



April 15, 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.		TX25.04.01 Outdoor Storage A. Staff requests updates to multiple text amendments in the Stallings Development Ordinance to clarify regulations for outdoor storage. 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.
3.		Overview of Destinations Stallings A. Destination Stallings Small Area Plan B. Comprehensive Land Use Plan (CLUP) & Future Land Use Map Amendments	Max Hsiang, Planning Director	N/A
4.		Adjournment	Chair	Motion: I make the motion to adjourn.



MEMO

To: **Planning Board**
From: Katie King, Senior Planning Technician
Date: April 15th, 2025
Re: **TX25.04.01 – Outdoor Storage**

Request:

Staff proposes an update to multiple amendments relating to outdoor storage in the Stallings Development Ordinance to improve the appearance of industrial business areas like Union West Business Park. The overall goal of these changes is to reduce lot size restrictions placed on outdoor storage and focus on preventing outdoor storage businesses in residential areas.

Amendments:

2.10-7 ~~Outdoor Storage. Neither outdoor storage of goods and materials or refuse containers shall be located in any established setback or established side yard abutting a street, nor in any required buffer or screen, except for the temporary placement of refuse for scheduled curbside collection.~~

Outdoor Storage. The accessory use of outdoor storage of goods, materials, equipment, or refuse containers shall not be permitted within any established setback, side yard abutting a street, or any required buffer or screening area, unless otherwise permitted by this ordinance; this excludes the temporary placement of refuse for scheduled curbside collection.

Article 3: Definitions

OUTDOOR STORAGE. The storage of goods, materials, or equipment in an unenclosed area for a period of three (3) consecutive days or more; excluding temporary construction-related materials associated with active on-site construction that requires a zoning permit, or inventory storage of motor vehicles intended for storage, sale, or lease.

10.1-36 Outdoor Storage.

~~(A.) Applicable to any Zoning Districts where Table 8.1, appearing in Article 8 of this Ordinance, includes the Outdoor Storage of materials associated with a use listed with additional standards.~~ Zoning Districts where additional standards below apply: "C 74", "CP 485", "VSR", "BC" and "IND".

(B.) Exclusions include licensed motor vehicles titled to a resident and/or occupant of the property, provided such vehicles are not in violation of the provisions of Section 10.1-22 of this Article.

~~(C.) Performance Standards for Outdoor Storage:~~

~~(1.) In all zoning districts where storage of bulk materials, inventory, customer owned property, and/or equipment is stored outdoors more than three (3) consecutive calendar days the site shall:~~

~~(a.) consist of a minimum of five (5) acres; or if a property is zoned Industrial (IND) it must consist of a minimum of three (3) acres;~~

~~(b.) provide for the screening and buffering along all site perimeter of the area designated for Outdoor Storage on an approved site plan with a Type D Buffer, except where the site abuts an adjacent Zoning District requiring the provision of a Buffer Yard in accordance with Table 11.1 appearing in Article 11 of this Ordinance. (Amended November 27, 2023)~~

(C.) In all zoning districts where the outdoor storage of bulk materials, inventory, customer-owned property, and/or equipment exceeds a period of three (3) consecutive calendar days, the following conditions shall apply:

(1.) Prior to utilizing any portion of a property for outdoor storage, a Minor Site Development Plan must be submitted in accordance with Article 7.7-2 of this Ordinance.

(2.) All outdoor storage must be located entirely within the rear yard and shall not exceed a maximum height of twelve (12') feet.

(a.) Outdoor storage may be permitted in the side yard only if entirely under the principal structure canopy or covered by a shade canopy, with a maximum height of twelve (12') feet.

(b.) On corner lots, outdoor storage must comply with the established corner lot side yard setbacks, unless the provisions in (a.) above are met.

(3.) All outdoor storage areas shall be screened from public view in accordance with the following standards:

(a.) Enclosed by an opaque fence or wall of at least six (6') feet in height; chain-link fences with vinyl slats are **not** an acceptable form of screening.

(b.) A Buffer Yard must be provided along the perimeter of designated outdoor storage areas as shown on an approved site plan, utilizing a Type D buffer; except where the site abuts a residential property, in which case a Type A buffer is required (see Article 11).

(i.) Required plantings shall be placed on the exterior side of the fence, opposite the outdoor storage area.

(4.) No parking spaces shall be used for outdoor storage purposes.

(5.) Outdoor storage must be organized, well-maintained, and must not generate excessive noise or odors.

(6.) Any person found to be in violation of this Ordinance shall be subject to civil penalties of five hundred dollars (\$500) for each violation, with penalties accumulating for each successive violation.

Automobile/Boat/Equipment Repair Service.

(A.) Zoning Districts where additional standards below apply: "C 74", "VSR", "BC" and "IND".
(Amended September 26, 2022)

(B.) Development Standards.

- (1.) Vehicles awaiting repair shall not be parked in public right-of-way.
- (2.) No outdoor automobile/boat work areas are to be located in front yard setback area.
- ~~(3.) All outdoor automobile/boat work areas and/or vehicle storage areas shall be screened from adjacent uses with a six (6') foot tall opaque fence and a Type D buffer (see Article 11); plantings shall be on the exterior side of the fence.~~
- (3.) All automobile/boat work areas and/or vehicle storage areas must be housed within an enclosed building or, if stored outdoors, screened from adjacent uses by an opaque fence or wall at least six (6') feet in height, along with a Type D buffer (see Article 11).
 - (a.) All such outdoor storage must be located in the rear yard and shall not exceed a maximum height of twelve (12') feet, except for semi-trucks and similar vehicles which shall not exceed a maximum height of fifteen (15') feet.
 - (b.) On corner lots, work areas and/or outdoor storage areas must comply with the established corner lot side yard setbacks, unless the provisions in (a.) above are met.

Minor site development plan review process.

- (A.) Purpose. The minor site development plan review process is required for development projects within the Town of Stallings involving new construction, additions, renovations, and changes of use which do not meet the minimum size requirements of the major site development plan review processes as set forth in Sub-section 7.7-1(A.) but do fall into one or more of the following categories:
- (1.) All new developments not meeting the threshold for major site development plan review, except residential projects containing not more than one dwelling unit;
 - (2.) Additions with a gross floor area of one hundred (100) square feet or more (excluding single-family and duplex residential units);
 - (3.) Additions that displace existing parking;
 - (4.) Additions that generate the need for more parking;
 - (5.) Renovations which exceed fifty (50%) percent of the assessed value of the building, as determined by the County Tax Assessor;
 - (6.) Changes of use, where parking requirements are greater than those of the previous use;
 - (7.) Properties located within one thousand and five hundred (1,500) feet of each other, under the same ownership and/or developed by the same developer over a period of

three (3) years or less shall be considered to be a single development and reviewed as such;

(8.) All new additions of outdoor storage and expansions of existing outdoor storage.

Staff Recommendation:

Staff recommends approval of TX25.04.01. These updated amendments are intended to improve the overall appearance of outdoor storage areas and ensure they are properly screened from adjacent properties.

Table 8.1 - Table of Uses
Section 1 - General

#	L = listed use CZ = conditional zoning S = Use listed with additional standards SUP = Special Use Permit <i>Reference SIC and NAICS code for further data on the listed uses.</i>	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2, SFR-3 & SFR-MH)	Multi-Family Residential Transitional (MFT)	Traditional Neighborhood Development Overlay (TNDO)	Town Center (TC)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 74 Commercial (C 74)	Interstate Highway 485 Corporate Park (CP 485)	Vehicle Service/ Repair (VSR)	Business Center (BC)	Industrial (IND)	Heavy Industry Overlay (HIO)
1	ABC Store (Liquor sales)					CZ			CZ	L					
2	Accessory Dwelling Unit	S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)	L	S (10.1-3)	S (10.1-3)	S (10.1-3)						
	ADULT ESTABLISHMENTS/USES														
3	Bookstore, Adult													SUP (10.2-3)	
4	Cabaret, Adult													SUP (10.2-3)	
5	Massage Parlor													SUP (10.2-3)	
6	Motel, Adult													SUP (10.2-3)	
7	Movie, Adult - Rental, Sales													SUP (10.2-3)	
8	Retail, Adult Products													SUP (10.2-3)	
9	Theater, Adult													SUP (10.2-3)	
10	Agricultural Based Business Facilities	SUP (10.2-4)												S (10.1-36)	
11	Agricultural Production (Crops Only)	L	L				L							L	L
12	Agricultural Production (Crops & Livestock)	L													
13	Agricultural Production (Within Buildings)	L												L	L
14	Alteration, Clothing Repair				L	L		L	L	L					
15	Amusement/Water Parks, Fairgrounds									SUP (10.2-5)	SUP (10.2-5)				
16	Antique Store				L	L			L	L					
17	Apparel Sales (Clothing, Shoes, Accessories)				L	L			L	L					
18	Appliance Repair, Refrigerator or Large								S (10.1-36)	S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
19	Appliance Store								S (10.1-36)	S (10.1-36)					
20	Arts and Crafts Store				L	L			L	L			L		
21	Asphalt Plant														SUP (10.2-6&16)
22	Athletic Fields	L	L	L	L		L		L						
23	Auditorium, Coliseum or Stadium						L		L						
24	Auto Supply Sales									S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
25	Automobile Dealers									S (10.1-36)		S (10.1-36)			
26	Automobile Rental or Leasing									L	L	L	L	L	
27	Automobile Repair Services (Major)									S (10.1-4)		S (10.1-4)		S (10.1-4)	
28	Automobile Repair Services (Minor)									S (10.1-4)		S (10.1-4)		S (10.1-4)	
29	Automobile Towing and Storage Services											S (10.1-5)		S (10.1-5)	
30	Bakery				L	L		L	L	L		L	S(10.1-36)	S (10.1-36)	
31	Bank, Savings and Loan, or Credit Union				S (10.1-6)	S (10.1-6)			S (10.1-6)	S (10.1-6)	S (10.1-6)		S(10.1-6)		
32	Barber Shop				L	L		L	L	L	L		L		
33	Bars (with/without Beverage Production Accessory Use)				L	L			L	L	L				
34	Batting Cage, Indoor					L			L	L	L		L		
35	Batting Cages, Outdoor								S (10.1-7)	S (10.1-7)					
36	Beauty Shop				L	L		L	L	L	L		L		
37	Bed & Breakfast (Tourist Home, Boarding House)	S (10.1-8)		S (10.1-8)	S (10.1-8)	S (10.1-8)		S (10.1-8)	S (10.1-8)						
38	Bicycle Assembly (Bike Shop)				S (10.1-36)	S (10.1-36)			S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S(10.1-36)	S (10.1-36)	
39	Billiard Parlors				L	L			L	L	L				
40	Bingo Games				L	L			L	L	L				
41	Boat Repair									S (10.1-4)		S (10.1-4)	S(10.1-4)	S (10.1-4)	
42	Boat Sales									S (10.1-36)		S (10.1-36)			
43	Bookstore				L	L	L	L	L	L	L		L		

Table 8.1 - Table of Uses
Section 1 - General

#	L = listed use S = Use listed with additional standards SUP = Special Use Permit <i>Reference SIC and NAICS code for further data on the listed uses.</i>	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2, SFR-3 & SFR-MH)	Multi-Family Residential Transitional (MFT)	Traditional Neighborhood Development Overlay (TNDO)	Town Center (TC)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 74 Commercial (C 74)	Interstate Highway 485 Corporate Park (CP 485)	Vehicle Service/Repair (VSR)	Business Center (BC)	Industrial (IND)	Heavy Industry Overlay (HIO)
44	Bowling Lanes (Bowling Alley)				L	L			L	L	L		L		
45	Breweries with/without beverage sales					L							L	L	
46	Building Supply Sales (No Storage Yard)								L	L			L	L	
47	Bulk Mail and Packaging					L			L	L	L		S(10.1-36)	S (10.1-36)	
48	Bus Terminal				L	L	L		L	L	L		L		
49	Camera Store				L	L			L	L	L		L		
50	Camp Ground (for 21 day or less occupancy only)	L													
51	Candy Store				L	L			L	L	L		L		
52	Car Wash								CZ (10.1-9)	S (10.1-9)		S (10.1-9)	S(10.1-9)	S (10.1-9)	
53	Casino for Games of Chance (RESERVED)														
54	Cellular Communications Facilities (See "Wireless")														
55	Cemetery or Mausoleum	S (10.1-10)					S (10.1-10)								
57	Club or Lodge				S (10.1-12)	S (10.1-12)	S (10.1-12)		S (10.1-12)	S (10.1-12)	S (10.1-12)		S(10.1-12)		
58	Coffee Roastery											L			
59	College or University						L								
60	Communication or Broadcasting Facility, without Tower				L	L	L		L	L	L		L	L	
61	Computer Sales and Service				L	L			L	L	L		L		
62	Convenience Store (With Gasoline Pumps)								CZ	CZ	CZ		CZ	L	
63	Convenience Store (Without Gasoline Pumps)				L	L			L	L	L		L	L	
64	Correctional Institution (RESERVED)														
65	Country Club with or without Golf Course	S (10.1-13)			S (10.1-13)		S (10.1-13)	S (10.1-13)	S (10.1-13)	S (10.1-13)	S (10.1-13)				
66	Crematorium													L	
67	Dance School/Academy				L	L	L	L	L	L	L		L	L	
68	Day Care Center for Children or Adults (6 or more)	S (10.1-14)			S (10.1-14)	S (10.1-14)	S (10.1-14)	S (10.1-14)	S (10.1-14)	S (10.1-14)	S (10.1-14)		S(10.1-14)	S (10.1-14)	
69	Day Care Center, Home Occupation for less than 6 children	S (10.1-15)		S (10.1-15)	S (10.1-15)	S (10.1-15)	S (10.1-15)	S (10.1-15)	S (10.1-15)	S (10.1-15)			S(10.1-15)	S (10.1-15)	
70	Department, Variety or General Merchandise Store				L	L			L	L					
71	Dormitories						S (10.1-16)								
72	Drive Through Window as Accessory Use				S (10.1-17)	S (10.1-17)	S (10.1-17)		S (10.1-17)	S (10.1-17)	S (10.1-17)		S(10.1-17)		
73	Dwelling(s) (see Residential Dwellings)														
74	Emergency Disaster Restoration Services with fenced outdoor storage								L	L			L	L	
75	Equestrian Facility	SUP (10.2-7)			SUP (10.2-7)					SUP (10.2-7)	SUP (10.2-7)				
76	Equipment Rental & Leasing (no outside storage)				L	L				L	L	L	L	L	
77	Equipment Rental (w/fenced outside storage)								S (10.1-36)	S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
78	Equipment Repair, Heavy									S (10.1-4)		S (10.1-4)	S(10.1-4)	S (10.1-4)	
79	Event and Wedding Venue	L			L	L	L	L	L						
80	Fabric or Piece Goods Store				L	L			L	L			L		
81	Family Care Facility (Family Care Home)	L	L	L	L	L	L	L	L	L					
82	Farmers Market	L				L	L	L	L						
83	Fences & Walls (see 2.13)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L(2.13-2)	L (2.13-2)	L (2.13-2)
84	Fire, Ambulance, Rescue Station	L			L	L	L	L	L	L	L		L	L	
85	Floor Covering, Drapery, and/or Upholstery Sales					L			S (10.1-36)	S (10.1-36)			S (10.1-36)		
86	Florist	L			L	L		L	L	L	L		S(10.1-36)	S (10.1-36)	
87	Fortune Tellers, Astrologers (RESERVED)														

(Amended May 13, 2024)

Table 8.1 - Table of Uses
Section 1 - General

[illegible]

Table 8.1 - Table of Uses
Section 1 - General

#	L = listed use CZ = conditional zoning S = Use listed with additional standards SUP = Special Use Permit <i>Reference SIC and NAICS code for further data on the listed uses.</i>	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2, SFR-3 & SFR- MH)	Multi-Family Residential Transitional (MFT)	Traditional Neighborhood Development Overlay (TNDO)	Town Center (TC)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 74 Commercial (C 74)	Interstate Highway 485 Corporate Park (CP 485)	Vehicle Service/ Repair (VSR)	Business Center (BC)	Industrial (IND)	Heavy Industry Overlay (HIO)
130	Motion Picture and/or Television Production				S (10.1-36)	S (10.1-36)	S (10.1-36)		S (10.1-36)	S (10.1-36)	S (10.1-36)		S(10.1-36)	S (10.1-36)	
131	Motorcycle Sales (new & used), Parts and Service									S (10.1-36)		S (10.1-36)			
132	Moving and Storage Service								S (10.1-36)	S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
133	Museum or Art Gallery				L	L	L	L	L	L	L		L		
134	Musical Instrument Sales				L	L		L	L	L			L		
135	Newsstand				L	L	L	L	L	L	L		L		
136	Nursing Home, Assisted Living	S (10.1-25)			S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)					
137	Office Machine Sales				L	L			L	L	L		S(10.1-36)	S (10.1-36)	
	OFFICE USES														
138	Accounting, Auditing or Bookkeeping Services				L	L		L	L	L	L		L		
139	Administrative or Management Services				L	L		L	L	L	L		L		
140	Advertising Agency				L	L		L	L	L	L		L		
141	Architect, Engineer or Surveyor's Office				L	L		L	L	L	L		L		
142	Dental, Medical or Related Office				L	L	L	L	L	L	L		L		
143	Employment Agency, Personnel Agency				L	L	L	L	L	L	L		L		
144	Finance or Loan Office				L	L		L	L	L	L		L		
145	General Contractors Office w/ Fenced Outside Storage									S(10.1-36)			S(10.1-36)	S (10.1-36)	
146	General Contractors Offices without Outside Storage									L		L	L	L	
147	Government Office	L			L	L	L	L	L	L	L		L		
148	Home Occupation	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)		S(10.1-21)	S (10.1-21)	
149	Insurance Agency (w/on-site claims inspections)				L	L			L	L	L		L		
150	Insurance Agency (without on-site claims inspections)				L	L		L	L	L	L		L		
151	Law Office				L	L	L	L	L				L		
152	Medical, Dental or Related Office				L	L	L	L	L	L	L		L		
153	Office Uses Not Otherwise Classified				L	L			L	L	L		L	L	
154	Real Estate Office				L	L		L	L	L	L		L		
155	Service Contractors Offices w/Fenced Outside Storage												S(10.1-36)	S (10.1-36)	
156	Service Contractors Offices without Outside Storage									L		L	L	L	
157	Stock, Security or Commodity Broker				L	L		L	L	L	L		L		
158	Temporary Real Estate Office (see Article 15)														
159	Travel Agency				L	L		L	L	L	L				
160	Optical Goods Sales				L	L	L		L	L	L		L		
161	Outside Storage Uses Not Otherwise Classified												S(10.1-36)	S (10.1-36)	
162	Paint and Wallpaper Sales				S (10.1-36)	S (10.1-36)			S (10.1-36)	S (10.1-36)			S(10.1-36)	S (10.1-36)	
163	Parks and Recreation Facilities, Public	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)				
164	Parking Lots or Structures				L	L	L		L	L	L		L	L	
165	Pawnshop or Used Merchandise Store									S (10.1-34)					
166	Personal Training Facility					L		L	L				L	L	
167	Pest or Termite Control Services									S (10.1-36)			S(10.1-36)	S (10.1-36)	
168	Pet Store				L	L			L	L					

Table 8.1 - Table of Uses
Section 1 - General

#	L = listed use S = Use listed with additional standards SUP = Special Use Permit <i>Reference SIC and NAICS code for further data on the listed uses.</i>	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2, SFR-3 & SFR-MH)	Multi-Family Residential Transitional (MFT)	Traditional Neighborhood Development Overlay (TNDO)	Town Center (TC)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 74 Commercial (C 74)	Interstate Highway 485 Corporate Park (CP 485)	Vehicle Service/Repair (VSR)	Business Center (BC)	Industrial (IND)	Heavy Industry Overlay (HIO)
169	Petroleum Products Storage and/or Transfer														SUP (10.2-11&16)
170	Pharmacy/Drugstore				L	CZ			L	L	L				
171	Photofinishing Laboratory					L			L						SUP (10.2-16)
172	Photography, Commercial				L	L			L	L	L		L		
173	Photography Studio				L	L	L	L	L	L	L		L		
174	Physical Fitness Center, Health Club				L	L	L	L	L	L	L		L		
175	Police Station				L	L	L	L	L	L	L		L		
176	Portable Storage Unit (POD) (as Temporary Use - see Article 15)														
177	Post Office				L	L	L	L	L	L	L		L		
178	Printing and Publishing Operation				S (10.1-36)	S (10.1-36)	S (10.1-36)		S (10.1-36)	S (10.1-36)	S (10.1-36)		S(10.1-36)	S (10.1-36)	
179	Printing, Photocopying and Duplicating Services				S (10.1-36)	S (10.1-36)	S (10.1-36)		S (10.1-36)	S (10.1-36)	S (10.1-36)		S(10.1-36)	S (10.1-36)	
180	Raceway (Go-cart, Motorcycle, &/or Automobile)									S (10.1-20)					
181	Recorded Media Sales (Record/Compact Disc/Tape)				L	L			L	L	L		L		
182	Recreational Vehicle Sales (new and used)									S (10.1-36)		S (10.1-36)			
183	Religious Institutions (Church, Synagogue, Mosque or Place of Worship)				S (10.1-11)	S (10.1-11)	S (10.1-11)	S (10.1-11)	S (10.1-11)				S(10.1-11)		
	RESIDENTIAL USES (DWELLINGS)														
184	Dwelling, Accessory Unit	S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)						
185	Dwelling, Attached House (incl. term "Townhouse; Townhome")			CZ	L	CZ	CZ	CZ	CZ						
186	Dwelling, Manufactured Home (see Sections 22.5-2 & 10.1-35)		L												
187	Dwelling Park, Manufactured Home (see Section 22.5-1)														
188	Dwelling, Multifamily (Apartments or Condominiums)				CZ (10.1-24)	CZ (10.1-24)		CZ (10.1-24)	CZ (10.1-24)						
189	Dwelling, Single Family Detached, including Modular Construction	L	L	L	L	L	L	CZ	CZ						
190	Restaurant without drive-thru window				L	L		L	L	L	L		L		
191	Restaurant with drive-thru window accessory Use (see				L	CZ		CZ	CZ	CZ	CZ		CZ		
192	Retail Sales Not Otherwise Listed				S (10.1-36)	S (10.1-36)			S (10.1-36)	S (10.1-36)					
193	Retreat Center	L			L	L	L								
194	Sewage Treatment Plant														SUP (10.2-12)
195	School, Elementary or Secondary						S (10.1-28)								
196	Shelter for the Homeless (RESERVED)														
197	Shoe Repair or Shoeshine Shop				L	L			L	L	L				
198	Shooting Range, Indoor								CZ (10.2-13)	CZ (10.2-13)	CZ (10.2-13)		CZ(10.2-13)	CZ (10.2-13)	
199	Shooting Range, Outdoor (RESERVED)														
200	Shopping Center								S (10.1-36)	S (10.1-36)			S(10.1-36)		
201	Sign (Accessory Use as permitted by Article 17)	L	L	L	L	L	L	L	L	L	L	L	L	L	L
202	Sign fabricating					S (10.1-36)			S (10.1-36)	S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
203	Skating Rink									L					
204	Solid Waste Disposal (non-hazardous)														S (10.1-36)
205	Special Events not listed (see Article 15)														
206	Sporting Goods Store				S (10.1-36)	S (10.1-36)			S (10.1-36)	S (10.1-36)			S(10.1-36)		

Table 8.1 - Table of Uses
Section 1 - General

#	L = listed use S = Use listed with additional standards SUP = Special Use Permit <i>Reference SIC and NAICS code for further data on the listed uses.</i>	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2, SFR-3 & SFR-MH)	Multi-Family Residential Transitional (MFT)	Traditional Neighborhood Development Overlay (TNDO)	Town Center (TC)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 74 Commercial (C 74)	Interstate Highway 485 Corporate Park (CP 485)	Vehicle Service/Repair (VSR)	Business Center (BC)	Industrial (IND)	Heavy Industry Overlay (HIO)
207	Sports and Recreation Clubs, Indoor				L	L	L	L	L	L	L		L	L	
208	Stationery Store				L	L			L	L	L				
209	Swim and Tennis Club	S (10.1-29)	S (10.1-29)	S (10.1-29)	S (10.1-29)		S (10.1-29)	S (10.1-29)	S (10.1-29)	S (10.1-29)	S (10.1-29)				
210	Swimming Pool As Accessory Use	L	L	L	L		L	L	L						
211	Tattoo and/or Body Piercings Studio					L			L	L					
212	Taxidermist								L	L			L	L	
213	Television, Radio or Electronics Sales & Repair				S (10.1-36)	S (10.1-36)			S (10.1-36)	S (10.1-36)		S (10.1-36)	S (10.1-36)	S (10.1-36)	
214	Temporary Construction Storage and/or Office	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)
215	Temporary Uses not listed (see Article 15)														
216	Theater, Indoor				L	L	L		L	L					
217	Tire Recapping														SUP (10.2-16)
218	Tire Sales, Motor Vehicle									S (10.1-36)		S (10.1-4)	S(10.1-36)	S (10.1-36)	
219	Towers, Telecommunications and/or Broadcast					CZ (10.2-14)			CZ (10.2-14)	CZ (10.2-14)	CZ (10.2-14)		CZ(10.2-14)	CZ(10.2-14)	
220	Truck and Utility Trailer Rental and Leasing									CZ (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
221	Trucking Centers, Truck Stop &/or Freight Terminal												S(10.1-36)	S (10.1-36)	
222	Tutoring & Mentoring Service											L			
223	Utility Equipment and Storage Yards												S(10.1-36)	S (10.1-36)	
224	Utility Substation	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)
225	Vending Machine - Outdoor (With or without advertising copy)	L			L	L	L		L	L	L	L	L	L	L
226	Veterinary Service, Large Animal	L								L			L	L	
227	Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs	L			L	L			L	L	L		L	L	
228	Veterinary Service w/Outdoor Kennels and/or Runs	S (10.1-31)								S (10.1-31)	S (10.1-31)		S(10.1-31)	S (10.1-31)	
229	Vocational, Business or Secretarial School				L	L	L		L	L	L		L		
230	Warehouse (General storage, enclosed, no outdoor storage)									CZ	CZ		L	L	
231	Warehouse (Self-storage with outdoor storage)									CZ (10.1-36)	CZ (10.1-36)		S(10.1-36)	S (10.1-36)	
232	Water Treatment Plant														S (10.1-36)
233	Wholesale Trade (see section 3 of this table)														
234	Wireless Telecommunication Facilities, Microcell	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)
235	Wireless Telecommunication Facilities, Concealed	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)
236	Wireless Telecommunication Facilities, Co-Located	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)
237	Wireless Telecommunication Facilities, Tower					CZ (10.2-14)		CZ (10.2-14)	CZ (10.2-14)	CZ (10.2-14)	CZ(10.2-14)		CZ (10.2-14)	CZ (10.2-14)	
238	Yard Sale (No more than 3 per year) See Section 15.3	L	L	L	L	L	L	L	L	L		L	L	L	

Table 8.1 - Table of Uses
Section 2 - Manufacturing Industry

[illegible]

Table 8.1 - Table of Uses
Section 2 - Manufacturing Industry

[illegible]

Table 8.1 - Table of Uses
Section 3 - Wholesale Trade

#	L = listed use CZ = conditional zoning S = Use listed with additional standards SUP = Special Use Permit <i>Reference SIC and NAICS code for further data on the listed uses.</i>	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2, SFR-3 & SFR-MH)	Multi-Family Residential Transitional (MFT)	Traditional Neighborhood Development Overlay (TNDO)	Town Center (TC)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 74 Commercial (C 74)	Interstate Highway 485 Corporate Park	Vehicle Service/Repair (VSR)	Business Center (BC)	Industrial (IND)	Heavy Industry Overlay (HIO)
	WHOLESALE AND OUTDOOR STORAGE														
1	Flowers, Nursery Stock and Florist Supplies	CZ (10.2-4)								S (10.1-36)			S (10.1-36)	S (10.1-36)	
2	Lumber and Other Construction Materials with fenced storage									S (10.1-36)			S (10.1-36)	S (10.1-36)	
3	Machinery, Equipment and Supplies									S (10.1-36)		S (10.1-36)	S (10.1-36)	S (10.1-36)	
4	Machinery, Farm and Garden									S (10.1-36)		S (10.1-36)	S (10.1-36)	S (10.1-36)	
	WHOLESALE WITH HAZARDOUS MATERIALS														
5	Chemicals and Allied Products														CZ (10.2-16)
6	Plastics Materials									S (10.1-36)			S (10.1-36)	S (10.1-36)	
7	Resins														CZ (10.2-16)
	WHOLESALE WITH RECYCLING, OTHER ACTIVITIES														
8	Scrap & Waste Materials - Recycling collection & sorting Only											S (10.1-36)			CZ (10.2-16)
	WHOLESALE, OTHER														
9	Apparel									L			S (10.1-36)	S (10.1-36)	
10	Beer, Wine or Distilled Alcoholic Beverages	CZ (10.2-4)			L					CZ (10.2-4)			S (10.1-36)	S (10.1-36)	
11	Books, Periodicals and Newspapers						L			L			S (10.1-36)	S (10.1-36)	
12	Durable Goods												S (10.1-36)	S (10.1-36)	
13	Electrical Goods												S (10.1-36)	S (10.1-36)	
14	Furniture and Home Furnishings									L			S (10.1-36)	S (10.1-36)	
15	Groceries and Related Products									L			S (10.1-36)	S (10.1-36)	
16	Hardware, Wholesale Dealer								L	L		L	S (10.1-36)	S (10.1-36)	
17	Lumber, Millwork and Veneer									S (10.1-36)			S (10.1-36)	S (10.1-36)	
18	Paper and Paper Products									S (10.1-36)			S (10.1-36)	S (10.1-36)	
19	Plumbing and Heating Equipment									S (10.1-36)			S (10.1-36)	S (10.1-36)	
20	Sporting and Recreational Goods and Supplies									L			S (10.1-36)	S (10.1-36)	
21	Wallpaper and Paint Brushes									L			S (10.1-36)	S (10.1-36)	



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX25.04.01

REQUEST: Staff proposes an update to multiple amendments relating to outdoor storage in the Stallings Development Ordinance to improve the appearance of industrial business areas like Union West Business Park. The overall goal of these changes is to reduce lot size restrictions placed on outdoor storage and focus on preventing outdoor storage businesses in residential areas.

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

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

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

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

THEREFORE, The Planning Board recommends APPROVING/DENYING the proposed text amendment, finding it consistent/inconsistent and reasonable/unreasonable with the Comprehensive Land Use Plan's goals of promoting quality development and adhering to state regulations (NCGS §160D), based on the following reasons:

- 1) These proposed text amendments clarify the regulations for outdoor storage.
- 2) They improve the overall appearance of outdoor storage areas and ensure they are properly screened from adjacent properties.

Recommended this the ___ day of _____, 2025.

Planning Board Chair

Attest:

Planning Staff



MEMO

To: Planning Board
From: Max Hsiang
Date: 04.15.2025
RE: **Overview of Destination Stallings**

Purpose

This memo provides a summary and status of the *Destination Stallings* planning initiative. While the project originally included a new Transit-Oriented Development (TOD) Overlay, recent state law changes have required that portion to be put on hold. The remainder of the work, including the Comprehensive Land Use Plan (CLUP) amendment and Small Area Plan (SAP) update—is now complete and ready for Planning Board recommendation and advancement.

Background

As part of the Town's long-range vision to prepare for the future LYNX Silver Line light rail and maximize development opportunities around the Atrium Health campus, the Town launched the *Destination Stallings* initiative in 2024. This effort was built upon direction from the 2023 Council Retreat and supported by grant funding from CRTPO.

The Town was awarded a CRTPO Transportation Grant to support the planning effort—up to \$100,000 in reimbursable funding under an 80/20 match program. The full project budget was \$125,000, and all funding has now been paid and accounted for. The goal was to update the Monroe Expressway Small Area Plan, amend the Comprehensive Land Use Plan, and create a TOD Overlay to be integrated into the Stallings Development Ordinance.

Silver Line Plan Integration: The project focused on three major planning components:

1. Integrate the future LYNX Silver Line into the Stallings CLUP, including relevant timelines, benefits, studies, and public education.
2. Reimagine the Monroe Expressway Small Area Plan, creating a new Small Area Plan focused on the Silver Line Station area and Atrium Health campus, with renderings and planning specifications.
3. Create a new TOD Overlay District to guide development along the proposed Silver Line alignment, including tools for preservation and development promotion.

Timeline & Status

Draft materials were presented to Town Council on December 9, 2024, but the overall project was temporarily put on hold due to internal edits and changes to state legislation.

Now that the Small Area Plan and CLUP amendments are finalized and the grant project is officially complete, staff is bringing those two components forward for Planning Board review and recommendation. The TOD Overlay will remain on hold pending legislative resolution.

1. Destination Stallings Small Area Plan

This new plan replaces the 2018 Monroe Expressway Small Area Plan and outlines a vision for a compact, walkable, mixed-use district centered around the future Silver Line station and Atrium campus. It includes:

- Community outreach and stakeholder engagement
 - Analysis of existing conditions and development potential
 - A conceptual master plan with detailed land use, design, and connectivity strategies
 - Reimagining of Walkable Activity Center and Walkable Neighborhood place types
-

2. Comprehensive Land Use Plan (CLUP) & Future Land Use Map Amendments

The 2017 CLUP is updated to:

- Remove outdated Monroe Bypass references before the bypass was constructed
- Add the Destination Stallings appendix (TOD vision, land use and connectivity maps, and master plan materials)
- Update the Walkable Activity Center place type to align with potential TOD-supportive patterns

The Future Land Use Map has been amended accordingly. Two legacy small area plans, the Monroe Bypass and Smith Farm Business District plans, will be retired. The Stallings Downtown Plan remains active, but it is recommended for future revision to stay aligned with regional growth trends.

3. Transit-Oriented Development Overlay – On Hold – not included in this memo/presentation

A new TOD Overlay (Article 24) was drafted to support transit-aligned development with targeted standards and incentives. However, due to a recent amendment to G.S. 160D-601(d), the Town cannot adopt the overlay at this time. The new statute prohibits local governments from downzoning property without written consent from all affected property owners.

Because Article 24 both increases design requirements and limits uses in several zoning districts, it is currently considered a downzoning. Until the Legislature takes action to amend or clarify this law, the TOD Overlay will remain on hold.

Next Steps

Staff is moving forward with the finalized Small Area Plan and Comprehensive Land Use Plan amendment for Planning Board recommendation. Adoption of these documents will help guide near-term development decisions and ensure alignment with the Town's long-range goals for the Silver Line corridor.

We will continue monitoring the legal situation regarding G.S. 160D-601(d) and revisit the TOD Overlay when conditions allow.

Planning Board Access to Comprehensive Plan and Small Area Plan Update Materials

Due to the size of the Comprehensive Plan Update and Small Area Plan Update documents, we are unable to include them in the meeting packet or upload them directly to the agenda. Instead, we've provided access through the following Google Drive link:

<https://drive.google.com/drive/folders/1JQtE57FTrcbgX3JS67XhII2r9nXpVC6I?usp=sharing>

This folder contains:

- The Council presentation from December 9, 2024
- The updated Integration Plan with the revised Small Area Plan
- The amended Comprehensive Plan
- The amended Future Land Use Map

The link will remain active for an unknown period of time, so please download the materials as soon as possible. These documents are provided for your review in preparation for the Planning Board meeting on April 15, 2025, where a recommendation will be requested.

For assistance or to request the documents directly, please contact Stallings Planning and Zoning at 704-821-8557.