



July 16, 2024
 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
	7:00 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.		RZ24.06.01 A. Stallings Fire Department requests a general rezoning for 2916 Matthews-Indian Trail Rd from SFR-3 to C-74. B. Statement of Consistency and Reasonableness.	Max Hsiang, Planning Director	Recommendation Motion: I make the motion to recommend: 1) Approval of the request as presented. 2) Defer the request to -----. 3) Denial of the request as submitted.
3.		MSP24.06.01 A. Atrium requests to amend their Master Sign Plan to include main entrance illumination letters.	Max Hsiang, Planning Director	Recommendation Motion: I make the motion to recommend: 1) Approval of the request as presented. 2) Defer the request to -----. 3) Denial of the request as submitted.
4.		Adjournment	Chair	Motion: I make the motion to adjourn.



MEMO

To: Stallings Planning Board
 From: Max Hsiang, Planning & Zoning Director
 Date: 07.16.2024
 Re: RZ24.06.01 - General Rezoning SFR-3 to C-74

Request:

The Stallings Fire Department requests a general rezoning for 2916 Matthews-Indian Trail Rd, PID#07126043A, from its current Single-Family Residential (SFR-3) zoning to US Highway 74 Commercial (C-74).

Property Details:

- Address: 2916 Matthews-Indian Trail Rd
- Parcel #: 07126043A
- Owner: Stallings Fire Department
- Acreage: 3.79 ac
- Existing Use: Residential
- Current Zoning: SFR-3
- Requested Zoning: C-74
- Future Land Use: Walkable Activity Center
- Small Area Plan: N/A
- Greenway Master Plan: Yes

C-74 Compared to SFR-1:

	Requested Zoning - C-74	Current Zoning - SFR-3
Allowed Uses	Vocational, Business, or Secretarial Schools, Apparel Sales, Grocery & Related Product Sales, Sporting & Recreational Goods, Veterinary Services, Theatres, Fire Station	Detached House, Accessory Unit, Fences & Walls, Family Care Facility, Home Occupation, Parks & Recreation Facility
Lot Size Minimum	10,000 sf	10,000 sf
Lot Width Frontage	360' on Hwy, 125'	80'
Front Setback	27' on Hwy, 12' or buffer/building lot type width, whichever is greater	30'
Rear Setback	12' or buffer width, whichever is greater	30'
Side Setback	0' or buffer width, whichever is greater	10'

Tree save, buffers, stormwater, and open space apply of the property were to be re-developed.

Street View & Aerial:

Continue to the next page.



Figure 1: Street View



Figure 2: Aerial

Zoning Map:

Continue to the next page.



Figure 3: Zoning Districts

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
 - Secondary Land Uses



- Farmers Market
- Church

Small Area Plan:

- None available

Greenway Master Plan:

Yes - C6 Wellness Connector Required per Stallings Development Ordinance Article 21.3.



C6 WELLNESS CONNECTOR

TRAIL TYPE(S): Urban Spine; Suburban Spine; Typical Greenway

APPROXIMATE DISTANCE: 11,511 ft.

ESTIMATE OF PROBABLE COST: \$2,014,425 - \$3,165,525

The Wellness Connector (C6) extends from Stallings Road to the future Mckee Road extension along Smith Farm Road and Matthews-Indian Trail Road. Trail C6 connects to the future hospital site.

Trail Types Allowed:



Staff Recommendation:

The staff is recommending that the zoning application (RZ24.06.01) be approved. We believe the proposed zoning designation (C-74) is compatible with the area's long-term development plan (comprehensive land use plan).

Reasoning:

- The future land use plan for this area designates it a "Walkable Activity Center." This designation encourages a variety of uses within a pedestrian-friendly environment.
- The C-74 zoning category aligns with this goal by allowing a mix of businesses, including:
 - Sit-down restaurants: Places where people can relax and enjoy a meal for an extended period.
 - Community-serving retail stores: Businesses catering to the residents' everyday needs.
 - Professional offices: Spaces for businesses like doctors, lawyers, or accountants.

The staff believes that approving the C-74 zoning will ensure that the development is consistent with the area's overall vision.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: RZ24.06.01

REQUEST: The Stallings Fire Department requests a general rezoning for 2916 Matthews-Indian Trail Rd, PID#07126043A, from its current Single-Family Residential (SFR-3) zoning to US Highway 74 Commercial (C-74).

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 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 consistent and reasonable with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan for the following reasons:

1. The future land use plan for this area designates it as a "Walkable Activity Center." This designation encourages a variety of uses within a pedestrian-friendly environment.
2. The C-74 zoning category aligns with this goal by allowing a mix of businesses, including: Sit-down restaurants: Places where people can relax and enjoy a meal for an extended period; Community-serving retail stores: Businesses catering to the residents' everyday needs; Professional offices: Spaces for businesses like doctors, lawyers, or accountants.
3. This rezoning zoning will also help increase the number of commercial business opportunities in the Town per the Town of Stallings Economic Development Plan.

Recommended this the __ day of _____, 2024.

Planning Board Chair

Attest:

Planning Staff

