**

Aerial & Streetview



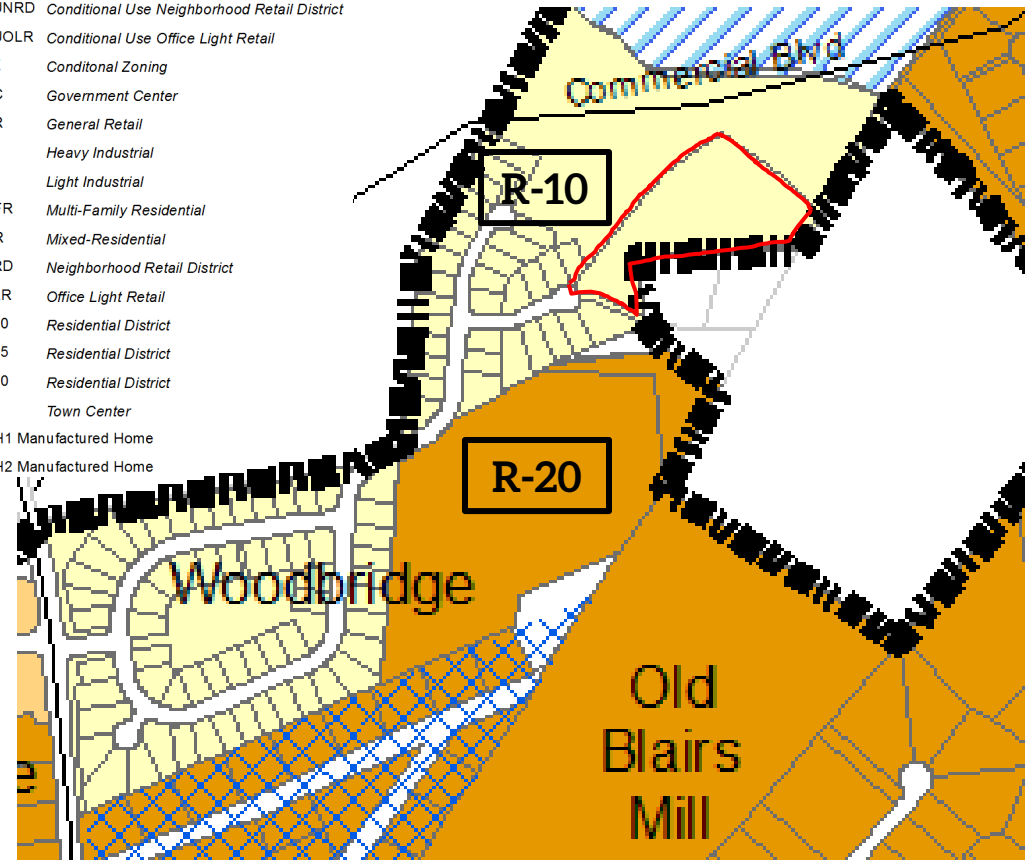


History

- In 2018, the Town of Stallings adopted a new Development Ordinance, which rezoned this property from R10 (medium-density residential) to MU-2 (mixed-use). This zoning change allowed for more commercial development on the land.
- This property connects to the Woodbridge neighborhood by an access point on Stevens Schultz Ln. Prior to the zoning change in 2018, the Woodbridge neighborhood was also zoned R10 (now MFT).

2017 Zoning:

STALLINGS ZONING	
DISTRICT	
BC	Business Center
CUGR	Conditional Use General Retail
CUNRD	Conditional Use Neighborhood Retail District
CUOLR	Conditional Use Office Light Retail
CZ	Conditional Zoning
GC	Government Center
GR	General Retail
HI	Heavy Industrial
LI	Light Industrial
MFR	Multi-Family Residential
MR	Mixed-Residential
NRD	Neighborhood Retail District
OLR	Office Light Retail
R10	Residential District
R15	Residential District
R20	Residential District
TC	Town Center
MH1	Manufactured Home
MH2	Manufactured Home



Project Summary

Location:

- 3017 Stevens Schultz Ln

Ownership:

- Denis Dashchenko

Current Zoning:

- MU-2

Existing Use:

- Residential

Site/Project Size:

- 3.6 acres

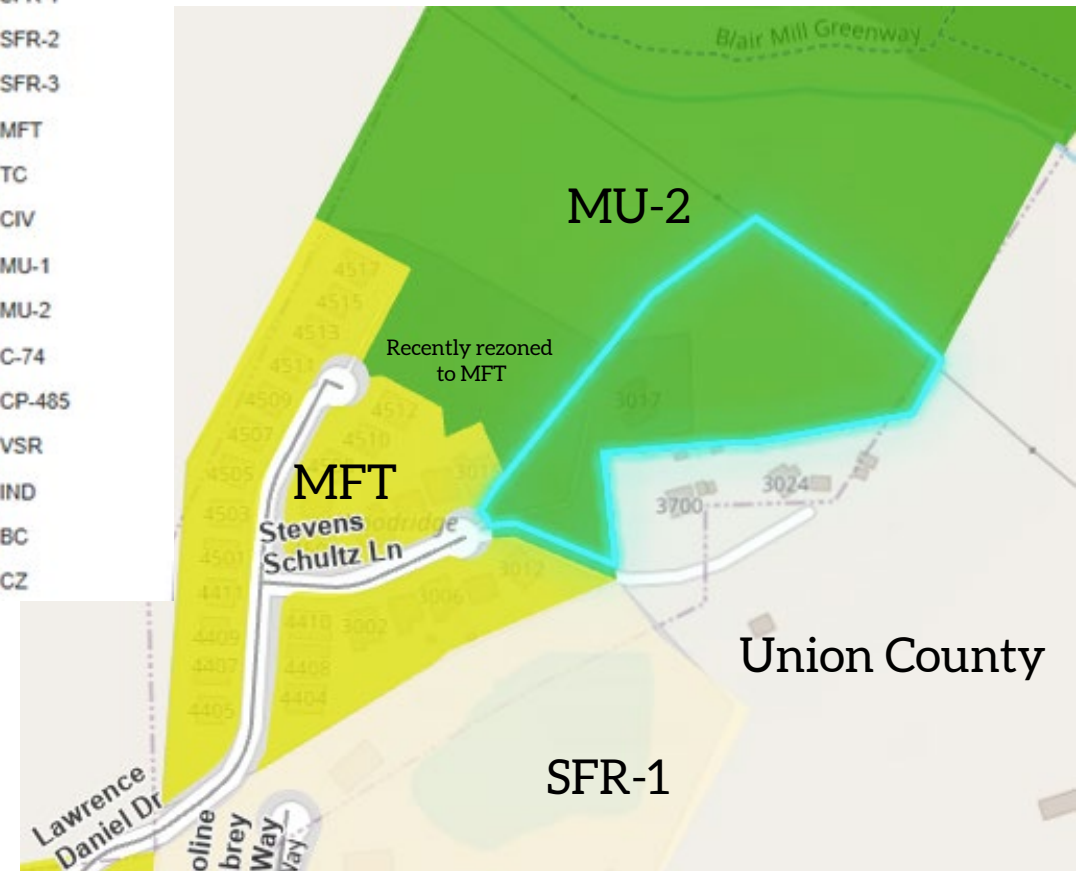
Traffic Generation:

- N/A

Current Zoning:

Stallings Zoning

- AG
- SFR-1
- SFR-2
- SFR-3
- MFT
- TC
- CIV
- MU-1
- MU-2
- C-74
- CP-485
- VSR
- IND
- BC
- CZ





Future Land Use



Suburban Single-Family Neighborhood

Suburban single-family residential neighborhoods are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large-lot, low-density single-family homes to denser formats of smaller single-family detached homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers.



Primary Land Uses

- Single-Family Detached Home

Secondary Land Uses

- Community Park
- Community Center / Pool and Recreational Facilities
- Natural Areas

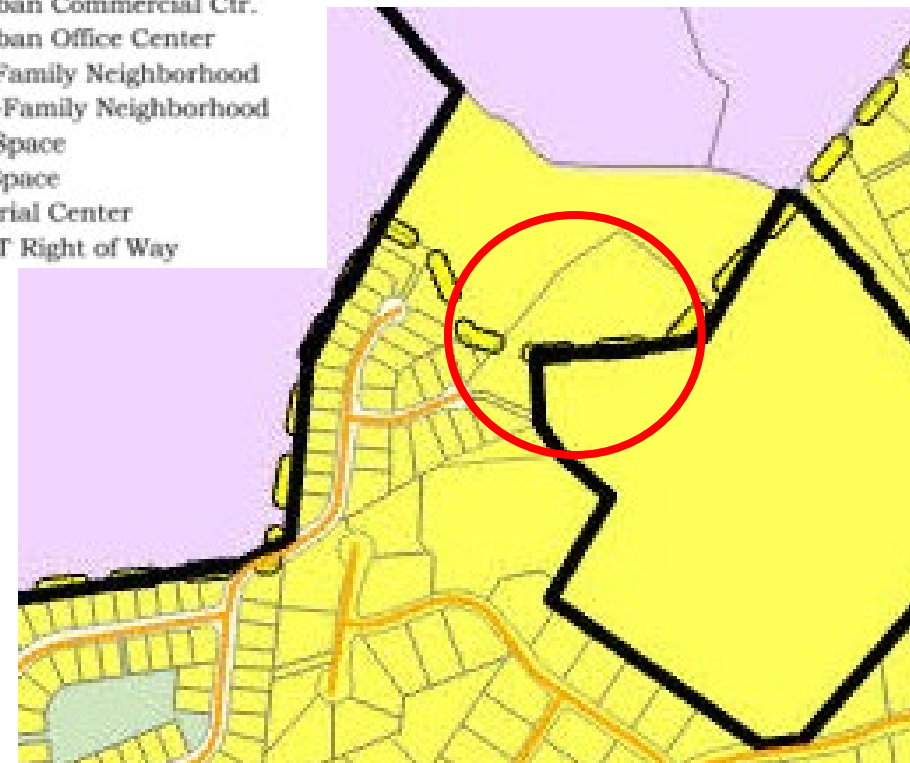


FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	50 – 75%
Residential Density	1.0 – 6.0 DU/ac
Non-Residential Intensity	N/A
Prevailing Building Height	1 - 2 Stories
Average Dwelling Unit Size	1,500 – 5,000 SF
Avg. Non-Resid. Building Size	varies
Transportation Choices	Auto
Typical Block Length	800 – 1,500 LF
Open Space Elements	Greenway/Natural Areas
Street Pattern	Curvilinear
Street Connectivity	Low/Medium
Parking Provisions	Private Driveway
Typical Street Cross Section	Rural/Suburban/Urban

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
- Industrial Center
- NCDOT Right of Way



Idlewild Road Small Area Plan





Staff Recommendation

- Staff recommends approval of RZ25.10.01 to rezone the property to Multi-Family Transitional (MFT). This rezoning will make the property consistent with the current Future Land Use Plan and Small Area Plan.
- This rezoning will:
 - Create a seamless transition between the adjacent MFT zoned neighborhood and align with approved plans.
 - Protect the character of the Woodbridge neighborhood by removing the potential for future commercial development.
- Staff understands the residents concerns about traffic and property values but believes that this rezoning will allow for the greatest use of the land with the smallest impact to the surrounding area.

Vote and Statement of Consistency & Reasonableness



- **Step 1.**
 - Motion to recommend [Approval/Denial](#) for RZ25.10.01.

- **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 helps protect the character of the surrounding neighborhood while aligning the property with the Future Land Use Plan and Small Area Plan.



**PLANNING
& ZONING**
TOWN of STALLINGS

Questions?



Statement of Consistency and Reasonableness

ZONING AMENDMENT: RZ25.10.01

REQUEST: Denis Dashchenko is requesting a general rezoning of the property located at 3017 Stevens Shultz Lane, identified as case RZ25.10.01, from MU-2 (Mixed Use-2) to MFT (Multifamily Residential).

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 consistent/inconsistent and reasonable/unreasonable 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/deny the proposed amendment and stated that the Planning Board finds and determines that the zoning/text amendment is consistent/inconsistent and reasonable/unreasonable with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan for the following reasons:

1. The future land use of single-family residential is consistent with the request.

Recommended this the __ day of _____, 2025.

Planning Board Chair

Attest:

Planning Staff



TOWN OF STALLINGS
315 STALLINGS ROAD
STALLINGS, NC 28104
704-821-8557

APPLICATION INFORMATION	
Date Filed:	
Application #:	
Fee Paid:	

REZONING APPLICATION

*Please reference the Fee Schedule for cost.

Zoning Information								
Current Zoning (Circle One)	AG	SFR-1	SFR-2	SFR-3	SFR-MH	MFT	TC	CIV
	MU-1	MU-2	C-74	CP-485	VSR	BC	IND	CZ
Proposed Zoning (Circle One)	AG	SFR-1	SFR-2	SFR-3	SFR-MH	MFT	TC	CIV
	MU-1	MU-2	C-74	CP-485	VSR	BC	IND	
Conditional Zoning	Yes	No						

*Please review Article 5 of the Stallings Development Ordinance for requirements on map amendment/rezoning submittals.

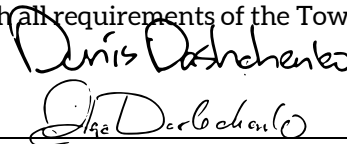
Property Information			
Physical Property Address:	3017 Stevens Schultz Ln. Matthews, NC 28104		
Description of Rezoning:	I would like to rezone my property to MFT so i can subdivide it and build more SF homes		
Parcel #:	07-075-294	Total Acreage:	3.6 acres
Property Owner(s):	Denis Dashchenko, Olga Dashchenko		
Owner(s) Address (if different from submittal address):	Same		
Phone:	704-249-6503	Email:	denisd@kw.com
If applicant is different than owner:			
Applicant Name:			
Applicant Address:			
Applicant Phone:		Applicant Email:	

***Disclaimer:** All zoning applications are public records and by providing the above information, you agree that said information can be released to the public by request.

Owner/Applicant Statement:

I hereby certify that all information provided in this application is accurate to the best of my knowledge, and I acknowledge compliance with all requirements of the Town of Stallings Ordinances.

Signature (Owner or Owner Representative):


 Denis Dashchenko

Date: 10/08/25

Signature of Zoning Official:

Date:



MEMO

To: Planning Board/Board of Adjustment
From: Max Hsiang, Planning Director
Date: 12/16/2025
Re: Rules of Procedure Discussion

This memo is intended to re-introduce the Rules of Procedure to our members and to prompt an open conversation during our meeting. We will not conduct a detailed review. The goal is simply to ensure everyone is aware of the document and a few key points that often help new members become familiar with how the Board functions.

Items of note (for awareness only):

- Membership provisions are described in the Rules of Procedure. The Board consists of seven regular members and two alternate members. All appointments are made by the Town Council for designated terms. Any vacancy is filled by the Council for the remainder of the unexpired term.
- A quorum for conducting business is four members. No action can be taken unless this requirement is met.
- Each January at the regular meeting, the Board conducts its annual election of officers. The members select a Chairman and a Vice Chairman for one year. Notification of this election must be provided at least seven days before the meeting date.

During the meeting, I would like to open the floor for general comments or observations. If you believe any portion of the Rules of Procedure should be clarified or reconsidered, please share your thoughts. If changes are desired, let me know and I can research options and bring information back for future discussion.

Please review the document before we meet so our conversation can be productive.



MEMO

To: Planning Board
From: Max Hsiang, Planning Director
Date: 12/16/2025
Re: Planning Board Schedule for 2026

Meeting Dates and Times:

The Planning Board typically meets on the third Tuesday of each month at 6:00 PM.

The Board of Adjustments meets on an as-needed basis. When we receive an item, the meeting will be scheduled for the same day as the proposed dates below after the Planning Board meeting concludes.

Approved Meeting Dates for 2025:

- January 20th
- February 17th
- March 17th
- April 21st
- May 19th
- June 16th
- July 21st
- August 18th
- September 15th
- October 20th
- November 17th
- December 15th



Please let us know if these dates work with your schedule and if you have any questions.