



October 21, 2025
 Stallings Government Center
 321 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

Planning Board Meeting Agenda

#	Time	Item	Presenter	Action Requested/Next Step
	6:00 pm	Invocation Call the Meeting to Order	Chair	N/A
1.		Agenda Approval	Chair	Approve/Amend Agenda Motion: I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: -----
2.		Approval of Minutes A. September 15, 2025, Minutes	Chair	Approve/Amend Minutes Motion: I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: -----
3.		Text Amendment TX25.10.01 – Fence and Pool Ordinance Update A. Staff requests an update to Article 2.13-2 of the Stallings Development Ordinance to clarify fence height and placement standards, and refine requirements for screening and fence materials. B. Statement of Consistency and Reasonableness	Brig Sheehy, GIS Planning Technician	Recommendation Motion: I make the motion to recommend: 1) Approval of the request as presented. 2) Defer the request to ----- 3) Deny the request as submitted.
4.		Proposed Streetscape Addendum A. Staff proposes an amendment to the Stallings Streetscape Plan to simplify and clarify the existing standards by reducing the number of design options and variations. B. Statement of Consistency and Reasonableness	Brig Sheehy, GIS 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.

#	Time	Item	Presenter	Action Requested/Next Step
5.		Adjournment	Chair	Motion: <i>I make the motion to adjourn.</i>

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

The Planning Board of the Town of Stallings met for their regularly scheduled meeting on September 16, 2025, at 6:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28104.

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

Planning Board members absent: Mike Couzens

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

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler called the meeting to order at 6:01 pm.

1. Approval of Agenda

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

2. Approval of Minutes

A. August 19, 2025, Minutes

Vice-Chairman Wilson made the motion to approve the minutes from July 15, 2025. The motion was unanimously approved after a second from Board Member Van de Riet.

3. TX25.09.01

- A. Staff requests an update to Articles 5 and 8 of the Stallings Development Ordinance to clarify where Conditional Zonings (CZ) are allowed and remixed-Use (MU) districts to incorporate a true mix of uses.
- B. Statement of Consistency and Reasonableness.

Planning Director Hsiang presented TX25.09.01 text amendment proposal to clarify Conditional Zonings (CZ) within the Stallings Development Ordinance. The change would amend the use table and restrict CZ to uses explicitly marked “CZ” in Table 8.1. The amendment will also only allow CZ applications when the designated CZ use is the primary use, not just an accessory, incidental, or temporary use. Additionally, the proposed amendment will require that residential projects in MU districts include at least one non-residential use (retail, commercial, or office) to maintain a balanced mix in the community. Director Hsiang stated that staff recommends approval of the proposed text amendment.

After a brief discussion with the Board and Staff, Board Member Van de Riet made a motion to approve the recommendation of TX25.09.01, with an addition to direct staff to explore language that would prevent developers from avoiding building non-residential components of a development. The motion was unanimously approved after a second from Board Member Watson. Board Member Van de Riet made the motion to approve a statement that TX25.10.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from.

4. Adjournment

Prior to a motion for adjournment, Chairman Koehler acknowledged the good communication between Board Members during the last meeting and Board of Adjustment Meeting. The Chairman expressed gratitude that the Board communicated well and can work together well during meetings.

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

The meeting adjourned at 6:24 pm.

Robert Koehler, Chairman

Brig Sheehy, GIS Planning Technician



MEMO

To: **Planning Board**
From: Brig Sheehy, GIS Planning Technician
Date: October 21, 2025
RE: **TX25.10.01 – Fence and Pool Ordinance Update**

Overview:

The purpose of this proposed amendment is to improve clarity, consistency, and enforceability. The revisions reorganize Article 2.13-2 for easier reference, clarify height and placement standards – particularly for corner lots and fences abutting streets or alleys – and refine requirements for screening and materials such as chain link fencing.

Background:

The Planning Department has recently received an increased number of Accessory Structure Permits for fences, during which residents and contractors have expressed confusion about the current wording of Article 2.13-2. In particular, the standards for fences on corner lots and those located behind a line parallel to the front of the principal structure have proven difficult to interpret. To improve clarity and better assist residents and contractors, staff is proposing revised language and supporting figures to make the section more understandable and user-friendly.

Summary of Proposed Text Amendment:

TX25.10.01 amendment will:

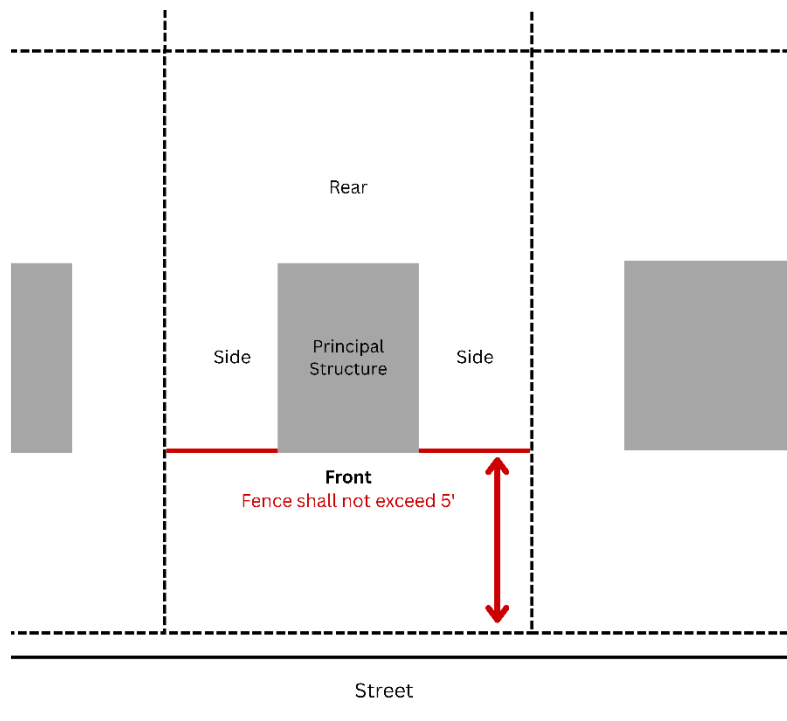
1. Improve clarity and organization by restructuring subsections, using consistent language, and incorporating illustrative diagrams for better interpretation.
2. Add a new subsection (F) to clearly define fence height standards for corner lots abutting streets or alleys.
3. Clarify and strengthen standards for chain link and similar fences, ensuring proper placement and effective screening for improved appearance and consistency.
4. Refine and standardize language throughout Article 2.13-2 to enhance clarity, readability, and alignment with the overall ordinance format.

Proposed Amendments

2.13-2 Fences and Walls. Fences and walls meeting the requirements of sections 2.10-2 and 2.10-3 are permitted in all districts in accordance with the following specifications:

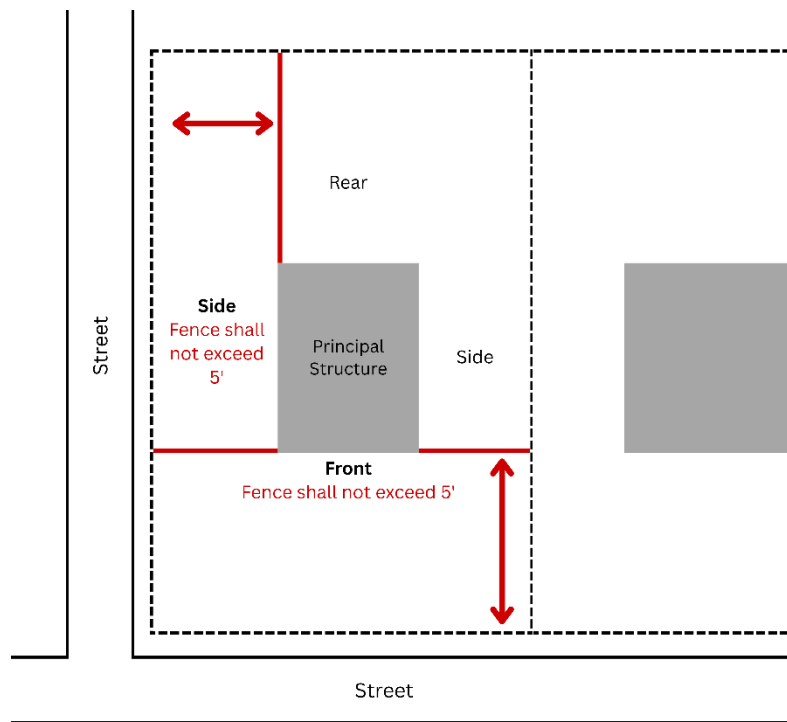
- (A.) A zoning permit issued by the Development Ordinance Administrator shall be required for all fences and walls. The process for obtaining a zoning permit is set forth in Article 7 of this Ordinance.

- (B.) Decorative elements such as caps or spires that extend above the top rail are not included in height measurements. If chain link, welded wire, or similar fencing materials are used, they must be placed on the inside of a masonry wall, solid wood fence, or decorative wood/vinyl fence of equal or greater height that provides effective screening. For example, a four-foot (4') welded wire fence installed behind a decorative split-rail or board fence of equal or greater height meets these standards.
- (C.) In a residential, mixed-use, or commercial district, a fence or wall located in the front, side, or rear yard abutting a street shall not exceed five feet (5') in height, unless otherwise regulated by 2.13-2 (D) below or Article 9 (Building or Lot Type Standards).
- (D.) Fences along interior side property lines in a residential, mixed-use, or commercial district abutting a street shall not exceed five (5') feet in height in front of a line drawn parallel to the front of the principal structure on the lot.



- (E.) In a residential or mixed-use district (SFR, MU, TC, or TNDO), a fence or wall in an established rear yard that abuts an alley ~~may shall~~ not exceed six (6') feet in height unless placed fifteen (15') feet or more inside property boundary.
- a. Within the first fifteen (15') feet, fences of chain link or similar material are permitted only if screened on the exterior side by evergreen shrubs planted no farther apart than six (6') feet on center, minimum height three (3') feet at installation, or if obscured from view by the screening method(s) set out in the paragraph immediately above 2.13-2 (B).

- (F.) In a residential or mixed-use district, a fence or wall in an established front or side yard that abuts a street or alley on a corner lot shall be a maximum of five (5') feet in height.



- (G.) In a residential or mixed-use district, a fence or wall in an established rear or side yard that does not abut a street or alley ~~may~~ shall not exceed eight (8') feet in height, measured as the average over any one hundred (100') linear foot run of said fence or wall.
- (H.) In a residential or mixed-use district, a fence or wall in an established rear or side yard that does not abut a street or alley ~~may~~ shall not exceed eight (8') feet in height, measured as the average over any one hundred (100') linear foot run of said fence or wall. In a commercial or industrial district where the side or rear yard abuts a residential or mixed-use district, chain link, welded wire, or similar fencing materials, if used, shall be ~~placed~~ located on the interior side of a masonry wall, solid wood fence, or decorative wood fence that is equal to or greater in height than the secure fencing and ~~demonstrates~~ provides effective screening capability. Additionally, a semi-opaque vegetative screen shall be required on the exterior side of the fence.
- a. Fences shall not be erected over easements ~~such as~~ including, but not limited to, access easements, utility easements, drainage easements, or any other public easement, without the explicit approval of the Public Works and Planning Departments. If ~~fences or other barriers are allowed~~ a fence or barrier is permitted to cross such easements, the Town Engineer may require the installer or landowner to install gates or other access points per standards and specifications set by the Town Engineer to ensure access to such easements in the future as necessary and to minimize damage to private property.
- (I.) All finished sides of a fence shall face off-site (Amended May 10, 2021).

Action Requested:

1. Staff requests the Planning Board's feedback on the proposed amendment.
2. Staff further requests a recommendation to forward the amendment to Town Council for review and direction.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX25.10.01

REQUEST: Staff requests a text amendment to improve clarity, consistency, and enforceability of Article 2.13-2. The revisions reorganize Article 2.13-2 for easier reference, clarify height and placement standards – particularly for corner lots and fences abutting streets or alleys – and refine requirements for screening and materials such as chain link fencing.

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) Reorganizing and clarifying Article 2.13-2 will make fencing standards easier to understand and apply for residents and staff.
- 2) Refining height, placement, and screening requirements will improve consistency and enforceability - especially for corner lots and fences abutting streets or alleys.

Recommended this the __ day of _____, 2025.

Planning Board Chair

Attest:

Planning Staff



MEMO

To: **Planning Board**
From: Brig Sheehy, GIS Planning Technician
Date: October 21, 2025
RE: **Stallings Streetscape Amendment**

Overview:

The purpose of this memo is to outline proposed amendments to the Staff and Board–recommended design standards within the Stallings Streetscape Plan. These revisions are intended to simplify and clarify the existing standards by reducing the number of design options and variations. Streamlining these elements will help create a more cohesive and consistent streetscape character throughout the Town Center District.

The updated measurements and design standards were selected after reviewing the original Stallings designs and evaluating comparable standards used in nearby municipalities such as Matthews, Waxhaw, and Mint Hill. This comparative analysis helped determine the most appropriate dimensions and design elements to align with regional best practices and the Town’s long-term vision for a unified Town Center streetscape.

Background:

The Planning Department is currently processing two conditional zoning applications within the Town Center District. During the review of these developments, staff identified that several of the existing streetscape design standards were difficult to achieve in practice. The required widths were often too large for typical site conditions, and the number of design options created unnecessary complexity.

To address these issues, staff are proposing an amendment to the Stallings Streetscape Plan to clarify and consolidate the design standards. These revisions aim to make the requirements more practical, consistent, and achievable while maintaining the Town Center’s desired streetscape character.



Summary of Proposed Streetscape Amendment:

Greenway Section

1. Remove 4 current Greenway sub-plan types.
2. Add 2 new main plan types with new width standards:
 - a. Greenway Against Building
 - i. Paver Strip: 6'-8'
 - ii. Multi-Use Path: 10'-14'
 - iii. Additional Pedestrian Zones: 0'-4'
 - b. Greenway Not Against Building
 - i. Paver Strip: 6'-8'
 - ii. Multi-Use Path: 10'-14'

Typical Section

1. Remove 4 current Typical sub-plan types.
2. Add 2 new main plan types with new width standards:
 - a. Typical Against Building
 - i. Paver Strip: 6'-8'
 - ii. Multi-Use Path: 8'-10'
 - iii. Additional Pedestrian Zones: 0'-4'
 - b. Typical Not Against Building
 - i. Paver Strip: 6'-8'
 - ii. Multi-Use Path: 8'-10'

Narrow Section

1. Remove 4 current Narrow sub-plan types.
2. Add 2 new main plan types with new width standards:
 - a. Narrow Against Building
 - i. Paver Strip: 2'-4'
 - ii. Multi-Use Path: 6'-8'
 - iii. Additional Pedestrian Zones: 0'-2'
 - b. Narrow Not Against Building
 - i. Paver Strip: 2'-4'
 - ii. Multi-Use Path: 6'-8'

Action Requested:

1. Staff requests the Planning Board's feedback on the proposed amendment.
2. Staff further requests a recommendation to forward the amendment to Town Council for review and direction.

ADDENDUM

THIS ADDENDUM ESTABLISHES THE REVISED
RECOMMENDED DESIGN STANDARDS FOR THE
STALLINGS STREETSCAPE PLAN.

CONTENTS

ADD 1	MAP OVERVIEW
ADD 2-5	NEW STREETSCAPE TYPES



Town Center Streetscape

Effective Date:
October 1, 2025

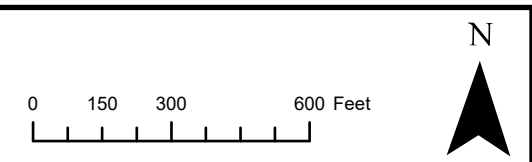
Legend

- Town Hall
- Stallings Park
- Roads
- Town of Stallings
- Streetscape Corridors**
 - Greenway
 - Typical
 - Narrow
- Town Center Area**
 - Town Center (TC)
 - Civic (CIV)

21.1-1 Applicability. Where applicable, the addition of active open space shall adhere to the Stallings Recreation and Greenway Master Plan. The standards set forth below establish regulations for open space. (Amended May 10, 2021) (Amended December 9, 2024)

21.4-2 Applicability. This ordinance applies to all new developments identified in the Stallings Streetscape Design Standards and Details Plan area and Town Center (TC) zoning. For purposes of this requirement, "developments" shall mean any development requiring a Major Site Development Plan Review. The Development Administrator will identify the suitable Streetscape Plan type based on the plan. (Amended October 28, 2024)

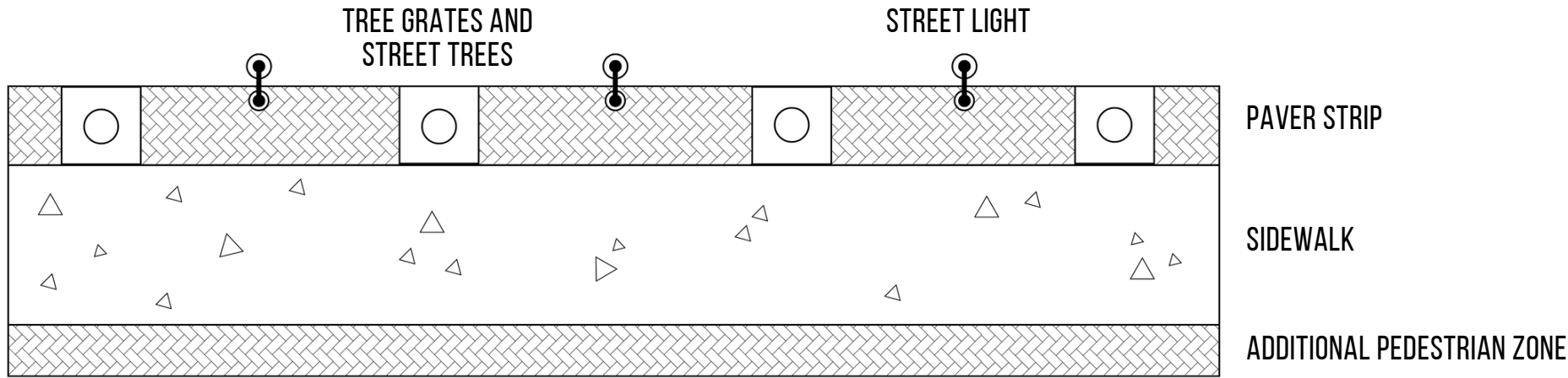
This map is comprised of data from several sources. Source information may have been collected at different times, scale, or definition, resulting in inconsistencies among features represented. The Town of Stallings assumes no liability for damages caused by inaccuracies in this map or source information. The Town of Stallings makes no warranty, expressed or implied, for the accuracy of information presented. Grid based on the North Carolina State Plane Coordinate Systems Lambert Conformal Conic Projection.



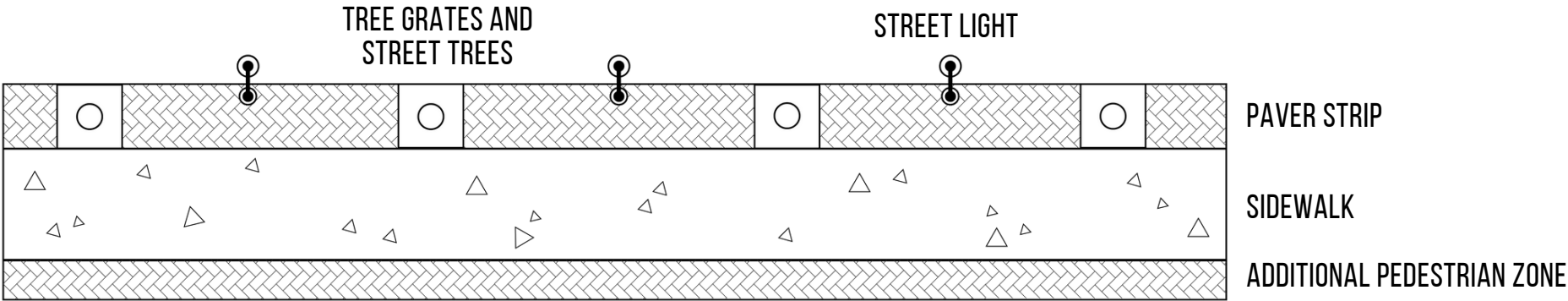
Streetscape type areas are identified by the Development Administrator.

ADD-1

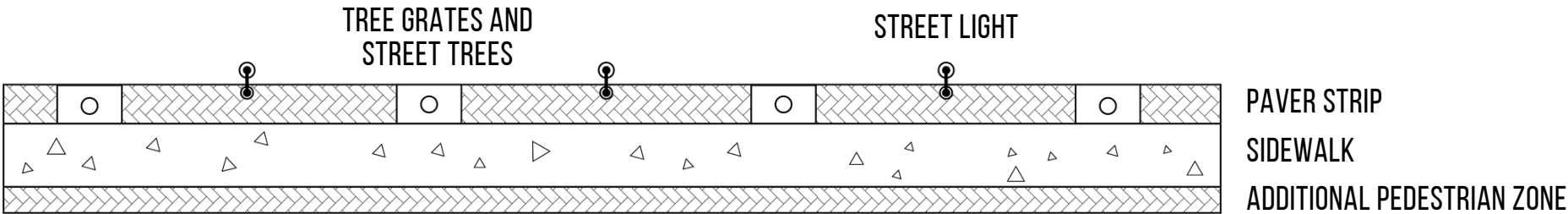
SECTIONS



GREENWAY CORRIDOR



TYPICAL



NARROW

OVERVIEW

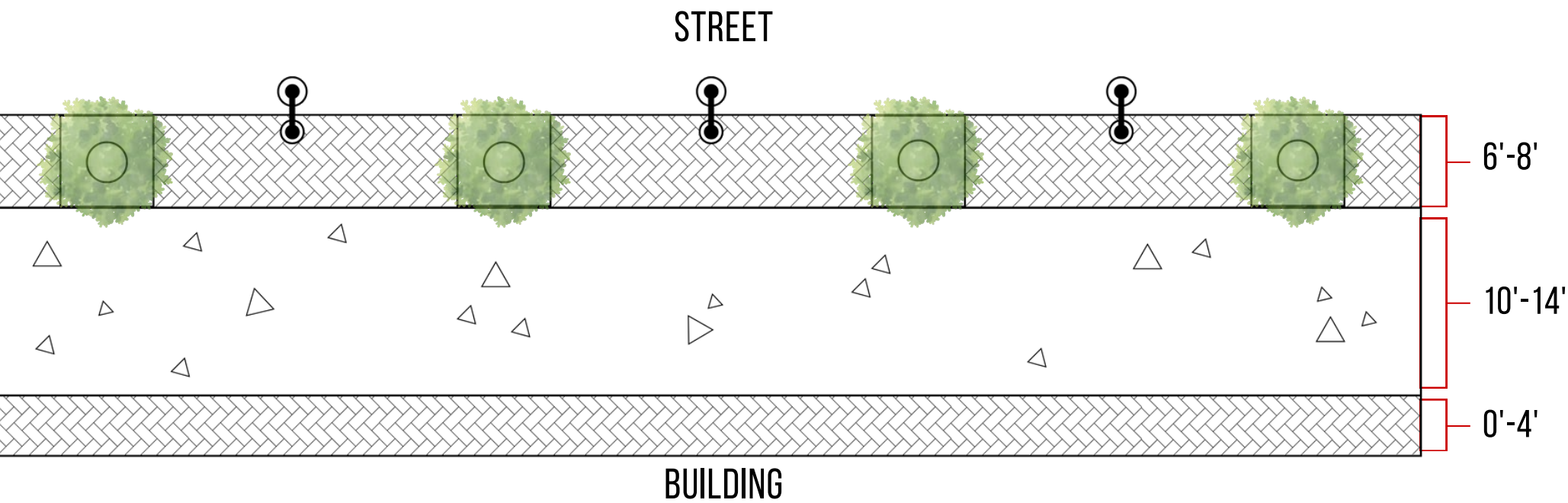
- GREENWAY
- PRIMARY CORRIDOR WITH PEDESTRIAN AND GREENWAY SPINE FACILITIES

- TYPICAL
- PRIMARY CORRIDOR WITH PEDESTRIAN-ONLY FACILITIES

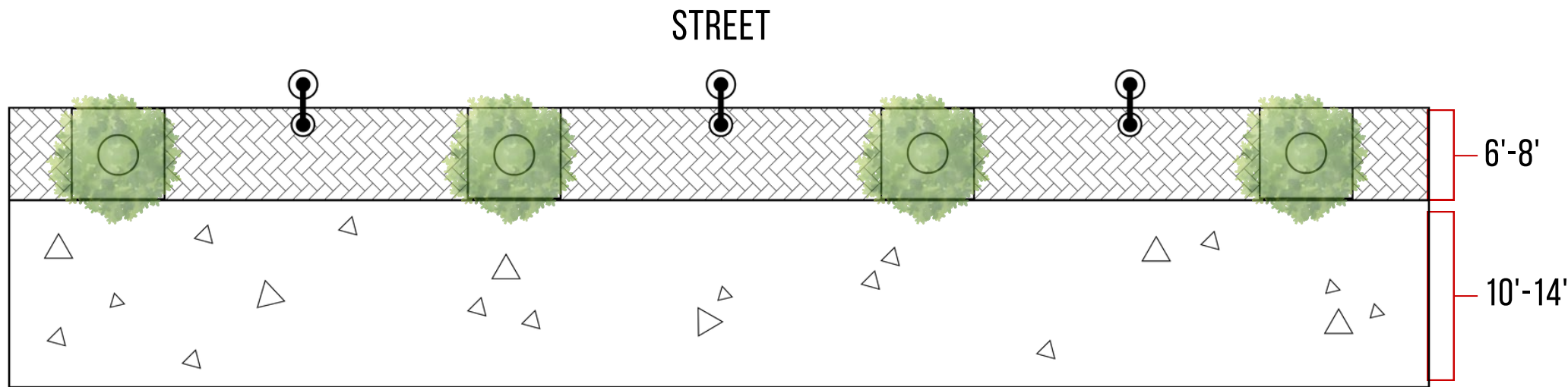
- NARROW
- SECONDARY OR INTERIOR ROADS WITH PEDESTRIAN-ONLY FACILITIES

EACH STREETScape TYPE OUTLINES DESIGN STANDARDS FOR AGAINST BUILDING AND NOT AGAINST BUILDING

GREENWAY AGAINST BUILDING



GREENWAY NOT AGAINST BUILDING



GREENWAY

- BIKE AND PEDESTRIAN
- PRIMARY CORRIDOR

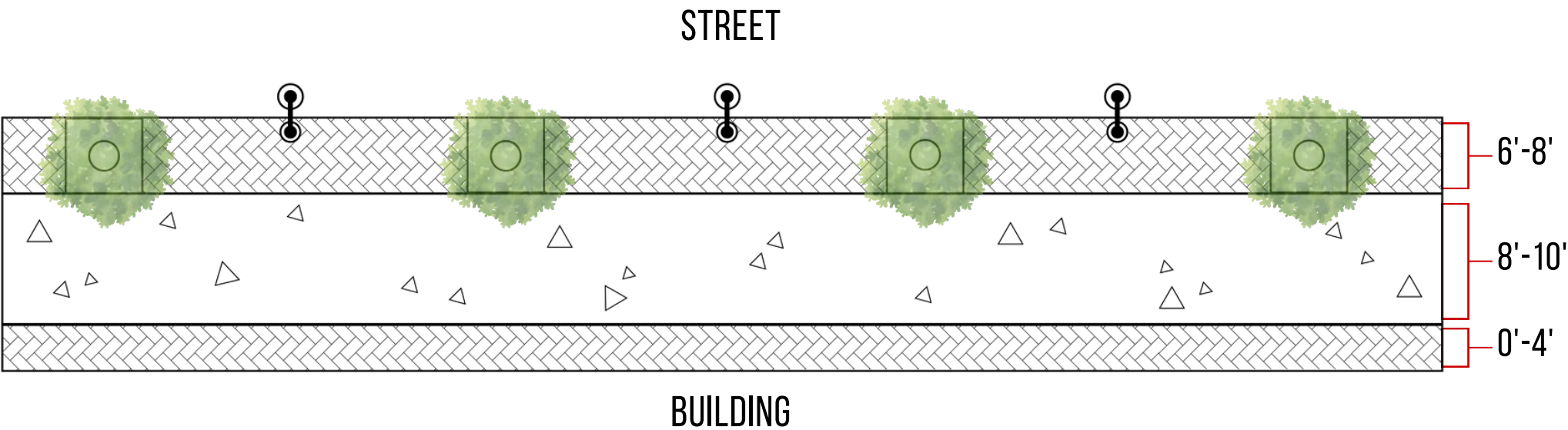
GREENWAY AGAINST BUILDING

- 6'-8' WIDE PAVER STRIP
- 10'-14' MULTI-USE PATH
- 0'-4' ADDITIONAL PEDESTRIAN ZONE
- **TOTAL WIDTH: 16'-26'**

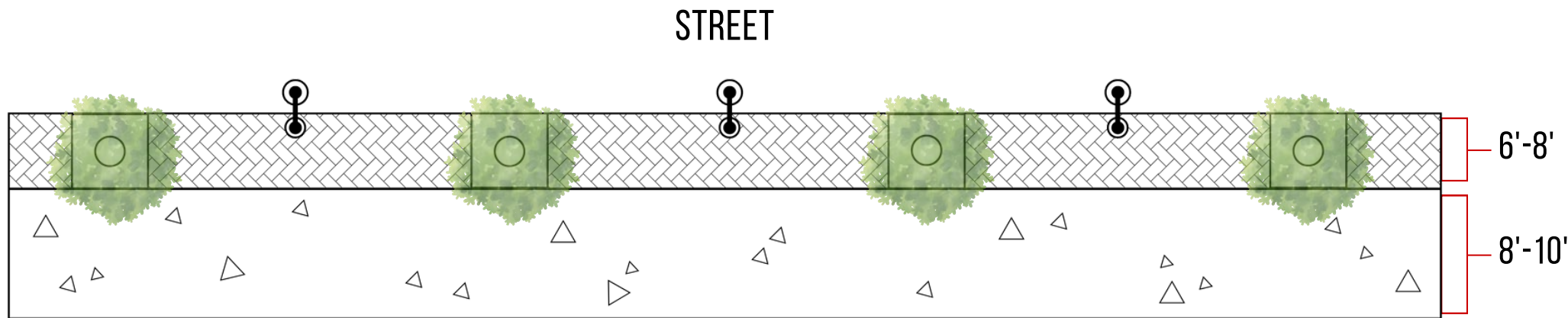
GREENWAY NOT AGAINST BUILDING

- 6'-8' WIDE PAVER STRIP
- 10'-14' MULTI-USE PATH
- **TOTAL WIDTH: 16'-22'**

TYPICAL AGAINST BUILDING



TYPICAL NOT AGAINST BUILDING



TYPICAL

- PEDESTRIAN ONLY
- PRIMARY CORRIDOR

TYPICAL AGAINST BUILDING

- 6'-8' WIDE PAVER STRIP
- 8'-10' MULTI-USE PATH
- 0'-4' ADDITIONAL PEDESTRIAN ZONE
- **TOTAL WIDTH: 14'-22'**

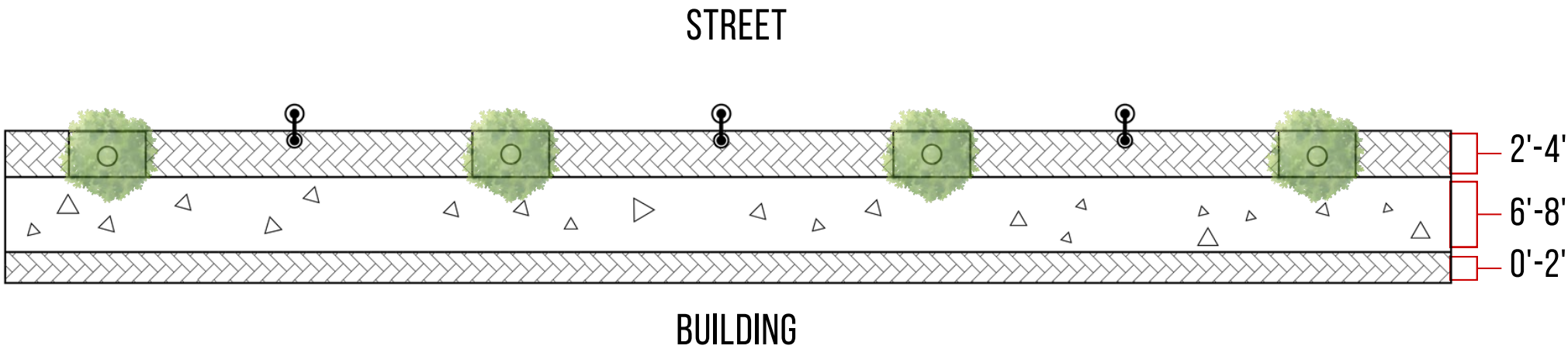
TYPICAL NOT AGAINST BUILDING

- 6'-8' WIDE PAVER STRIP
- 8'-10' MULTI-USE PATH
- **TOTAL WIDTH: 14'-18'**

TYPICAL

ADD-4

NARROW AGAINST BUILDING



NARROW

- PEDESTRIAN ONLY
- SECONDARY OR INTERIOR ROADS

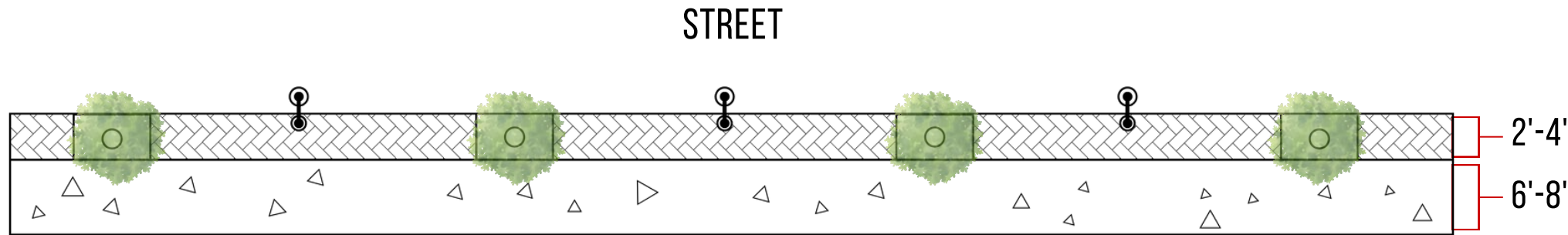
NARROW AGAINST BUILDING

- 2'-4' WIDE PAVER STRIP
- 6'-8' MULTI-USE PATH
- 0'-2' ADDITIONAL PEDESTRIAN ZONE
- **TOTAL WIDTH: 8'-14'**

NARROW NOT AGAINST BUILDING

- 2'-4' WIDE PAVER STRIP
- 6'-8' MULTI-USE PATH
- **TOTAL WIDTH: 8'-12'**

NARROW NOT AGAINST BUILDING



NARROW

ADD-5