



June 23, 2025
 Stallings Government Center
 321 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

Town Council Agenda

	Time	Item	Presenter	Action Requested/Next Step
	7:00 p.m.	Invocation Pledge of Allegiance Call the Meeting to Order	Wyatt Dunn, Mayor	NA
	7:05 p.m.	Public Comment	Wyatt Dunn, Mayor	NA
1.	7:15 p.m.	Consent Agenda A. Stop Sign Ordinance Update B. Amended Budget Ordinance 22 – Stinson Farms Condemnation C. Amended Budget Ordinance 23 – Subscription Based Information Technology Arrangements and Leases	Wyatt Dunn, Mayor	Approve
2.	7:15 p.m.	Agenda Approval	Wyatt Dunn, Mayor	Approve agenda as written
3.	7:17 p.m.	Charter Change – Ordinance to Amend	Wyatt Dunn, Mayor	Adopt ordinance
4.	7:20 p.m.	TX25.05.01 Table of Uses Update A. Table of Uses Update - Update to Article 8: Table of Uses and Article 3 definitions of the Stallings Development Ordinance to address missing terminology, clarify use categories, and better align with current community needs B. Statement of Consistency and Reasonableness	Katie King, Sr. Planning Tech.	Approve/deny text amendment
5.	7:30 p.m.	Monroe Road Widening Pole Betterments and Sidewalk Cost Share Approval	Kevin Parker, Engineering Dir.	Approve cost share
6.	7:40 p.m.	Closed session pursuant to NCGS 143- 318.11(a)(6)	Wyatt Dunn, Mayor	Recess into closed session
7.	8:00 p.m.	Adjournment	Wyatt Dunn, Mayor	Motion to adjourn



MEMO

To: **Mayor and Town Council**
Via: Alex Sewell, Town Manager
From: Kevin Parker, P.E., Town Engineer
Date: June 23, 2025.
RE: Request for Approval – Revised Stop Sign Ordinance

The proposed revisions to the Town's Stop Sign Ordinance is intended to clarify applicability, align with current legal standards, and streamline enforcement procedures.

Summary of Proposed Revisions:

1. **Scope Clarification:** The ordinance has been updated to apply specifically to stop signs and markers on *residential and Town-owned streets*, providing greater clarity and legal specificity.
2. **Infraction Classification:** Violations of stop sign requirements will now be considered an *infraction*, rather than a misdemeanor, aligning enforcement language with NCGS § 20-158.
3. **Penalty Update:** The revised ordinance explicitly references the applicable statutory fine of \$50.00 plus court costs and fees, with a link to the most current Union County Court Costs and Fees Chart.
4. **Streamlined Format:** The exhaustive list of individual stop sign locations has been removed from the ordinance text. These records will be maintained administratively to facilitate ease of updates without requiring ordinance amendments.

These revisions are not intended to change existing stop sign locations or traffic patterns but to modernize and clarify the Town's ordinance for ease of interpretation, legal alignment, and enforceability.

Requested Action:

Staff respectfully requests Council's approval of the revised Schedule V: Traffic-Control Devices (Stop Sign Ordinance) as presented.

Current Ordinance

SCHEDULE V. TRAFFIC-CONTROL DEVICES.

(A) There shall be erected and placed the following proper signs and markers indicating the manner of operating vehicles within the corporate limits of the town.

(B) The existence of signs or markers at any place so designated shall be prima facie evidence that the signs or markers were erected or placed by authority of the Town Council.

(C) Any person failing or refusing to comply with the directions indicated on any sign or marker when so placed or erected shall be guilty of a misdemeanor; provided, however, that the restrictions of this schedule shall not be construed to apply when the driver of a vehicle is otherwise directed by a law enforcement officer, or when an exception would be granted by state law to the driver of an authorized emergency vehicle.

<i>Traffic-Control Device</i>	<i>Location</i>	<i>Ord. Passage Date</i>
<i>Traffic-Control Device</i>	<i>Location</i>	<i>Ord. Passage Date</i>
Stop sign(s)	Albatross Lane at Flagstick Drive	3-10-2008
Stop sign(s)	Amen Court at Flagstick Drive	3-10-2008
Stop sign(s)	Ammanford Court at Shannamara Drive	7-8-2002
Stop sign(s)	Anne Street at Old Monroe Road	3-6-95
Stop sign(s)	Anne Street at Ridge Road	3-6-95
Stop sign(s)	Aurora Boulevard at Old Monroe Road	3-6-95
Stop sign(s)	Aurora Boulevard at Pleasant Plains Road	3-6-95
Stop sign(s)	Aurora Boulevard at Woodstar Drive	10-11-2004
Stop sign(s)	Bailey Court at Limerick Drive	7-8-2002
Stop sign(s)	Balintoy Lane at Kidwelly Lane	7-8-2002
Stop sign(s)	Bardsey Court at Shannamara Drive	7-8-2002
Stop sign(s)	Bent Oak Drive at Willowbrook Drive	7-8-2002
Stop sign(s)	Bermuda Court at Four Wood Drive	3-10-2008
Stop sign(s)	Bethesda Court at Tenby Lane	7-8-2002
Stop sign(s)	Birchdale Court at Woodglen	3-6-95
Stop sign(s)	Birdie Court at Three Wood Drive	3-10-2008
Stop sign(s)	Brecon Court at Caernarfon Lane	7-8-2002
Stop sign(s)	Bogey Court at Emerald Lake Drive	7-8-2002
Stop sign(s)	Bunker Court at Emerald Lake Drive	3-10-2008

Stop sign(s)	Burnt Mill Run at Hunley Ridge Road	7-8-2002
Stop sign(s)	Burnt Mill Run at Millhouse Lane	7-8-2002
Stop sign(s)	Caddy Court at Emerald Lake Drive	3-10-2008
Stop sign(s)	Caernarfon Lane at Brecon Court	10-11-2004
Stop sign(s)	Caernarfon Lane at Divide Drive	7-8-2002
Stop sign(s)	Caernarfon Lane at Shannamara Lane	7-8-2002
Stop sign(s)	Canaveral Road at Aurora Boulevard	3-6-95
Stop sign(s)	Canaveral Road at Friendship Drive	3-6-95
Stop sign(s)	Cardiff Lane at Cardigan Court	7-8-2002
Stop sign(s)	Cardigan Court at Divide Drive	7-8-2002
Stop sign(s)	Carl Drive at Community Park Drive	3-6-95
Stop sign(s)	Carmarthen Court at Caernorfon Lane	7-8-2002
Stop sign(s)	Castlemain Drive at Lawyers Road	7-8-2002
Stop sign(s)	Chaucery Lane at Castlemaine Drive	7-8-2002
Stop sign(s)	Chinaberry Court at Willowbrook Drive	7-8-2002
Stop sign(s)	Chip Shot Drive at Albatross Lane	7-8-2002
Stop signs(s)	Colchester Lane at Castlemaine Drive	7-8-2002
Stop sign(s)	Commercial Drive at Stallings Road	3-6-95
Stop sign(s)	Cotton Mill Court at Stevens Mill Road	7-8-2002
Stop sign(s)	Derbyshire Lane at Castlemaine Drive	7-8-2002
Stop sign(s)	Dilwyn Court at Glamorgan Lane	7-8-2002
Stop sign(s)	Divide Drive at Cardigan Court	10-11-2004
Stop sign(s)	Divide Drive at Shannamara Drive	7-8-2002
Stop sign(s)	Divit Court at Flagstick Drive	7-8-2002
Stop sign(s)	Dogleg Court at Flagstick Drive	7-8-2002
Stop sign(s)	Donegal Court at Limerick Drive	7-8-2002
Stop sign(s)	Drexel Drive at Lakewood Drive	3-6-95
Stop sign(s)	Drye Lane at Stallings Road	3-6-95
Stop sign(s)	Drye Lane at Flowe Drive	3-6-95
Stop sign(s)	Emerald Lake Drive at Lawyers Road	7-8-2002
Stop sign(s)	Flagstick Drive at Emerald Lake Drive	3-10-2008
Stop sign(s)	Flagstick Drive at Four Wood	3-10-2008
Stop sign(s)	Flour Mill Court at Millhouse Lane	7-8-2002
Stop sign(s)	Flowe Drive at Matthews-Indian Trail Road	3-6-95

Stop sign(s)	Flowe Drive and Smith Circle (both intersections)	1-9-95
Stop sign(s)	Flowe Drive at Smith Farm	3-6-95
Stop sign(s)	Forestmont at Friendship Drive	3-6-95
Stop sign(s)	Four Wood Drive at Rock Hill Church Road	3-10-2008
Stop sign(s)	Four Wood Drive at Three Wood Drive (at 7231 Three Wood Drive)	3-10-2008
Stop sign(s)	Gatwick Lane at Colchester Drive	7-8-2002
Stop sign(s)	Golf View Court at Flagstick Drive	3-10-2008
Stop sign(s)	Green Ash Lane at Shadow Lake Lane	7-8-2002
Stop sign(s)	Greenbriar Drive at Greenbriar Parkway	3-6-95
Stop sign(s)	Grindstone Court at Hunley Ridge Road	7-8-2002
Stop sign(s)	Hillwood Court at Springhill Drive	3-6-95
Stop sign(s)	Homewood Way at Sweetbriar	3-6-95
Stop sign(s)	Hunley Creek Drive at Hunley Ridge Road	7-8-2002
Stop sign(s)	Hunley Creek Drive at Stevens Mill Road	7-8-2002
Stop sign(s)	Hunley Hill Court at Millhouse Lane	7-8-2002
Stop sign(s)	Hunley Ridge Road at both intersections with Hunley Ridge Road	7-8-2002
Stop sign(s)	Industrial Drive at Stallings Road	3-6-95
Stop sign(s)	Kidwelly Lane at Glamorgan Lane	7-8-2002
Stop sign(s)	Kidwelly Lane and Tenby Lane	10-11-2004
Stop sign(s)	Kilarney Court at Shannamara Drive	7-8-2002
Stop sign(s)	Kilkenny Court at Caernarfon Lane	7-8-2002
Stop sign(s)	Lakewood Drive at Pleasant Plains Road	3-6-95
Stop sign(s)	Lakewood Drive at Lakewood Drive	3-6-95
Stop sign(s)	Leicester Drive at Castlemaine Drive	7-8-2002
Stop sign(s)	Leicester Drive at Westminster Lane	7-8-2002
Stop sign(s)	Links Lane at Emerald Lake Drive	7-8-2002
Stop sign(s)	Mill Race Lane at Millwright Lane	7-8-2002
Stop sign(s)	Millbrook Lane at Millwright Lane	7-8-2002
Stop sign(s)	Millbrook Lane at Stevens Mill Road	7-8-2002
Stop sign(s)	Millhouse Lane at both intersections with Stevens Mill Road	7-8-2002

Stop sign(s)	Millstream Court at Millhouse Lane	7-8-2002
Stop sign(s)	Millwright Lane at Lawyers Road	7-8-2002
Stop sign(s)	Morningside Meadow Lane at Old Monroe Road	7-8-2002
Stop sign(s)	Mulberry Court at Bent Oak Drive	7-8-2002
Stop sign(s)	Olde Stone Lane at Hunley Ridge Road	7-8-2002
Stop sign(s)	Olde Stone Lane at Millhouse Lane	7-8-2002
Stop sign(s)	Pine Tree Court at Birchdale Court	3-6-95
Stop sign(s)	Porch Swing Lane at Millwright Lane	7-8-2002
Stop sign(s)	Ravens Court at Derbyshire Lane	7-8-2002
Stop sign(s)	Rhoderia Drive at Lakewood Drive	3-6-95
Stop sign(s)	Shady Grove Lane at Willowbrook Drive	7-8-2002
Stop sign(s)	Shannamara Drive and Anglesey Court	11-8-2004
Stop sign(s)	Shannamara Drive and Bardsey Court	10-11-2004
Stop sign(s)	Shannamara Drive and Kidwelly Lane	10-11-2004
Stop sign(s)	Shannamara Drive and Shannamara Drive	11-8-2004
Stop sign(s)	Shirley Lane at Carl Drive	3-6-95
Stop sign(s)	Short Street at Community Park Drive	3-6-95
Stop sign(s)	Springhill Drive at Privette Road	3-6-95
Stop sign(s)	Springhill Drive at Potters Road	3-6-95
Stop sign(s)	Spruce Street at Stallings Road	3-6-95
Stop sign(s)	Stallings Road Extension at Stallings Road	3-6-95
Stop sign(s)	Stevens Mill Road at Mill Race Lane	7-8-2002
Stop sign(s)	Sweetbriar at Old Monroe Road	3-6-95
Stop sign(s)	Three Wood Drive at Four Wood Drive (at 6007 Four Wood Drive)	3-10-2008
Stop sign(s)	Tournament Drive at Emerald Lake Drive	3-10-2008
Stop sign(s)	Two Iron Drive at Four Wood Drive	3-10-2008
Stop sign(s)	Vickie Lane at Matthews-Indian Trail Road	3-6-95
Stop sign(s)	Waterwheel Court at Millhouse Lane	7-8-2002
Stop sign(s)	Wedge Court at Flagstick Drive	3-10-2008
Stop sign(s)	Westminister Lane at Castlemaine Drive	7-8-2002
Stop sign(s)	Whetstone Drive at Potters Road	3-6-95

Stop sign(s)	White Locust Court at Willowbrook Drive	7-8-2002
Stop sign(s)	Willowbrook Drive at Stevens Mill Road	7-8-2002
Stop sign(s)	Woodglen at Privette Road	3-6-95
Yield sign(s)	Industrial Drive at Seaboard Street	3-6-95
Yield sign(s)	Spruce Street at Greenbriar Parkway	3-6-95
Yield sign(s)	Warehouse Drive at Seaboard Street	3-6-95

Penalty, see § [70.99](#)

Revised Ordinance

SCHEDULE V. TRAFFIC-CONTROL DEVICES.

(A) There shall be erected and placed stop signs and markers indicating the manner of operating vehicles along residential and Town-owned streets within the corporate limits of the town.

(B) The existence of stop signs or markers along residential and Town-owned streets shall be prima facie evidence that the signs or markers were erected or placed by authority of the Town Council.

(C) Any person failing or refusing to comply with the directions indicated on any stop sign or marker along residential and Town-owned streets when so placed or erected shall be guilty of an infraction; provided, however, that enforcement shall not be construed to apply when the driver of a vehicle is otherwise directed by a law enforcement officer, or when an exception would be granted by state law to the driver of an authorized emergency vehicle.

Penalty. Violations for failure to stop for a stop sign shall follow the same penalties as violations of NCGS § 20-158, a \$50.00 fine plus court costs and fees as noted in the Union County Court Costs and Fees Chart, as amended:

[https://www.nccourts.gov/assets/documents/publications/Criminal-Costs-effective-January-1-2025.pdf?VersionId=AketoCC1HLUqSOsSVy2JJJaEt1ybnZVLS#:~:text=Court%20Costs%20and%20Fees%20Chart%E2%80%9494Crim.,304\(a\)\(10\).](https://www.nccourts.gov/assets/documents/publications/Criminal-Costs-effective-January-1-2025.pdf?VersionId=AketoCC1HLUqSOsSVy2JJJaEt1ybnZVLS#:~:text=Court%20Costs%20and%20Fees%20Chart%E2%80%9494Crim.,304(a)(10).)



MEMO

To: Stallings Town Council
Via: Alex Sewell, Town Manager
From: Jessie Williams, Finance Officer
Date: June 17, 2025
RE: **Amended Budget Ordinance No. 22**

The Town of Stallings and Land Owners, Land Investments, LLC and JLA3, LLC, entered into a Reimbursement and Indemnity Agreement on February 28, 2025. The Land Owners have agreed to solely cover all costs associated with the Town's eminent domain acquisition of Stinson Farms right of way and easements.

One amended budget ordinance has already been approved. However, due to additional upcoming costs, another amended budget ordinance is necessary.

Staff is requesting a budget amendment to appropriate additional funding and to recognize the corresponding reimbursements for costs related to these activities.

Requested Action:

Adoption of attached Amended Budget Ordinance 22

AMENDED BUDGET ORDINANCE – NO. 22

TOWN OF STALLINGS, NORTH CAROLINA

FISCAL YEAR 2024-2025

BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina, that the budget for fiscal year 2024-2025 is hereby amended as set forth below:

Category	Account Number	Net Increase or (Decrease)	Current Budget	Amended Budget
<u>General Fund:</u>				
<u>Revenue Budget</u>				
Condemnation	10-00-3839-805	\$ 15,000	\$ 13,000	\$ 28,000
<u>Expense Budget - Administration</u>				
Condemnation	10-00-4120-095	\$ 15,000	\$ 13,000	\$ 28,000

Explanation: To recognize reimbursement funds related to Stinson Farms eminent domain acquisition.

This Amendment to the Budget Ordinance shall be effective upon adoption.

The said Budget Ordinance, except as amended, shall remain in full force and effect.

ADOPTED this 23rd day of June 2025.

Wyatt Dunn, Mayor

Erinn Nichols, Assistant Town Manager/Town Clerk

Approved as to form:

Melanie Cox, Town Attorney, Cox Law Firm, PLLC



MEMO

To: Stallings Town Council
Via: Alex Sewell, Town Manager
From: Jessie Williams, Finance Officer
Date: June 18, 2025
RE: **Amended Budget Ordinance No. 23**

The Governmental Accounting Standards Board (GASB) issued Statement 87 Leases and Statement 96 Subscription-Based Information Technology Arrangements that determine how the Town handles accounting related to these activities. While the actual payments for leases and technology subscriptions are budgeted in the departmental budgets, the GASB Statements require accounting entries that will ultimately record expenses to debt service budgets. Since the Town's adopted budget ordinance includes Debt Service as an individual function/category, the attached amended budget ordinance is necessary to ensure there will be no overspending.

Requested Action:

Adoption of attached Amended Budget Ordinance 23

AMENDED BUDGET ORDINANCE – NO. 23

TOWN OF STALLINGS, NORTH CAROLINA

FISCAL YEAR 2024-2025

BE IT ORDAINED by the Town Council of the Town of Stallings, North Carolina, that the budget for fiscal year 2024-2025 is hereby amended as set forth below:

Category	Account Number	Net Increase or (Decrease)	Current Budget	Amended Budget
<u>General Fund:</u>				
<u>Revenue Budget</u>				
Financing Proceeds - Leases	10-00-3930-800	\$ 15,000	\$ -	\$ 15,000
Proceeds/Other Financing Sources - SBITA 96	10-00-3930-900	\$ 15,000	\$ 25,000	\$ 40,000
<u>Expense Budget - Debt Service</u>				
Interest Expense - SBITA 96	10-60-9110-072	\$ 5,000	\$ -	\$ 5,000
Principal Payment - Leases	10-60-9110-073	\$ 10,000	\$ -	\$ 10,000
Debt Service - SBITA 96	10-60-9110-074	\$ 10,000	\$ -	\$ 10,000
Interest Expense - Leases	10-60-9110-077	\$ 5,000	\$ -	\$ 5,000

Explanation: To provide revenue and expenditure budgets for GASB required accounting entries related to leases and software based information technology agreements.

This Amendment to the Budget Ordinance shall be effective upon adoption.

The said Budget Ordinance, except as amended, shall remain in full force and effect.

ADOPTED this 23rd day of June 2025.

Wyatt Dunn, Mayor

Erinn Nichols, Assistant Town Manager/Town Clerk

Approved as to form:

Melanie Cox, Town Attorney, Cox Law Firm, PLLC



**AN ORDINANCE AMENDING THE TOWN OF STALLINGS CHARTER
TO CHANGE ONE COUNCIL SEAT TERM FOR ONE ELECTION CYCLE**

WHEREAS, NCGS §160A-101(4) requires that the term of office for Council Members shall be either two or four years; and

WHEREAS, the Council is currently divided into six single-member electoral districts and currently four Council Seats and the Mayor are up for election on one election cycle and two Council Seats on another election cycle; and

WHEREAS, the Town Council has indicated a desire to balance the election cycle so that three Council Seats and the Mayor are up for election on one cycle and three Council Seats the following election cycle; and

WHEREAS, Council unanimously approved a Resolution of Intent to Consider an Ordinance to Amend the Charter to make the term of office for Council District One Seat of the Town Council for two years for one election cycle/term only (2025-2027), and returning to a four-year term during the 2027 election during its December 13, 2027, regular meeting; and

WHEREAS, NCGS §160A-101(1)(4) allows the Town to alter the term of office of a member of Council by adoption of an ordinance amending the charter and following the procedure in NCGS Part 4. Modification of Form of Government

WHEREAS, NCGS §160A-102 requires that a proposed Charter amendment first be submitted to a public hearing and that due notice thereof be published not less than ten (10) days prior to the date fixed for the public hearing and the Town Council published notice on May 17, 2025 and held a public hearing on June 9, 2025;

BE IT ORDAINED by the Town Council for the Town of Stallings that:

The Town Council hereby amends Section 5 of the Town Charter, to add that for the 2025 Fall General Election, the term of office for Council District Seat One shall be for a 2-year term and return to a four-year term for the 2027 Fall General Election.

ADOPTED, this is the 23rd day of June, 2025.

Wyatt Dunn, Mayor

ATTEST:

Erinn Nichols, Town Clerk

Approved as to form:

Melanie D. Cox, Town Attorney



MEMO

To: **Mayor and Town Council**
From: Katie King, Senior Planning Technician
Date: June 23rd, 2025
Re: **TX25.05.01 – Table of Uses Update**

Request:

Staff proposes an update to the Table of Uses in Article 8 of the Stallings Development Ordinance. At the direction of Town Council, planning staff began researching vape, tobacco, and other similar uses. During this process, staff identified several gaps in the terminology used in the Table of Uses, particularly given that the last major update occurred in December 2021. As a result, staff conducted a comprehensive review of all uses, with a focus on identifying those that may negatively impact residents or no longer align with the town's vision. The proposed amendments aim to eliminate redundancies, consolidate similar uses, and introduce new uses in response to evolving community needs and recent zoning inquiries. Additionally, several definitions in Article 3 have been revised and expanded to support the proposed changes and ensure consistency throughout the ordinance.

Amendments:

Article 8: Table of Uses

Proposed Amendments, listed in order, to Table 8.1 Section 1 – General:

1. Line 2 – Remove *Accessory Dwelling Unit*
 - Duplicate of Line 184
2. Line 16 – Remove *Antique Shops*
 - Combined with *Secondhand Thrift/Consignment*
 - Listed uses remain the same
3. Line 24 – Add boat, RV, and motorcycle to *Auto Supply Sales*
 - Listed uses with supplemental regulations remain the same
4. Line 25 – Allow in IND, and add boat, RV, and motorcycle to *Automobile Dealers/Sales*
 - Listed uses with supplemental regulations remain the same
5. Line 27/28 – Consolidate *Automobile Repair Services* and add boat, RV, and motorcycle
 - Listed uses with supplemental regulations remain the same
 - Redundant to separate out major/minor when allowed in the same districts with the same additional standards
6. Line 29 – Add 'with/without Automobile' to *Automobile Towing and Storage Services*
 - Clarifies that the storage services refers only to automobiles
7. Line 36 – Add '(Hair, Nails, Massage & Spa)' to *Beauty Shop*
 - Received recent use permit requests for specific beauty services that were not previously listed

8. Line 40 – Remove *Bingo Games* from all districts, add to IND

- Not consistent with community desires for commercial and residential districts

9. Line 41 – Remove *Boat Repair*, remove from BC

- Combined with *Automobile Repair Services*
- Other listed uses with supplemental regulations remain the same

10. Line 42 – Remove *Boat Sales*

- Combined with *Automobile Dealers/Sales*
- Listed uses with supplemental regulations remain the same

11. Create row for *Brewpub* in TNDO, TC, MU-2, C 74, and BC

- Staff recently added a definition for *Brewpub*

12. Line 46 – Change ‘No Storage Yard’ to ‘No Outdoor Storage’ for *Building Supply Sales (No Storage Yard)*

- Clarifies that outdoor storage, as defined in our ordinance, is not allowed

13. Line 54 – Remove *Cellular Communications Facilities (See “Wireless”)*

- Redundant, actual uses are listed at the end of the table under ‘Wireless’

14. Create row for *Cigar Lounge* in TC and IND

- Use requested by Town Council
- New definition created

15. Line 58 – Add ‘Shop’ to *Coffee Roastery*, and allow in TC, MU-2, and C 74

- No previous use listed for coffee shop

16. Line 73 – Remove *Dwelling(s) (see Residential Dwellings)*

- Redundant, actual uses are listed further down the table under ‘Residential Dwellings’

17. Line 95 – Add *Garden Center or Retail Nursery* to AG

- Without additional standards that allow outdoor storage

18. Line 106 – Remove *Home Furnishings Sales*

- Redundant, repeated use as *Furniture Sales*

19. Create row for *Hookah Lounge* in IND

- Use requested by Town Council
- New definition created

20. Create row for *HVAC, Electricity, Plumbing Sales and Services* in C 74 and BC

- Listed with additional standards for outdoor storage

21. Line 123 – Remove *Manufacturing & Industry (see Table 8.1, sect. 2)*

- Redundant, actual uses are listed in Section 2 of this table

22. Line 131 – Remove *Motorcycle Sales (new & used), Parts and Service*

- Combined with *Automobile Dealers/Sales* and *Automobile Repair Services*
- Listed uses with supplemental regulations remain the same

23. Create row for *Multi-Tenant, Retail* in TC, MU-2, and C 74

- Recent conditional zoning application showed that we lacked regulations for buildings occupied by more than one business
- New definition created

24. Create row for *Multi-Tenant, Light Industrial* in IND

- Recent conditional zoning application showed that we lacked regulations for buildings occupied by more than one business
- New definition created

25. Lines 138-159 – Expand all ‘Office Uses’ to allow in IND

- Office uses add low impact to industrial areas which works towards Councils goal of improving areas like Union West Business Park

26. Line 148 – Remove *Home Occupation*

- Redundant, repeated earlier in this table

27. Line 161 – Remove *Outside Storage Uses Not Otherwise Classified*

- Outdoor storage will be confined to the new regulations passed by Council at the May 13th, 2025, meeting

28. Line 164 – Add ‘Paid/Non-Paid’ to *Parking Lots/Structures*, and remove from TNDO and MU-2

- Incompatible with TNDO standards

29. Line 166 – Add ‘Health Club’ to *Personal Training Facility* and allow in TNDO, CIV, C 74, and CP 485

- Combined with *Physical Fitness Center, Health Club*

30. Line 170 – Add ‘without Drive Thru’ to *Pharmacy/Drugstore*

- Clarifies that this allows a pharmacy or drugstore without a drive thru unless the district also permits a drive thru as an accessory use

31. Line 174 – Remove *Physical Fitness Center, Health Club*

- Combined with *Personal Training Facility*

32. Line 182 – Remove *Recreational Vehicle Sales (new and used)*

- Combined with *Automobile Dealers/Sales*

33. Line 186 – Add additional standards to *Dwelling, Manufactured Home (see Section 22.5-2)*

- Clarifies that the additional standards in Article 10.1-35 apply to all manufactured homes
- Does not change any current regulations for Manufactured Homes, only clarifies

34. Create row for *Live/Work Units* in TC and MU-2

- Will require a conditional zoning in both districts
- New definition created

35. Create row for *Secondhand Thrift/Consignment & Antique Shops* in TNDO, TC, MU-2, and C 74

- Current ‘thrift store’ businesses in Stallings, but no use is listed
- New definition created

36. Create row for *Self-storage with Outdoor Storage*

- Previously listed in use table as *Warehouse (Self-storage with outdoor storage)*
 - Listed uses with supplemental regulations remain the same
37. Line 195 – Add 'Pre-K' to *School, Elementary or Secondary*
- Previously preschool was not listed in use table, even with one in the town
38. Line 205 – Remove *Special Events not listed (see Article 15)*
- Redundant, no uses listed
39. Line 215 – Remove *Temporary Uses not listed (see Article 15)*
- Redundant, no uses listed
40. Line 218 – Remove *Tire Sales, Motor Vehicle*
- Combined with *Auto Supply Sales*
41. Line 222 – Add *Tutoring & Mentoring Service* to TC, MU-1, MU-2, C74, and BC
- Previously only allowed in VSR
 - Uses consistent with surrounding municipalities
42. Create row for *Vape, CBD, and/or Tobacco Sales* in IND
- Use requested by Town Council
 - New definition created
43. Line 231 – Remove *Warehouse (Self-storage with outdoor storage)*
- Renamed to *Self-storage with Outdoor Storage*
 - Listed uses with supplemental regulations remain the same
44. Line 233 – Remove *Wholesale Trade (see section 3 of this table)*
- Redundant, actual uses are listed in Section 3 of this table

Proposed Amendments, listed in order, to Table 8.1 Section 2 – Manufacturing Industry:

1. Line 5: Remove *Bakery Products* from TNDO

- Aim is to keep all manufacturing/industrial uses out of residential districts

Article 3: Definitions

CIGAR LOUNGE. A commercial establishment designed and operated for the on-site smoking of cigars. May include cigar and related products sales, lounge seating, and beverage service. Excludes tobacco retail shops where the primary business is the sale of smoking products for off-site use.

FAMILY CARE HOME. A home meeting the North Carolina Residential Building Code with support and supervisory personnel that provides room and board, personal care and habilitation services in a family environment for six (6) or fewer resident handicapped persons, pursuant to G.S. § 168- 21 9 (See also G.S. § 160D- 907). Includes sober living houses, recovery residences, transitional treatment centers, and similar for six (6) or fewer individuals.

GROUP CARE FACILITY. A facility licensed by the State of North Carolina, (by whatever name it is called, other than "Family Care Home" as defined by this Ordinance), with support and supervisory personnel that provide room and board, personal care, or habilitation services in a family environment **to no more than thirty (30) residents. Does not include family care homes, sober living houses, recovery residences, transitional treatment centers, or similar for six (6) or fewer individuals.**

HOOKAH LOUNGE. A commercial establishment where patrons share flavored tobacco (commonly known as shisha) using a communal hookah or waterpipe. May include food and beverage services, offer entertainment, and provide seating areas for on-site consumption. Excludes tobacco retail shops where the primary business is the sale of smoking products for off-site use.

MULTI-TENANT, RETAIL. A commercial building designed to accommodate two or more separate retail businesses/service establishments on the same property. Administrative and retail space occupies more than 50% of unit space. Uses limited to those permitted within the applicable zoning district.

MULTI-TENANT, LIGHT INDUSTRIAL. A commercial building designed to accommodate two or more separate tenants engaged in light industrial activities on the same property. Administrative and retail space occupies less than 50% of unit space. Uses limited to those permitted within the applicable zoning district.

LIVE/WORK UNITS. A building that combines a dwelling unit with an enclosed space designed for employment or business use. The residential and business portions may be occupied by the same individuals and may share some common interior and/or exterior amenities, but shall have separate, secured entry and exit locations. The business use shall be limited to those permitted within the applicable zoning district.

SECONDHAND THRIFT/CONSIGNMENT. A retail establishment that sells used or previously owned goods including clothing, furniture, household items, books, and related goods that are obtained through donation, consignment, or purchase. This does not refer to pawn shops, which are classified separately.

VAPE, CBD, AND/OR TOBACCO SALES. An establishment primarily engaged in the retail sale of electronic cigarettes (e-cigarettes), vape pens, e-liquids, vaping accessories, cannabidiol (CBD) products, and/or tobacco products and related paraphernalia.

Staff Recommendation:

Staff recommends approval of TX25.05.01. This amendment, prompted by a request from Town Council, addresses specific uses of concern to the community and reflects the changes in our zoning districts. By enhancing the organization and functionality of the table, these changes will improve its future effectiveness as a planning tool.

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)
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								L	S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
19	Appliance Store								L	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 (Auto, Boat, RV, and/or Motorcycle Sales)									S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
25	Automobile Dealers/Sales (Auto, Boat, RV, and/or Motorcycle Sales)									S (10.1-36)		S (10.1-36)		S (10.1-36)	
26	Automobile Rental or Leasing									L	L	L	L	L	
27	Automobile Repair Services (Major) (Auto, Boat, RV, and/or Motorcycle Sales)									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 with/without Automobile 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 as 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 (Hair, Nails, Massage & Spa)				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)				L	L			L	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			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)			

Table 8.1 - Table of Uses
Section 1 - General

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43	Bookstore				L	L	L	L	L	L	L		L		
44	Bowling Lanes (Bowling Alley)				L	L			L	L	L		L		
45	Breweries with/without Beverage Sales					L							L	L	
	Brewpub				L	L			L	L			L		
46	Building Supply Sales (No Outdoor 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	Campground (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")														
	Cigar Lounge					L								L	
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 Shop/Roastery					L			L	L		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)								L	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			L	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)														
88	Fuel Oil Sales and Distribution for "Home" or other														SUP (10.2-11&16)

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89	Funeral Home with Crematorium					CZ			CZ	CZ					
90	Funeral Home without Crematorium					L			L	L			L		
91	Furniture Framing					L			L	S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
92	Furniture Repair Shop								L	S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
93	Furniture Sales				L	L			L	S (10.1-36)					
94	Game Room, Video Game Room, Coin Operated					SUP (10.2-15)			SUP (10.2-15)	SUP (10.2-15)					
95	Garden Center or Retail Nursery	L							L	S (10.1-36)			S(10.1-36)	S (10.1-36)	
96	Gift or Card Shop				L	L	L	L	L	L	L				
97	Golf Course (See Country Club with 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)				
98	Golf Course, Miniature								L	L					
99	Golf Driving Range	S (10.1-19)			S (10.1-19)		S (10.1-19)		S (10.1-19)	S (10.1-19)	S (10.1-19)				
100	Grocery Store				L	L			L	S (10.1-36)					
101	Group Care Facility	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)				
102	Gymnastics/Cheerleading Academy					L		L	L				L	L	
103	Hardware Store				L	L			L	S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
104	Hazardous and/or Radioactive Waste (Transportation, Storage and/or Incineration)														SUP (10.2-16)
105	Hobby Shop				L	L			L	L	L				
106	Home Furnishings Sales				L	L			L	S (10.1-36)					
107	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)	
	Hookah Lounge													L	
108	Hospital						S (10.1-37)		S (10.1-37)						
109	Hotel or Motel				L	L			L	L	L		L		
	HVAC, Electricity, Plumbing Sales and Services									S (10.1-36)			S (10.1-36)		
110	Jewelry Store				L	L			L	L	L				
111	Junked Motor Vehicle Storage as Accessory Use	S (10.1-22)								S (10.1-22)		S (10.1-22)	S(10.1-22)	S (10.1-22)	
112	Junkyards, Salvage Yards, Used Auto Parts														SUP (10.2-9 & 16)
113	Kennels or Pet Grooming w/Outdoor Pens or Runs	S (10.1-23)								S (10.1-23)	S (10.1-23)			S (10.1-23)	
114	Kennels or Pet Grooming, No Outdoor Pens or Runs	L			L	L			L	L	L			L	
115	Laboratory, Medical or Dental					L	L		L	L	L		L	L	
116	Landfill, Demolition Debris, Minor and Major (RESERVED)														
117	Landscape Services	L								S (10.1-36)			S(10.1-36)	S (10.1-36)	
118	Laundromat, Coin-Operated					L			L	L					
119	Laundry or Dry Cleaning				L	L		L	L	L	L				
120	Library				L	L	L	L	L						
121	Lighting Sales and Service				L	L			L	S (10.1-36)			S(10.1-36)	S (10.1-36)	
122	Manufactured Home/Dwelling Sales								CZ						
123	Manufacturing & Industry (see Table 8.1, sect. 2)														
124	Market - Tailgate (Fresh Foods & "Food Trucks")(as Temporary Use - see Article 15)														
125	Market Showroom (Furniture, Apparel etc.)				L	L			L	S (10.1-36)	S (10.1-36)		S(10.1-36)	S (10.1-36)	
126	Martial Arts Instructional Schools				L	L		L	L	L			L	L	
127	Metal Coating and Engraving														SUP (10.2-16)
128	Metal Processing														SUP (10.2-16)
129	Migrant Labor Housing (RESERVED)														
130	Motion Picture and/or Television Production				L	L	L		L	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)			

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132	Moving and Storage Service								L	S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
	Multi-Tenant, Retail					L			L	L					
	Multi-Tenant, Light Industrial													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	L	
139	Administrative or Management Services				L	L		L	L	L	L		L	L	
140	Advertising Agency				L	L		L	L	L	L		L	L	
141	Architect, Engineer or Surveyor's Office				L	L		L	L	L	L		L	L	
142	Dental, Medical or Related Office				L	L	L	L	L	L	L		L	L	
143	Employment Agency, Personnel Agency				L	L	L	L	L	L	L		L	L	
144	Finance or Loan Office				L	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	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	L	
150	Insurance Agency (without on-site claims inspections)				L	L		L	L	L	L		L	L	
151	Law Office				L	L	L	L	L				L	L	
152	Medical, Dental or Related Office				L	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	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	L	
158	Temporary Real Estate Office (see Article 15)													L	
159	Travel Agency				L	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				L	L			L	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 on Structures (Paid/Non-Paid)				L	L	L		L	L	L		L	L	
165	Pawnshop or Used Merchandise Store									S (10.1-34)					
166	Personal Training Facility, Health Club				L	L	L	L	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					
169	Petroleum Products Storage and/or Transfer														SUP (10.2-11&16)
170	Pharmacy/Drugstore without Drive Thru				L	CZ			L	L	L				

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[illegible]

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206	Sporting Goods Store				L	L			L	S (10.1-36)			S(10.1-36)		
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				L	L			L	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		L	L	L		L	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)
	Vape, CBD, and/or Tobacco Sales													L	
225	Vending Machine - Outdoor (With or without advertising copy) as Accessory Use	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 (CP 485)	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: TX25.05.01

REQUEST: Staff requests an update to the Table of Uses in Article 8 and definitions in Article 3 of the Stallings Development Ordinance to address missing terminology, clarify use categories, and better align with current community needs.

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.

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

- 1) The proposed text amendment addresses specific uses of concern to the community and reflects the changes in our zoning districts.
- 2) The proposed amendment eliminates redundancies, consolidates similar uses, and minimizes the gap in the terminology used in the Table of Uses.

Recommended this the ____ day of _____, 2025.

Mayor

Attest:

Clerk



MEMO

To: **Mayor and Town Council**
Via: Alex Sewell, Town Manager
From: Kevin Parker, P.E., Town Engineer
Date: June 23, 2025.
RE: Approval for Cost Share and Betterments for the Old Monroe Road Widening Project

Background:

As part of NCDOT Project U-4714AC (Old Monroe Road Widening), the Town previously coordinated with NCDOT regarding the inclusion of powder-coated metal signal poles at the intersection of Old Monroe Road and Stallings Road—the only intersection within Town limits where metal poles are proposed.

Additionally, a cost share for the construction of sidewalks was previously coordinated and approved by Town Council as part of the Environmental Assessment, which was finalized in July 2016.

- The sidewalk cost share follows a 90/10 split between NCDOT and the Town, in accordance with the Complete Streets Policy. NCDOT's estimating unit calculated the total sidewalk cost at \$39,585, with the Town's share being \$3,958.
 - The proposed Multi-Use Path (MUP) is being provided by NCDOT in lieu of bike lanes. The sidewalk cost share quantity was calculated based on the difference between the total proposed sidewalk and the existing sidewalk along Monroe Road within Town limits.
- The signal pole betterment cost reflects updated 2025 unit prices from NCDOT, totaling \$8,460 for powder-coating 10 poles (4 metal strain poles and 6 pedestrian poles).

Cost Share & Betterments	Total Cost - Unit Costs on 4/8/25	NCDOT Cost Responsibility	Town of Stallings Cost Responsibility	Notes
Cost Share Estimate related to sidewalks	\$39,585.00	\$35,627.00 (90% of the total cost)	\$3,958.00 (10% of the total cost)	
Betterments Cost related to Powder Coated Metal Poles	\$8,460.00	\$0	\$8,460.00 (100% of the total cost)	Betterments need approval from Town Council.
Total Cost Share & Betterments	\$48,045.00	\$35,627.00	\$12,418.00	

Requested Council Action:

Staff requests Town Council approval of the following items related to the U-4714AC Old Monroe Road widening project:

1. Sidewalk Cost Share – \$3,958.00
2. Signal Pole Betterments (Powder Coating) – \$8,460.00

Metal Pole #1
-L- Sta 159+00 +/-
LT 68 +/-







SR 1009 (Old Monroe Road)

35 MPH
+1.0% Grade

Metal Pole #2
-L- Sta 160+77 +/-
LT 88 +/-

SR 1365
(Stallings Road)

35 MPH +1.0% Grade

-  Traffic Signal Head
-  Pedestrian Signal Head With Push Button & Sign
-  Metal Strain Pole
-  Controller & Cabinet
-  Type I Pushbutton Post
-  Type II Signal Pedestal

35 MPH -1.0% Grade

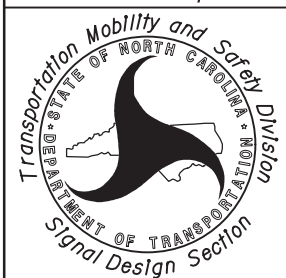
Metal Pole #4
-L- Sta 158+48 +/-
RT 69 +/-

SR 1357
(Potters Road)

SR 1009 (Old Monroe Road)

Metal Pole #3
-L- Sta 160+50 +/-
RT 63 +/-

35 MPH
-3.0% Grade



SR 1009 (Old Monroe Road) EB at SR 1365 (Stallings Road)
/ SR 1357 (Potters Road) (10-0636)



1" = 40'
SCALE



Town of Stallings

MAYOR
Wyatt Dunn

MAYOR PRO TEMPORE
Walt Kline

TOWN COUNCIL
Rocky Crenshaw Regis Griffin
Deborah Romanow
Shawna Steele Fred Weber

TOWN MANAGER
Kevin Woods

TOWN CLERK
Erinn Nichols

John Underwood
District Engineer
District 3: Counties-Anson & Union
130 S. Sutherland
Monroe, 28112

Mr. Underwood:

The Stallings Town Council meet on July 11th to discuss the alignment alternatives for the Old Monroe Road widening project and have gone on record with the following recommendation:

1. The superstreet configuration as the road alignment preference;
2. The 10' multi use path as a destination path using both sides of Old Monroe Road with possible cost share; and
3. Landscaping in the medians and in the intersection of Old Monroe Road and Potter/Stallings Roads, the Town to be included in the landscape planning for these areas and that hardscape elements be included that will further the Town's efforts in developing the Downtown Master Plan.

The Town appreciates NCDOT's willingness to work with the Town on ensuring that this project is designed in a manner that will enhance efforts to develop properties along this corridor in concert with the Stallings Downtown Master Plan.

If you have any questions or need additional information please do not hesitate to contact me.

Sincerely,

Lynne Hair

Lynne Hair
Town Planner/Zoning Administrator

cc: Kim Bereis, Atkins Group
Carl Gibilaro, Atkins Group