



September 20, 2022
 Stallings Town Hall
 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 Meeting to Order	Chair	N/A
1.		Approval of Agenda	Chair	Approve Agenda <i>Motion: I make the motion to:</i> 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: -----.
2.		Approval of Minutes A. August 16 th , 2022	Chair	Approve Minutes <i>Motion: I make the motion to:</i> 1) Approve the Minutes as presented; or <i>Approve the Minutes with the following changes:</i>
3.		RZ22.05.01 A. Epcon Communities proposes to rezone 53.59 acres, parcels, 07033004, 07033005, and 07033003 from Union County Zoning Residential R-20 to Stallings Zoning Multi-Family Transitional (MFT) and rezone 07033008B-01 from Single-Family Residential 1 (SFR-1) to MFT. B. Statement of Consistency and Reasonableness	Max Hsiang	Approval/Denial of RZ22.05.01 <i>Motion: I make the motion to recommend:</i> 1) Approval of the request as presented. 2) Defer the request to -----. 3) Denial of the request as submitted.

	Time	Item	Presenter	Action Requested/Next Step
4.		<p>TX22.08.01</p> <p>A. Epcon Communities has submitted a text amendment to amend the Stallings Development Ordinance to replace Article 9, Section 9.2-2(A)(7).</p> <p>B. Statement of Consistency and Reasonableness</p>	Max Hsiang	<p>Approval/Denial of</p> <p><i>Motion: I make the motion to recommend:</i></p> <ol style="list-style-type: none"> 1) Approval of the request as presented. 2) Defer the request to -----. 3) Denial of the request as submitted.
5.		<p>CZ22.08.01</p> <p>A. East Coast Granite of Charlotte has submitted a conditional zoning request CZ22.08.01 for parcels #07105006A and #07105006E at 13606 East Independence Blvd to allow granite manufacturing, and cabinetry production/painting.</p> <p>B. Statement of Consistency and Reasonableness</p>	Max Hsiang	<p>Approval/Denial of RZ22.05.01</p> <p><i>Motion: I make the motion to recommend:</i></p> <ol style="list-style-type: none"> 1) Approval of the request as presented. 2) Defer the request to -----. 3) Denial of the request as submitted.
6.		<p>Fee Schedule Update</p> <p>A. The Town of Stallings Planning Department has proposed to update and revise its Fee Schedule to become more consistent and competitive with the surrounding municipalities. This update also intends to better represent the language and procedures within the Stallings Development Ordinance on the fee schedule than the previous Fee Schedule.</p>	Patrick Blaszyk	<p>Approval/Denial of Fee Schedule Update</p> <p><i>Motion: I make the motion to recommend:</i></p> <ol style="list-style-type: none"> 1) Approval of the request as presented. 2) Defer the request to -----. 3) Denial of the request as submitted.
7.		Adjournment	Chair	<ol style="list-style-type: none"> 1) <i>Motion: 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 August 16, 2022, at 7:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28106.

Planning Board members present: Chairman Robert Koehler, Vice Chairwoman Laurie Wojtowicz, David Barnes, and Ryan Awaldt.

Planning Board members absent: Jacqueline Wilson

Staff members present: Max Hsiang, Planning Director; Patrick Blaszyk, Planning Technician; and Mary McCall, Deputy Town Clerk.

Chairman Koehler recognized a quorum.

Invocation and Call to Order

Chairman Koehler led the Pledge of Allegiance and called the meeting to order at 7:00 pm

1. Approval of Agenda

Vice Chairwoman Wojtowicz made the motion to approve the agenda. Chairman Koehler did not place a vote, nor did he recuse himself, therefore his non-vote counted in the affirmative. The motion was approved unanimously after a second from Board Member Awaldt.

2. Approval of Minutes

- a. June 21, 2022
- b. July 19, 2022

Vice Chairwoman Wojtowicz made the motion to approve the Planning Board Minutes from June 21 and July 19, 2022. Chairman Koehler did not place a vote, nor did he recuse himself, therefore his non-vote counted in the affirmative. The motion was approved unanimously after a second from Board Member Awaldt.

3. TX22.07.03

A. SMB of Greenville II, LLC submitted a text amendment application to amend the Stallings Development Ordinance to add a “Business Center” zoning district.

B. Statement of Consistency and Reasonableness

Chairman Koehler opened the public hearing

Planning Director Hsiang presented the proposed text amendment, TX22.07.03 as submitted from SMB of Greenville II, LLC, to amend the Stallings Development Ordinance to add a “Business Center” zoning district. Planning Director Hsiang explained the reason for the submission of the text amendment was for an area that was rezoned to MU2 from IND at the time of the town’s adoption of the 2018 Development Ordinance. Planning Director noted that a similar zoning district, to the proposed Business Center zoning, was eliminated at the time the town adopted the 2018 Development Ordinance as well, which would have been a good fit for the Applicant’s Blenheim property. Planning Director Hsiang said although he agrees this zoning district would enhance our ordinance, he is required to recommend not approving the item because it does not fit our Future Land Use Plan. Planning Director Hsiang noted that the new zoning district does not allow any hazardous or controversial uses in it, only commercial, retail, and light industrial uses are allowed, which he would consider appropriate for a business center zoning district.

Attorney Collin Brown of Alexander Ricks in Charlotte, attorney for the applicant, explained that the current MU2 zoning district is hindering businesses from entering the business park off Blenheim because it is restricting new businesses from the same uses that the space currently accommodates. Attorney Brown expressed the reason for not presenting a rezoning request back to Industrial is that this new proposed zoning would be considered a compromise with the MU2 district, because there is not a need for heavy industrial uses, and it more aligns with uses permitted in MU2.

The applicant, Peter Coushell of Greenville, SC, addressed the Board and clarified his co- ownership of the property since 2006, after it was completed as an Industrial Business Park, and that he did not find out about the MU2 zoning change until requesting a permit. Mr. Coushell explained that as tenants leave the business park, he is unable to allow the current use with a new tenant.

Attorney Brown explained this was just a text amendment to add the new zoning district and that the rezoning of the applicant’s property would be at another time.

Planning Director Hsiang answered questions from the Board.

After Board discussion, Chairman Koehler closed the public hearing.

Vice Chairwoman Wojtowicz made the motion to approve the recommendation of TX22.07.03 as written with the omission of restaurants, shopping center and trucking centers along with a statement that TX22.07.03 is inconsistent but reasonable in conjunction with the Comprehensive Land Use Plan. Chairman Koehler did not place a vote, nor did he recuse himself, therefore his non-vote counted in the affirmative. The motion was approved unanimously after a second from Board Member Barnes.

4. Adjournment

Vice Chairwoman Wojtowicz made the motion for adjournment. Chairman Koehler did not place a vote, nor did he recuse himself, therefore his non-vote counted in the affirmative. The motion was approved unanimously after a second from Board Member Awaldt.

The meeting adjourned at 8:02 pm.

Robert Koehler, Chairman

Mary McCall, Deputy Town Clerk

DRAFT



MEMO

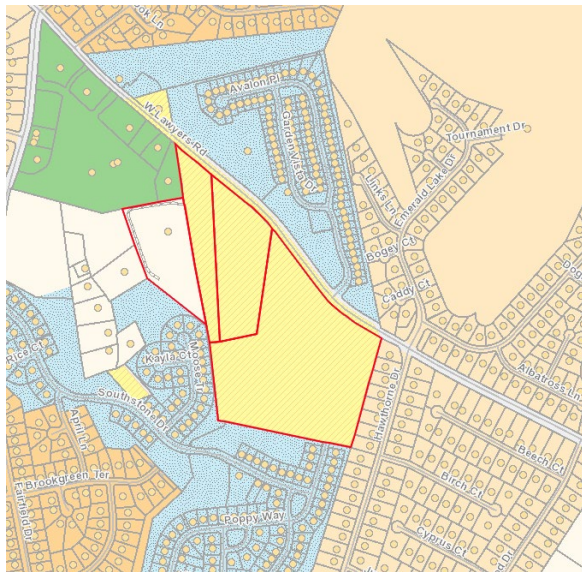
To: Planning Board
 From: Max Hsiang, Planning Director
 Date: 09/20/22
 Re: RZ22.05.01

❖ **Request:**

Epcon Communities proposes to rezone 53.59 acres, parcels, 07033004, 07033005, and 07033003 from Union County Zoning Residential R-20 to Stallings Zoning Multi-Family Transitional (MFT) and rezone 07033008B-01 from Single-Family Residential 1 (SFR-1) to MFT.

Union County Residential R-20 zoning is comparable to the Stallings Single-Family SFR-1 zoning.

Parcels 07033004, 07033005, and 07033003 are scheduled to go before the Town Council for Annexation on October 24, 2022.



Parcels 07033005 and 07033008B-01 contain a residential home and a telecommunications tower; parcels 07033004 and 07033003 are vacant.

❖ **Lot Dimensions/Requirements:**

	SFR-1	MFT
Lot Size	20,000 SF Minimum	5,000 SF Minimum
Lot Width	100' Minimum	42' Minimum
Density	1.6 units/acre - Detached Only	16 units/acre - Detached
Setbacks	Front - 40' Rear - 40' Side - 12'	Front - 12' Rear - 4' Side - 4'

	Corner Side - 22'	Corner side - 4'
Buffers	Type A - 40'	Type A - 40'
Open Space	25%, 12.5% Improved	15%, 7.5 % Improved

❖ **Future Land Use Plan:**

The Land Use Plan shows the properties as a Walkable Activity Center (WAC) and Single-Family Neighborhood (SFN).

Primary Land Uses:

- SFN
 - Single-Family Detached Home
- WAC
 - Sit Down Restaurant
 - Community-serving Retail
 - Professional Office
 - Live/work/shop units
 - Townhome
 - Condominium
 - Apartment
 - Public Plaza

Secondary Land Uses:

- SFN
 - Community Park
 - Community Center
 - Recreational Facility
 - Natural Areas
- WAC
 - Farmers Market
 - Church



❖ **Small Area Plan:**

None available.

❖ **Greenway Master Plan:**

The Greenway Master Plan shows this area's typical greenway (12'-14' multi-use asphalt path).

Article 21.3: All proposed developments within the Town shall provide the improvements identified in the Stallings Parks, Recreation, and Greenway Master Plan when those improvements are located on the property involved with the proposed development.



❖ **Consistency:**

MFT is consistent with SFN and the Comprehensive Land Use Plan.

❖ **Staff Recommendation:**

Staff recommends approval of RZ22.05.01. MFT zoning for this area is consistent with the Comprehensive Land Use Plan.



Town of
Stallings

315 Stallings Road ▪ Stallings, North Carolina 28104

Zoning Map Amendment/Rezoning Application

Application # (Staff): _____

Date Filed: _____

Hearing Date: _____

Planning Board Date: _____

Town Council/Final Decision Date:

Zoning Map Amendment - Conventional	
Less than 2 acres	\$150.00
2-10 acres	\$300.00
Greater than 10 acres	\$900.00
Zoning Map Amendment – Conditional Zoning	
Less than 2 acres	\$300.00
2-10 acres	\$600.00
Greater than 10 acres	\$1200.00
Conditional Use Permit Request	\$300.00
Zoning Text Amendment - UDO	\$500.00

To the Planning Board and Town Council of Stallings, NC:

I (we) the undersigned do hereby respectfully make application and request the Planning Board and Town Council to amend the zoning map of the Town of Stallings: In support of this application, the following facts are shown:

Current Zoning (Circle One)	<i>SFR - 1</i> <i>SFR - 2</i> <i>SFR - 3</i> <i>MU - 1</i> <i>MU - 2</i> <i>MFT</i> <i>AG</i> <i>TC</i> <i>CIV</i> <i>C - 74</i> <i>CP - 485</i> <i>VSR</i> <i>IND</i> <i>R-20</i>
Proposed Zoning (Circle One)	<i>SFR - 1</i> <i>SFR - 2</i> <i>SFR - 3</i> <i>MU - 1</i> <i>MU - 2</i> <i>MFT</i> <i>AG</i> <i>TC</i> <i>CIV</i> <i>C - 74</i> <i>CP - 485</i> <i>VSR</i> <i>IND</i>
Conditional District Zoning?	<i>Yes</i> <i>No</i>

Physical Property Address:	Lawyers Road, Matthews NC 28104
Description of Rezoning:	Epcor Communities proposes to rezone 53 acers on Lawyers Road for a Luxury Active Adult Community consisting of single family detached courtyard homes and townhomes.

Tax Parcel Number(s) (PID Number): 07033008801 07033004 07033005 07033003		Total Acreage: 53.59	
Property Owner(s): Jean Stephens Wren 3331 Cotillion Ave Charlotte NC 28210		Donna Bullard 14823 Lawyers Rd — Matthews NC 28104	
Owner's Address: Anne Stephens Morrison Simpson Bill Biggers and Vicki Biggers Robert Lane Griffin Jr. 491 Grouse Moor Dr. 79 Woodfin Pl Suite 211 1522 East Fourth St. Sugar Mountain NC 28604 Asheville NC 28801 Charlotte NC 28204			
City:	State:	Zip:	
Contact Phone Number :		Property Owner Email Address:	
Applicant Name if different than owner: Epcon Communities		Applicant's Address: 11020 David Taylor Drive Suite 105 Charlotte NC 28262	
Applicant Email Address : jshamp@epconcommunities.com		Applicant's Phone Number: 704-574-2226	

MAP REQUIREMENTS

This application shall be accompanied by two (2) maps drawn to scale. Such maps shall be produced at 18' x 24". An electronic version of the map shall also be submitted. The maps shall contain the following information:

- The subject property plus such property as to show the location of the subject property with reference to the nearest street intersection, railroad, stream or other feature identifiable on the ground.
- All properties which abut the property.
- If the property is in a subdivision of record, a map of such portion of the subdivision that would relate to the subject property to the closest street intersection.
- A written metes and bounds description of the property or properties.
- The present and proposed zoning classification of the lot(s) in question.
- The property identification number(s) of the lot(s) in question as issued by the Union County Tax Department.
- Full schematic design/site plan as described in Article 10.10 of the Stallings Unified Development Ordinance (*only if the application is for a conditional district*).

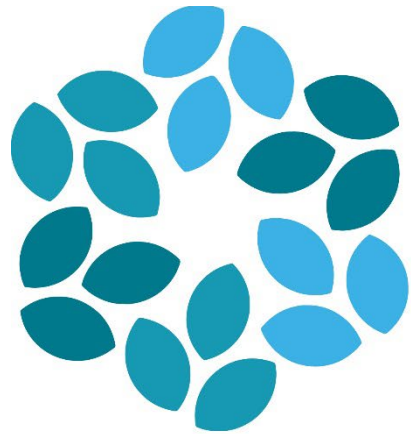
MAP AMENDMENT REQUIRMENTS

If a straight rezoning (not a CD) is requested, then please leave the space below blank.

If a Conditional District (CD) is requested, you must list the specific sections of the Unified Development Ordinance from which you seek changes. You may list these on a separate sheet of paper.

- Whenever there is a zoning map amendment, the Town of Stallings is required to notify the owner of said parcel of land as shown on the county tax listing, and the owner of all parcels of land abutting that parcel of land as shown on the county tax listing. The required notice shall be mailed by first class mail at least 10 days but not more than 25 days prior to the date of the public hearing.

RZ22.05.01 – Rezoning to MFT

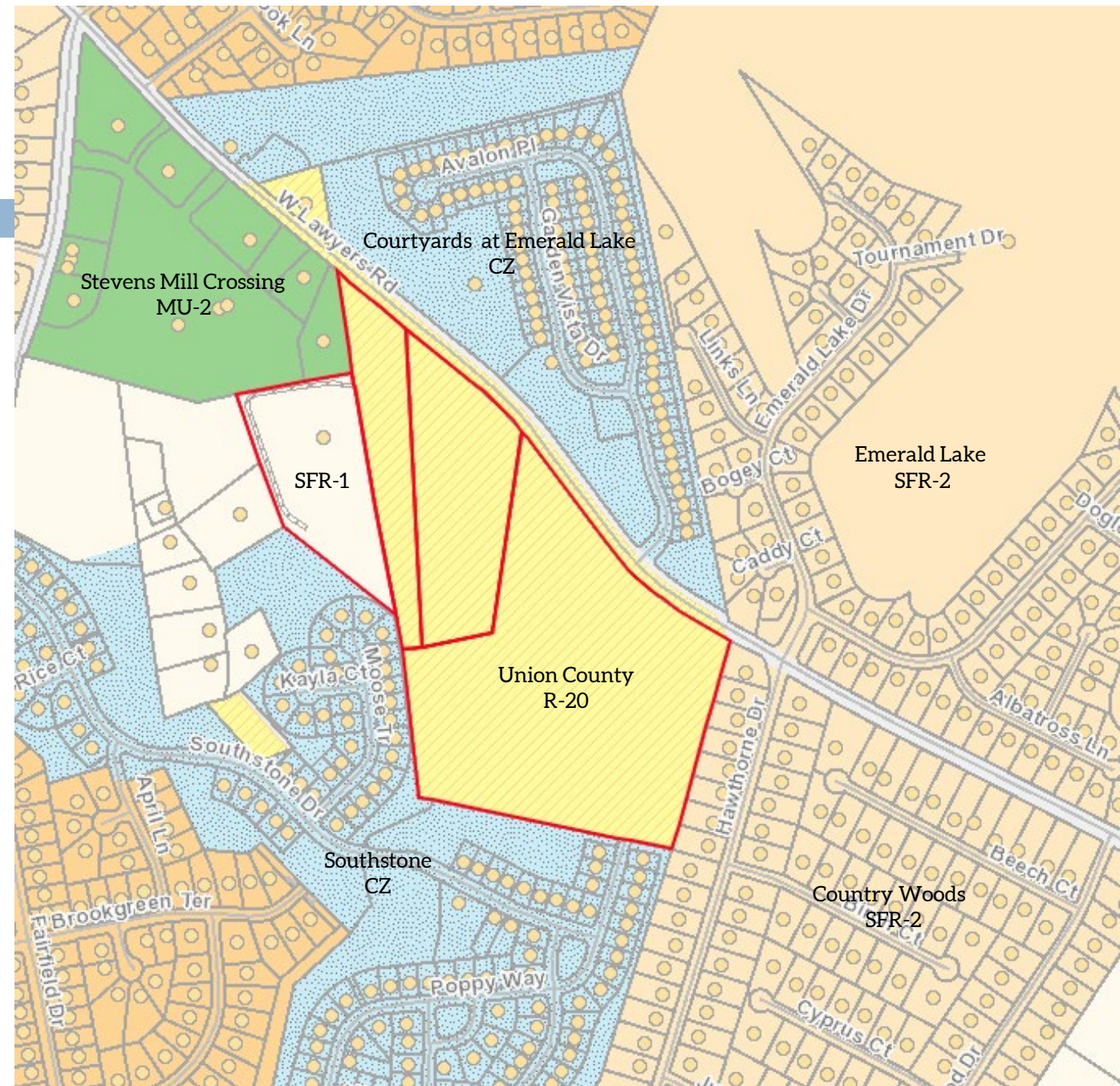


**PLANNING
& ZONING**
TOWN of STALLINGS

Request

□ Zoning Request

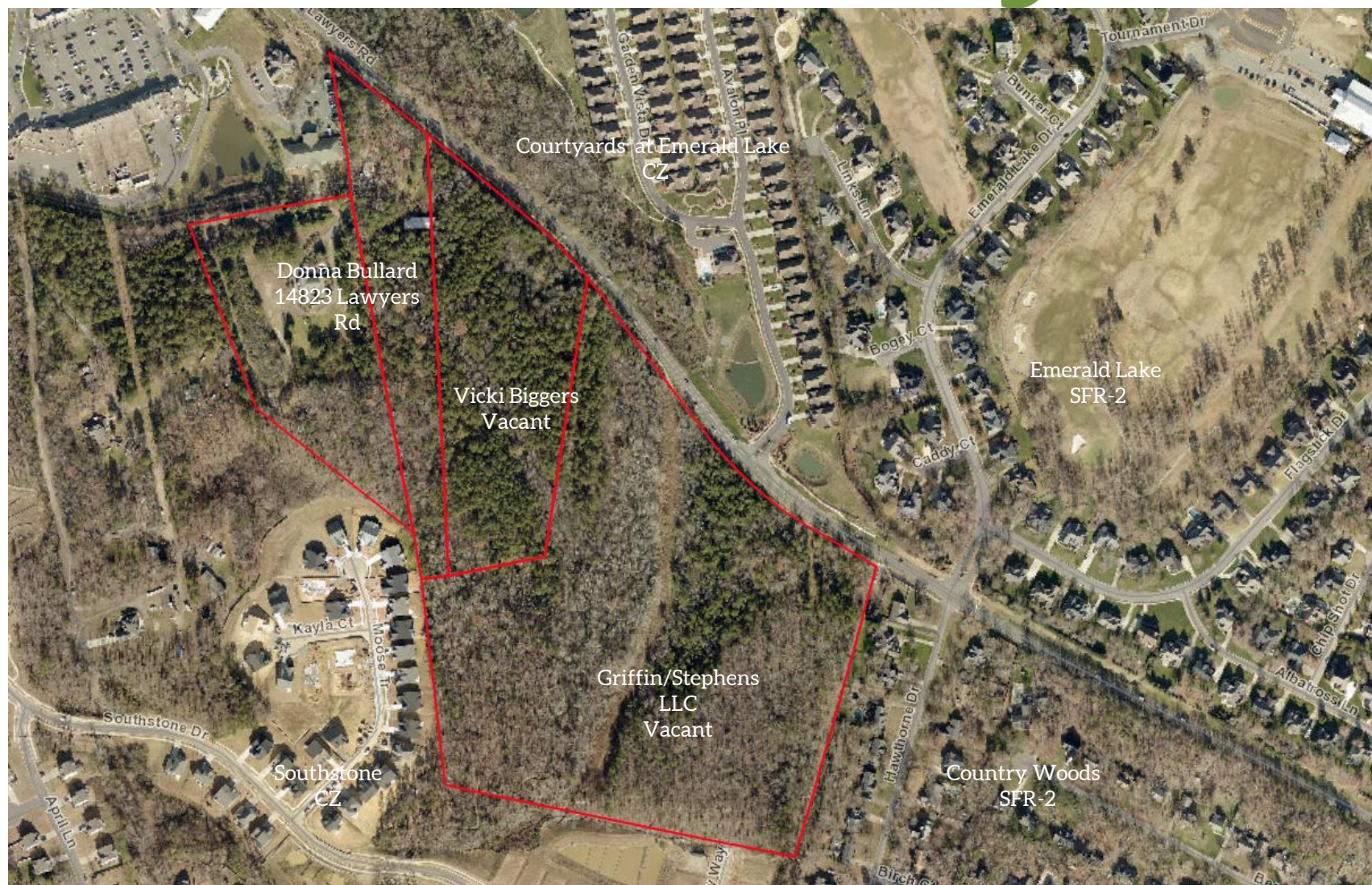
- Epcon Communities proposes to rezone 53.59 acres, parcels, 07033004, 07033005, and 07033003 from Union County Zoning Residential R-20 to Stallings Zoning Multi-Family Transitional (MFT) and rezone 07033008B-01 from Single-Family Residential 1 (SFR-1) to MFT.





Current Conditions

- Parcels 07033005 and 07033008B-01 contain a residential home and a telecommunications tower; parcels 07033004 and 07033003 are vacant.

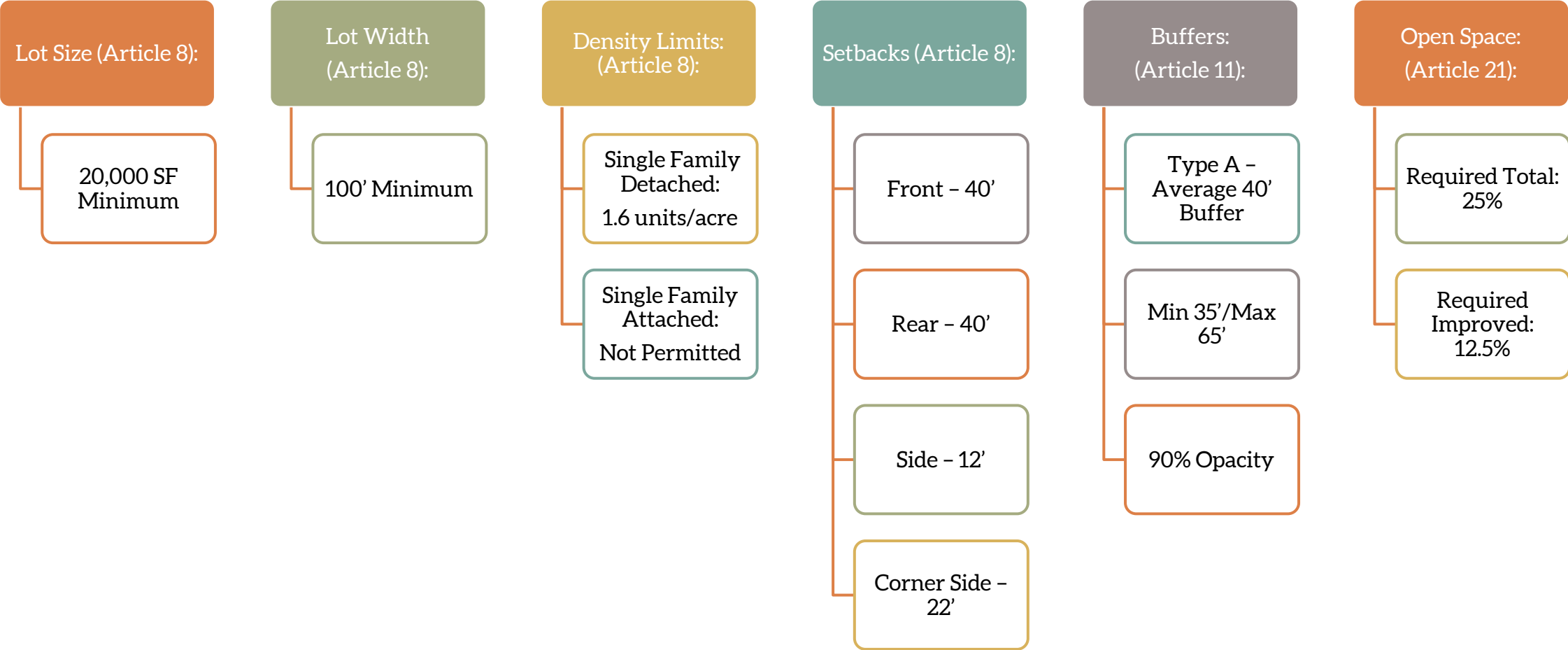


Street View





SFR-1 Requirements





Requested MFT Requirements

Lot Size (Article 8):

5,000 SF
Minimum

Lot Width (Article 8):

42' Minimum

Density Limits: (Article 8):

Single Family
Detached:
7 units/acre

Single Family
Attached:
16 units/acre

Setbacks (Article 8):

Front - 12'

Rear - 4'

Side - 4'

Corner Side - 8'

Buffers: (Article 11):

Type A -
Average 40'
Buffer

Min 35'/Max
65'

90% Opacity

Open Space: (Article 21):

Required Total:
15%

Required
Improved: 7.5%

Land Use & Adopted Policies



Land Use Plan:

- The Land Use Plan shows the properties as a **Walkable Activity Center (WAC)** and **Single-Family Neighborhood (SFN)**.

Primary Land Uses:

- SFN**
 - Single-Family Detached Home
- WAC**
 - Sit Down Restaurant
 - Community-serving Retail
 - Professional Office
 - Live/work/shop units
 - Townhome
 - Condominium
 - Apartment
 - Public Plaza

Secondary Land Uses:

- SFN**
 - Community Park
 - Community Center
 - Recreational Facility
 - Natural Areas
- WAC**
 - Farmers Market
 - Church

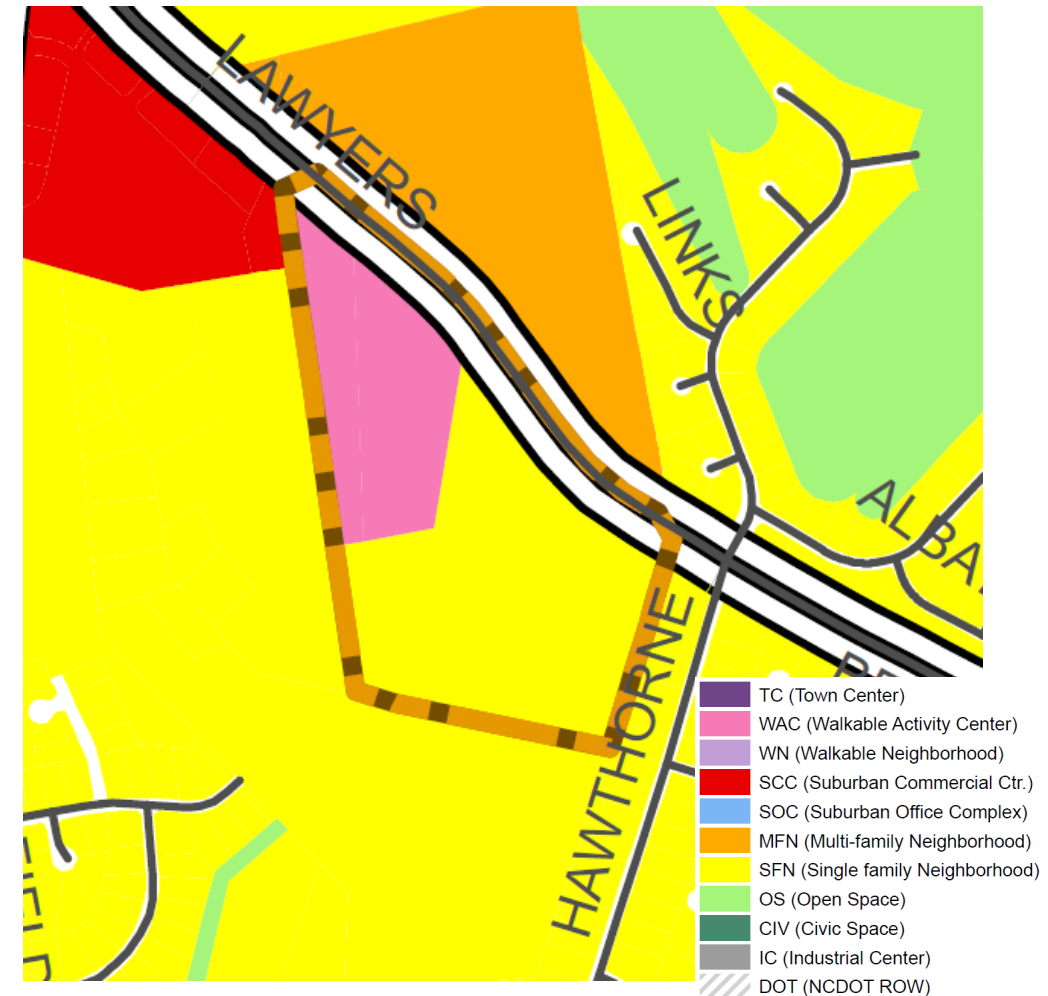
Small Area Plan:

- None for this area

Consistency:

- MFT is consistent with the Future Land Use

Future Land Use Map



Greenway Master Plan

- Article 21.3
 - All proposed developments within the Town shall provide the improvements identified in the Stallings Parks, Recreation and Greenway Master Plan when those improvements are located on property involved with the proposed development.

N3 LAWYERS ROAD CONNECTOR

TRAIL TYPE(S): Typical Greenway

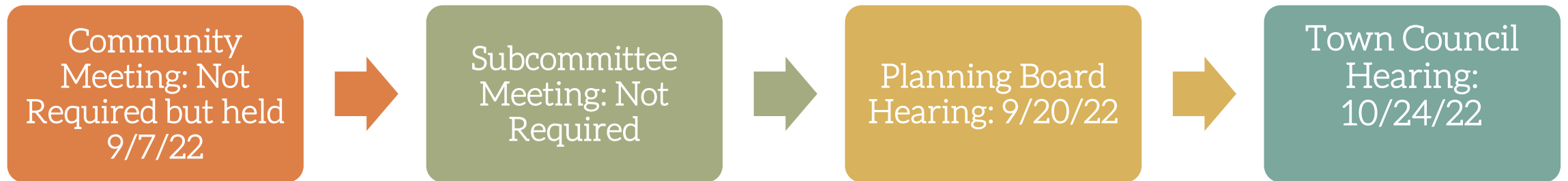
APPROXIMATE DISTANCE: 2,029 ft.

ESTIMATE OF PROBABLE COST: \$355,075 - \$577,975

Trail N3 extends from N2 to Lawyers Road. This multi-use path connects Trail N2 directly to Lawyers road through two undeveloped properties. Trail implementation should occur as a UDO development requirement.



Meetings



Staff Recommendations



- Staff recommends approval of RZ22.05.01.
 - ▣ MFT zoning for this area is consistent with the Comprehensive Land Use Plan.

Vote and Statement of Consistency & Reasonableness



Motion to recommend Approval/Denial for RZ22.05.01

with a statement of consistency that the proposal is Consistent/Inconsistent and reasonable/not reasonable with the Comprehensive Land Use Plan.

Staff suggested reasoning:

The rezoning aligns with the future goals of the Town.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: RZ22.05.01

REQUEST: General rezoning for 53.59 acres, parcels, 07033004, 07033005, and 07033003 from Union County Zoning Residential R-20 to Stallings Zoning Multi-Family Transitional (MFT) and rezone 07033008B-01 from Single-Family Residential 1 (SFR-1) to MFT.

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 text amendment is inconsistent and reasonable with the Comprehensive Land Use Plan adopted on November 27, 2017, based on the goals and objectives set forth 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 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 proposed amendment is consistent with the Comprehensive Land Use Plan and reasonable.

Recommended this the ___ day of _____, 2022.

Planning Board Chair

Attest:

Planning Staff



MEMO

To: Planning Board
From: Max Hsiang, Planning Director
Date: 9/20/22
Re: TX22.08.01

Request:

Epcon Communities has submitted a text amendment to amend the Stallings Development Ordinance to replace Article 9, Section 9.2-2(A)(7) to read:

“(7.) The maximum building coverage for the primary structure shall be thirty (30%) percent of the lot area; however, notwithstanding the foregoing, the maximum building coverage for the primary structure shall be fifty (50%) percent of the lot area in subdivisions where occupancy is age-restricted in part to persons over the age of fifty-five (55) years.”

Statement from the Developer:

- 1) In order to maintain sound, stable and desirable development within the planning jurisdiction of the Town of Stallings, it is intended that this ordinance be amended to:
 - (a.) To correct manifest error in the ordinance;
 - (b.) Because of changed or changing conditions in a particular neighborhood or community as a whole; and/or
 - (c.) To promote and forward the purposes of the adopted Stallings Land Use Plan
- 2) It is the further intent of this ordinance that if amended it will promote the general health, safety, and welfare of the citizens of Stallings.

Staff Recommendation:

Staff recommends approval of the TX22.08.01 with the following changes for Article 9, Section 9.2-2(A)(7) to read:

“(7.) The maximum building coverage for the primary structure shall be thirty (30%) percent of the lot area; however, notwithstanding the foregoing, the maximum building coverage for the primary structure shall be fifty (50%) percent of the lot area in subdivisions where occupancy is ~~age-restricted in part~~ marketed to persons over the age of fifty-five (55) years.”



TEXT AMENDMENT APPLICATION

315 Stallings Road
Stallings, NC 28104
704-821-8557
Fax 704-821-6841

Date Filed: _____ Fee Paid: _____

Fee: \$500

Applicant Information

Applicant Name: **Epcon Communities**

Address: **11020 David Taylor Drive, Ste 105, Charlotte, NC 28262**

Phone: **704-574-2226** Email: **jshamp@epconcommunities.com**

Proposed Text Amendment - Include Article and Section Numbers

Stallings Development Ordinance, Article 9, Section 9.2-2(A)(7)

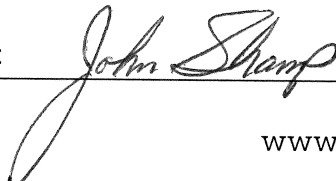
To delete the above referenced sub-section and replace it with the following:

"(7.) The maximum building coverage for the primary structure shall be thirty (30%) percent of the lot area; however, notwithstanding the foregoing, the maximum building coverage for the primary structure shall be fifty (50%) percent of the lot area in subdivisions where occupancy is age-restricted in part to persons over the age of fifty-five (55) years."

Please include a statement addressing the following:

- 1) In order to maintain sound, stable and desirable development within the planning jurisdiction of the Town of Stallings, it is intended that this ordinance be amended to:
 - (a.) To correct manifest error in the ordinance;
 - (b.) Because of changed or changing conditions in a particular neighborhood or community as a whole; and/or
 - (c.) To promote and forward the purposes of the adopted Stallings Land Use Plan.
- 2) It is the further intent of this ordinance that if amended it will promote the general health, safety, and welfare of the citizens of Stallings.

Completed applications must be filed with the Planning Office no later than the first business day of the month in order to be placed on the Planning Board and Town Council agendas. For additional information or assistance, call the Town of Stallings Planning Office at (704) 821-8557.

Applicant Signature: 

Date: 8/26/2022

Statement regarding proposed Text Amendment:

The Applicant is proposing the attached Text Amendment to promote and forward the purposes of the adopted Town of Stallings Land Use Plan by increasing the maximum building coverage for the primary structure to be fifty percent (50%) of the lot area in subdivision where in age-restricted subdivisions as older citizens of the Town prefer to live in residences with increased amnestied interiors with smaller exterior yards to reduce the burden of exterior lawn maintenance. The Land Use Plan should provide for the general health, safety and well-being of advanced aged citizens of the Town of Stallings which the applicant feels is achieved in part by the proposed text amendment relating to those age-restricted subdivisions.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX22.08.01

REQUEST: Amend the Stallings Development Ordinance to replace Article 9, Section 9.2-2(A)(7) to read "(7.) The maximum building coverage for the primary structure shall be thirty (30%) percent of the lot area; however, notwithstanding the foregoing, the maximum building coverage for the primary structure shall be fifty (50%) percent of the lot area in subdivisions where occupancy is age-restricted in part to persons over the age of fifty-five (55) years."

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 text amendment is consistent and reasonable with the Comprehensive Land Use Plan adopted on November 27, 2017, based on the goals and objectives set forth 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 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 proposed amendment is consistent with the Comprehensive Land Use Plan and reasonable.

Recommended this the ___ day of _____, 2022.

Planning Board Chair

Attest:

Planning Staff

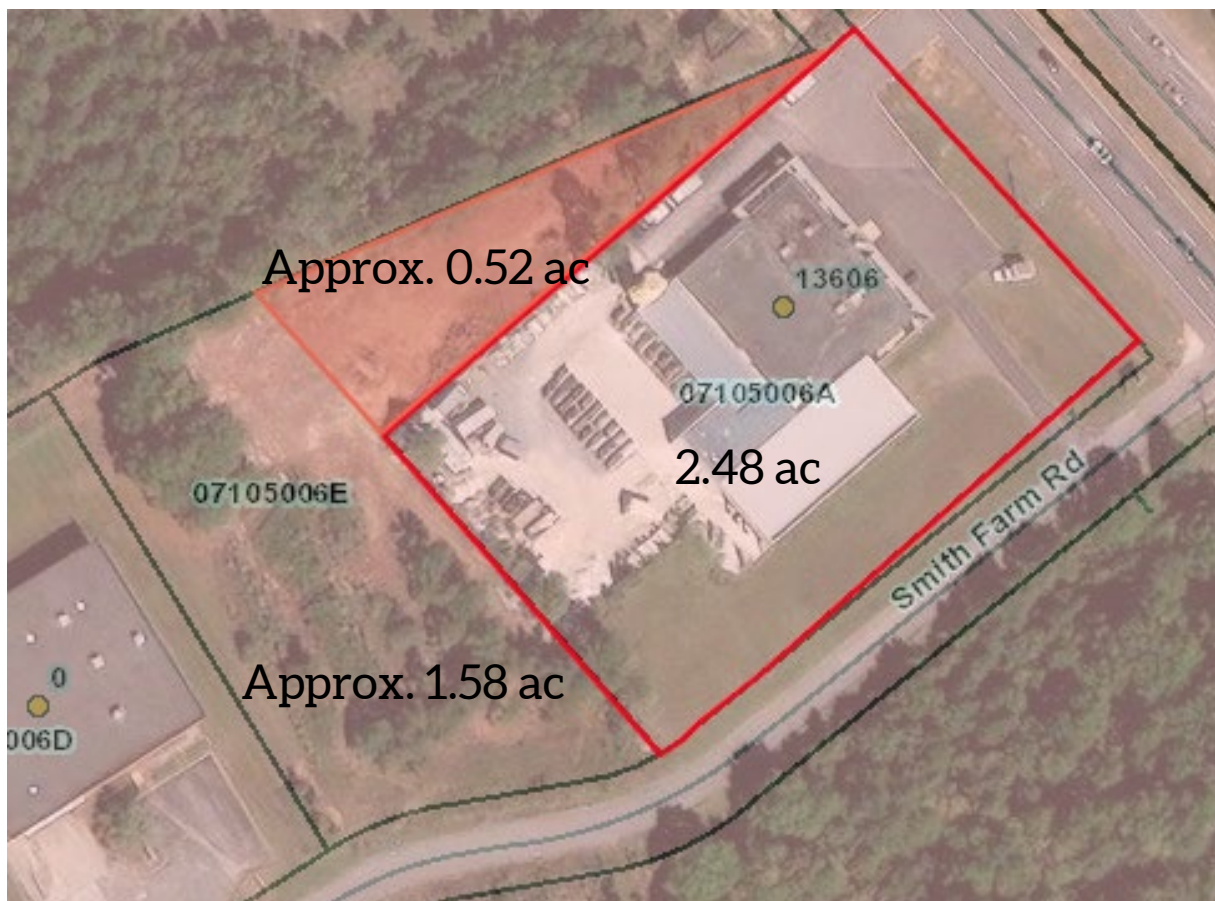


MEMO

To: Planning Board
From: Max Hsiang, Planning Director
Date: 09/20/22
Re: CZ22.08.01

❖ Request:

East Coast Granite of Charlotte is requesting a Conditional Zoning - US Highway 74 Commercial (CZ-C-74) for properties approximately 3 acres in size, located at 13606 East Independence Blvd, parcels #07105006A and a portion of #07105006E, to expand the current granite manufacturing operations.



❖ History:

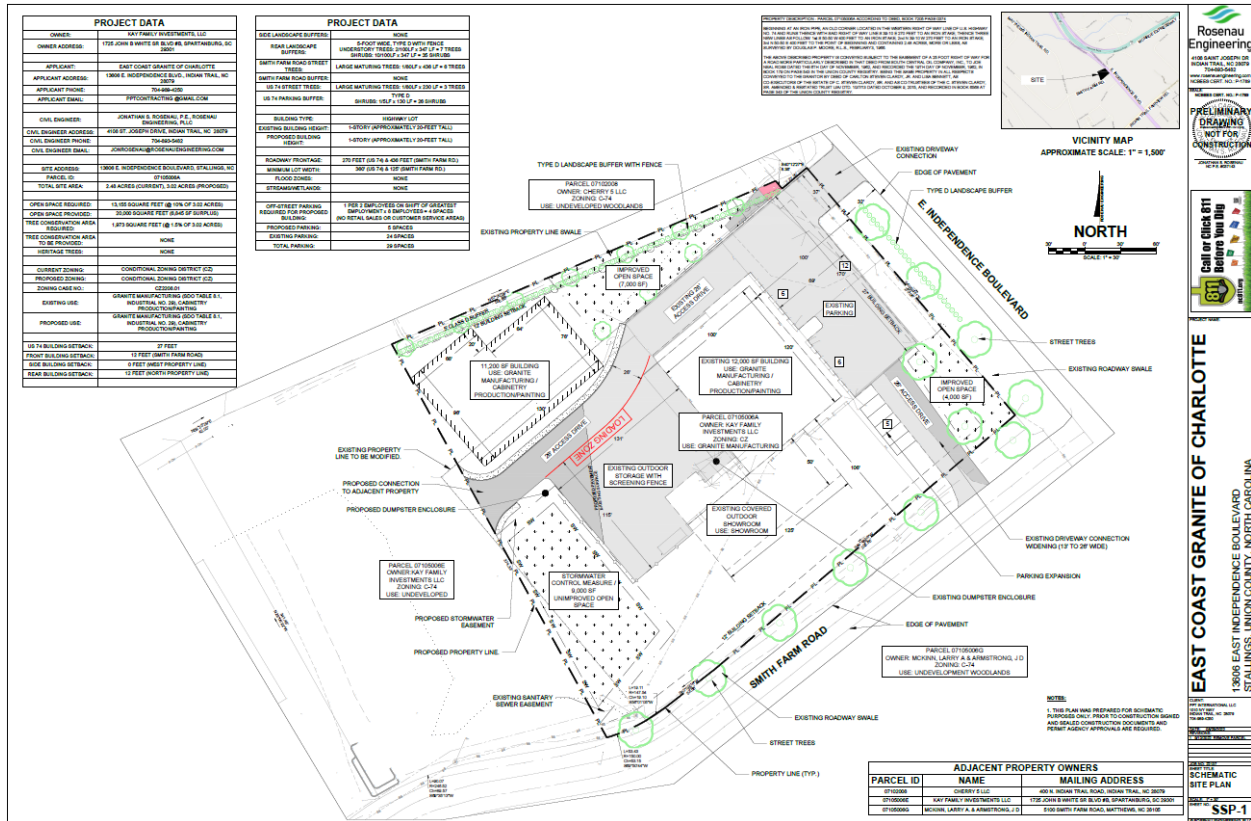
This site has received two Conditional Zoning approvals involving granite sales and production.

- CZ17.08.01 - Approved November 27, 2017
 - To allow granite countertop manufacturing production and showroom.

- CZ18.05.01 - Approved July 9, 2018
 - Amendment to CZ17.08.01 to allow a 50'x 125' outdoor showroom.
- Site Plan:

They are requesting conditional zoning to expand their current granite manufacturing/production, as seen in the site plan, with the addition of a new granite production building.

They are requesting alleviation from the CZ buffer requirements of a Type A 40' buffer on all sides. If they were to install the buffer, they likely would be unable to expand their facility.



- Future Land Use:

The Land Use Plan shows the property as **Suburban Office Complex (SOC)**.

- Suburban office centers provide opportunities to concentrate employment. They include both large-scale isolate buildings with numerous employees as well as areas containing multiple office uses that support and serve one another. They are typically buffered from surrounding development by transitional uses or landscaped areas and are often located in close proximity to major highways or thoroughfares.

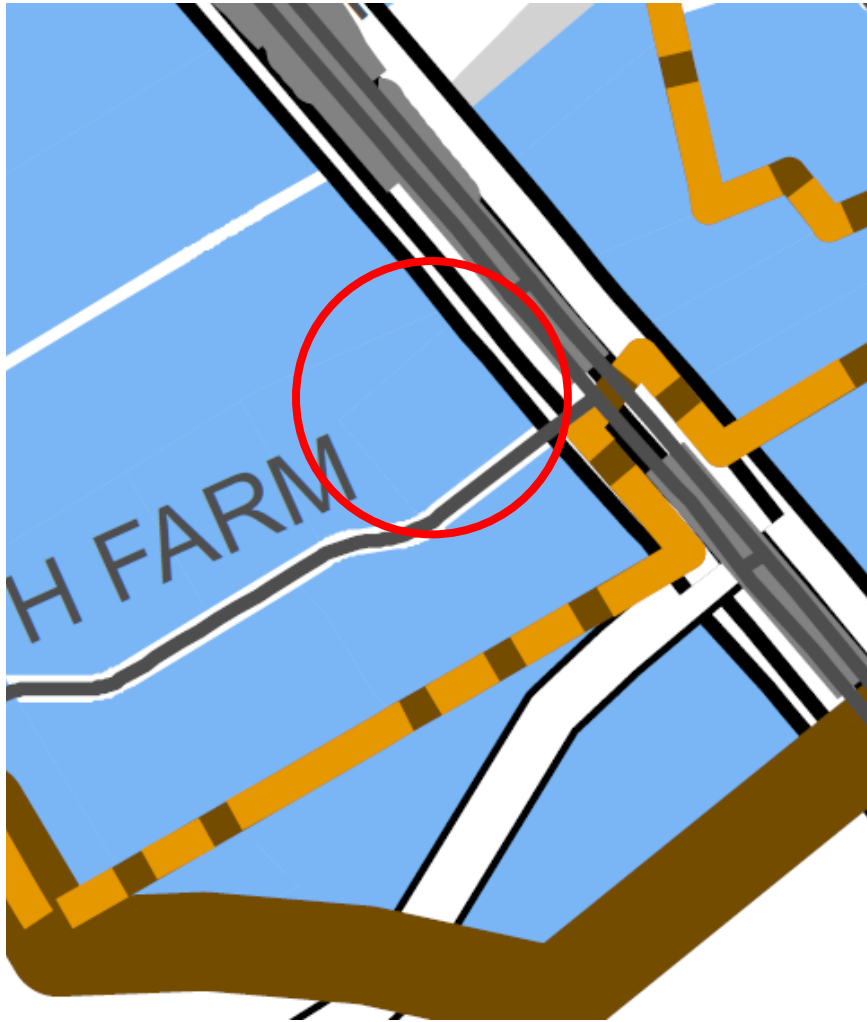
Primary Land Uses:

- Multi-Tenant Professional
- Office
- Corporate Office
- Medical Office
- Call Center

- Research and Development

Secondary Land Uses:

- Bank
- Copy and Printing Services
- Restaurants
- Government Services
- Flex Space
- Natural Areas
- Stormwater Retention



❖ Requested Conditions:

1. Street tree plantings and Type D buffer be installed within the right-of-way along the E. Independence Boulevard and Smith Farm Road property frontages. This will be installed in accordance with the Stallings Development Ordinance, Section 11.6-3.
2. Any dumpster located on the property will be screened using an opaque enclosure with gate and landscape material where appropriate in accordance with Stallings Development Ordinance, Section 11.6-2.

3. All outside storage areas (other than inside the outdoor showroom) will be in the rear of the existing building and will be screened using an opaque fence in accordance with Stallings Development Ordinance, Section 11.6-2.
4. All new ground and wall signage will be installed according to the Stallings Development Ordinance, Article 17.
5. The applicant or responsible party shall obtain all permits required through the Town and outside agencies in compliance with applicable regulations.
6. The applicant receives a Zoning Compliance Certificate from the Town before use of any new buildings.
7. All materials contained in the outdoor showroom be kept in presentable conditions.
8. Any code violations present on site will be mitigated prior to the issuance of a zoning permit for construction of any new buildings.
9. The property be kept in compliance with the code of ordinances as verified by Stallings code enforcement.
10. All listed uses for US Highway 74 Commercial (C-74) zoned properties in the Stallings Development Ordinance, Table of Uses (Table 8.1) will be authorized if in compliance with these zoning conditions and the Stallings Development Ordinance.
11. The existing granite manufacturing/cabinetry production, expansion of the existing granite manufacturing/cabinetry production building and the construction of additional granite manufacturing/cabinetry production buildings are authorized although not classified as a Listed Use in the Stallings Development Ordinance, Table of Uses (Table 8.1).
12. Buffers, landscaping, and tree protection will comply with the approved Site Plan.
13. The stormwater treatment and attenuation calculations will be based on the existing conditions having 72,400-square feet of built-upon area (total current built upon area of Parcel 07105006A). Development will comply with conditions established in the Stallings Development Ordinance, Post-Construction Stormwater Management Ordinance, Article 19.

❖ **Staff Recommendation:**

Staff recommends approval of CZ22.08.01. The request is inconsistent but reasonable with the Future Land Use Plan. They are not changing their approved use.



Town of Stallings

315 Stallings Road • Stallings, North Carolina 28104

PAID
CH # 1026
\$ 800.00
8/29/22
MH

Zoning Map Amendment/Rezoning Application

Application # (Staff): CZ22-08.01

Date Filed: 8/29/2022

Hearing Date: 9/9/22

Planning Board Date: 9/20/22

Town Council/Final Decision Date:

10/24/22

community meeting

Zoning Map Amendment - Conventional	
Less than 2 acres	\$150.00
2-10 acres	\$300.00
Greater than 10 acres	\$900.00
Zoning Map Amendment - Conditional Zoning	
Less than 2 acres	\$300.00
2-10 acres	\$600.00
Greater than 10 acres	\$1200.00
Conditional Use Permit Request	\$300.00
Zoning Text Amendment - UDO	\$500.00

\$800.00

To the Planning Board and Town Council of Stallings, NC:

I (we) the undersigned do hereby respectfully make application and request the Planning Board and Town Council to amend the zoning map of the Town of Stallings: In support of this application, the following facts are shown:

Current Zoning (Circle One)	<i>SFR-1 SFR-2 SFR-3 MU-1 MU-2 MFT AG TC</i> <i>CIV (C-74) CP-485 VSR IND</i>
Proposed Zoning (Circle One)	<i>SFR-1 SFR-2 SFR-3 MU-1 MU-2 MFT AG TC</i> <i>CIV C-74 CP-485 VSR IND (CZ)</i>
Conditional District Zoning?	(Yes) No

Physical Property Address:

13606 East Independence Blvd, Indian Trail, NC 28079

Description of Rezoning:

Classify both parcels as CZ and to allow granite manufacturing, cabinetry production/painting and auto repair/painting shops.

Signature:

Date: 8/29/2022

Tax Parcel Number(s) (PID Number): 07105006A and 07105006E		Total Acreage: 4.59
Property Owner(s): Kay Family Investments LLC		
Owner's Address: 1725 John B White SR Blvd #B		
City: Spartanburg	State: SC	Zip: 29301
Contact Phone Number : (864) 384-5611	Property Owner Email Address: eastcoast07@mail.ru	
Applicant Name if different than owner: East Coast Granite of Charlotte	Applicant's Address: 13606 East Independence Blvd Indian Trail, NC 28079	
Applicant Email Address : pptcontracting@gmail.com	Applicant's Phone Number: (704) 989-4250	

MAP REQUIREMENTS

This application shall be accompanied by two (2) maps drawn to scale. Such maps shall be produced at 18' x 24". An electronic version of the map shall also be submitted. The maps shall contain the following information:

- The subject property plus such property as to show the location of the subject property with reference to the nearest street intersection, railroad, stream or other feature identifiable on the ground.
- All properties which abut the property.
- If the property is in a subdivision of record, a map of such portion of the subdivision that would relate to the subject property to the closest street intersection.
- A written metes and bounds description of the property or properties.
- The present and proposed zoning classification of the lot(s) in question.
- The property identification number(s) of the lot(s) in question as issued by the Union County Tax Department.
- Full schematic design/site plan as described in Article ^{7.7}~~10.10~~ of the Stallings Unified Development Ordinance (*only if the application is for a conditional district*).

MAP AMENDMENT REQUIREMENTS

<p>If a straight rezoning (not a CD) is requested, then please leave the space below blank.</p> <p>If a Conditional District (CD) is requested, you must list the specific sections of the Unified Development Ordinance from which you seek changes. You may list these on a separate sheet of paper.</p>
--

- Whenever there is a zoning map amendment, the Town of Stallings is required to notify the owner of said parcel of land as shown on the county tax listing, and the owner of all parcels of land abutting that parcel of land as shown on the county tax listing. The required notice shall be mailed by first class mail at least 10 days but not more than 25 days prior to the date of the public hearing.

September 12, 2022

Mr. Max Hsiang
Town of Stallings
315 Stallings Road
Stallings, NC 28104
mhsiang@stallingsnc.org

**RE: Conditional Zoning Amendment Request
East Coast Granite of Charlotte, 13606 East Independence Blvd., Stallings, North Carolina**

Dear Mr. Hsiang,

We would like to request the following conditional zoning amendment for the East Coast Granite of Charlotte property located at 13606 East Independence Boulevard (Parcel #07105006A).

As we have discussed, our intent is to expand the current granite manufacturing operations. We would like to expand the current granite manufacturing operations as the business is growing.

The property is currently zoned Conditional Zoning District (CZ) and was previously US Highway 74 Commercial District (C-74). It is surrounded by properties zoned US Highway 74 Commercial District (C-74), most of which are currently undeveloped. We are requesting that the property line between Parcel 07105006A and 07105006E be adjusted. Both properties are owned by the Kay Family Trust. This property line adjustment will allow us to incorporate the odd triangular portion of Parcel 07105006E and utilize it for the proposed building addition. Once the conditions are approved, we will modify the property line, then submit construction documents for permit approval and finally provide final plats.

Our requested conditions are listed below. The only conditions which do not match the current ordinance are Numbers 11 and 12. Please note, the Stallings Development Ordinance references below refer to the current ordinance (Amended August 10, 2022), however future property development/redevelopment or change of use requests will need to comply with the ordinance current at the time of the approval request.

1. Street tree plantings and Type D buffer be installed within the right-of-way along the E. Independence Boulevard and Smith Farm Road property frontages. This will be installed in accordance with the Stallings Development Ordinance, Section 11.6-3.
2. Any dumpster located on the property will be screened using an opaque enclosure with gate and landscape material where appropriate in accordance with Stallings Development Ordinance, Section 11.6-2.
3. All outside storage areas (other than inside the outdoor showroom) will be in the rear of the existing building and will be screened using an opaque fence in accordance with Stallings Development Ordinance, Section 11.6-2.
4. All new ground and wall signage will be installed according to the Stallings Development Ordinance, Article 17.
5. The applicant or responsible party shall obtain all permits required through the Town and outside agencies in compliance with applicable regulations.

6. The applicant receives a Zoning Compliance Certificate from the Town before use of any new buildings.
7. All materials contained in the outdoor showroom be kept in presentable conditions.
8. Any code violations present on site will be mitigated prior to the issuance of a zoning permit for construction of any new buildings.
9. The property be kept in compliance with the code of ordinances as verified by Stallings code enforcement.
10. All listed uses for US Highway 74 Commercial (C-74) zoned properties in the Stallings Development Ordinance, Table of Uses (Table 8.1) will be authorized if in compliance with these zoning conditions and the Stallings Development Ordinance.
11. The existing granite manufacturing/cabinetry production, expansion of the existing granite manufacturing/cabinetry production building and the construction of additional granite manufacturing/cabinetry production buildings are authorized although not classified as a Listed Use in the Stallings Development Ordinance, Table of Uses (Table 8.1).
12. Buffers, landscaping, and tree protection will comply with the approved Site Plan.
13. The stormwater treatment and attenuation calculations will be based on the existing conditions having 72,400-square feet of built-upon area (total current built upon area of Parcel 07105006A). Development will comply with conditions established in the Stallings Development Ordinance, Post-Construction Stormwater Management Ordinance, Article 19.

Thank you for your consideration. Please let us know if you have any questions, comments or need anything clarified.

Sincerely,

Rosenau Engineering



Jonathan S. Rosenau, P.E.
Managing Member & Civil Engineer

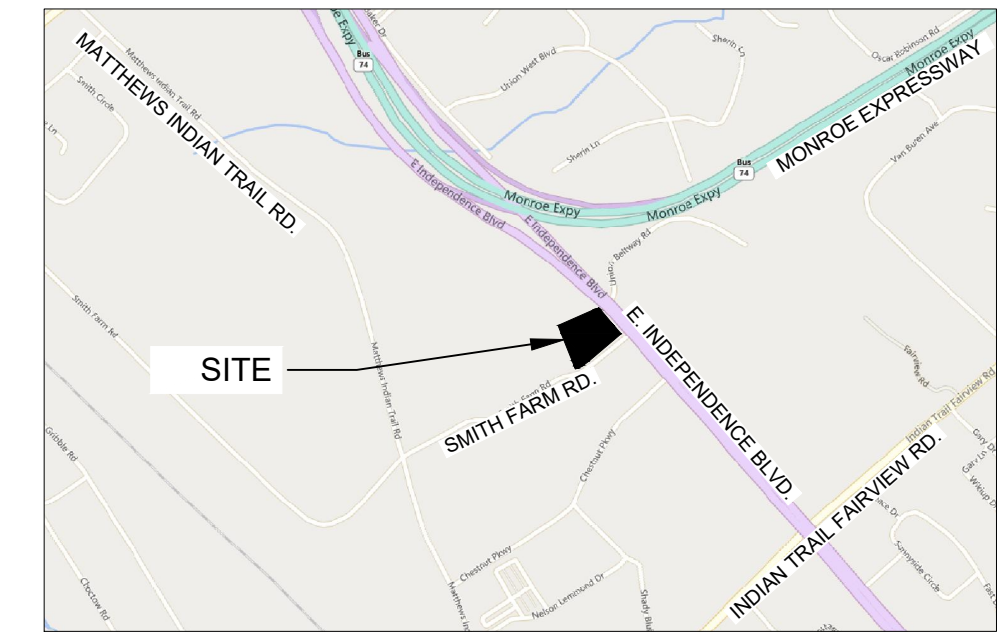
PROJECT DATA	
OWNER:	KAY FAMILY INVESTMENTS, LLC
OWNER ADDRESS:	1725 JOHN B WHITE SR BLVD #B, SPARTANBURG, SC 29301
APPLICANT:	EAST COAST GRANITE OF CHARLOTTE
APPLICANT ADDRESS:	13606 E. INDEPENDENCE BLVD., INDIAN TRAIL, NC 28079
APPLICANT PHONE:	704-989-4250
APPLICANT EMAIL:	PPTCONTRACTING@GMAIL.COM
CIVIL ENGINEER:	JONATHAN S. ROSENAU, P.E., ROSENAU ENGINEERING, PLLC
CIVIL ENGINEER ADDRESS:	4108 ST. JOSEPH DRIVE, INDIAN TRAIL, NC 28079
CIVIL ENGINEER PHONE:	704-893-5482
CIVIL ENGINEER EMAIL:	JONROSENAU@ROSENAUENGINEERING.COM
SITE ADDRESS:	13606 E. INDEPENDENCE BOULEVARD, STALLINGS, NC
PARCEL ID:	07105006A
TOTAL SITE AREA:	2.48 ACRES (CURRENT), 3.02 ACRES (PROPOSED)
OPEN SPACE REQUIRED:	13,155 SQUARE FEET (@ 10% OF 3.02 ACRES)
OPEN SPACE PROVIDED:	20,000 SQUARE FEET (6,845 SF SURPLUS)
TREE CONSERVATION AREA REQUIRED:	1,973 SQUARE FEET (@ 1.5% OF 3.02 ACRES)
TREE CONSERVATION AREA TO BE PROVIDED:	NONE
HERITAGE TREES:	NONE
CURRENT ZONING:	CONDITIONAL ZONING DISTRICT (CZ)
PROPOSED ZONING:	CONDITIONAL ZONING DISTRICT (CZ)
ZONING CASE NO.:	CZ2208.01
EXISTING USE:	GRANITE MANUFACTURING (SDO TABLE 8.1, INDUSTRIAL NO. 29), CABINETRY PRODUCTION/PAINTING
PROPOSED USE:	GRANITE MANUFACTURING (SDO TABLE 8.1, INDUSTRIAL NO. 29), CABINETRY PRODUCTION/PAINTING
US 74 BUILDING SETBACK:	27 FEET
FRONT BUILDING SETBACK:	12 FEET (SMITH FARM ROAD)
SIDE BUILDING SETBACK:	0 FEET (WEST PROPERTY LINE)
REAR BUILDING SETBACK:	12 FEET (NORTH PROPERTY LINE)

PROJECT DATA	
SIDE LANDSCAPE BUFFERS:	NONE
REAR LANDSCAPE BUFFERS:	5-FOOT WIDE, TYPE D WITH FENCE UNDERSTORY TREES: 2/100LF x 347 LF = 7 TREES SHRUBS: 10/100LF x 347 LF = 35 SHRUBS
SMITH FARM ROAD STREET TREES:	LARGE MATURING TREES: 1/80LF x 436 LF = 6 TREES
SMITH FARM ROAD BUFFER:	NONE
US 74 STREET TREES:	LARGE MATURING TREES: 1/80LF x 230 LF = 3 TREES
US 74 PARKING BUFFER:	TYPE D SHRUBS: 1/5LF x 130 LF = 26 SHRUBS
BUILDING TYPE:	HIGHWAY LOT
EXISTING BUILDING HEIGHT:	1-STORY (APPROXIMATELY 20-FEET TALL)
PROPOSED BUILDING HEIGHT:	1-STORY (APPROXIMATELY 20-FEET TALL)
ROADWAY FRONTAGE:	270 FEET (US 74) & 436 FEET (SMITH FARM RD.)
MINIMUM LOT WIDTH:	360' (US 74) & 125' (SMITH FARM RD.)
FLOOD ZONES:	NONE
STREAMS/WETLANDS:	NONE
OFF-STREET PARKING REQUIRED FOR PROPOSED BUILDING:	1 PER 2 EMPLOYEES ON SHIFT OF GREATEST EMPLOYMENT x 8 EMPLOYEES = 4 SPACES (NO RETAIL SALES OR CUSTOMER SERVICE AREAS)
PROPOSED PARKING:	5 SPACES
EXISTING PARKING:	24 SPACES
TOTAL PARKING:	29 SPACES

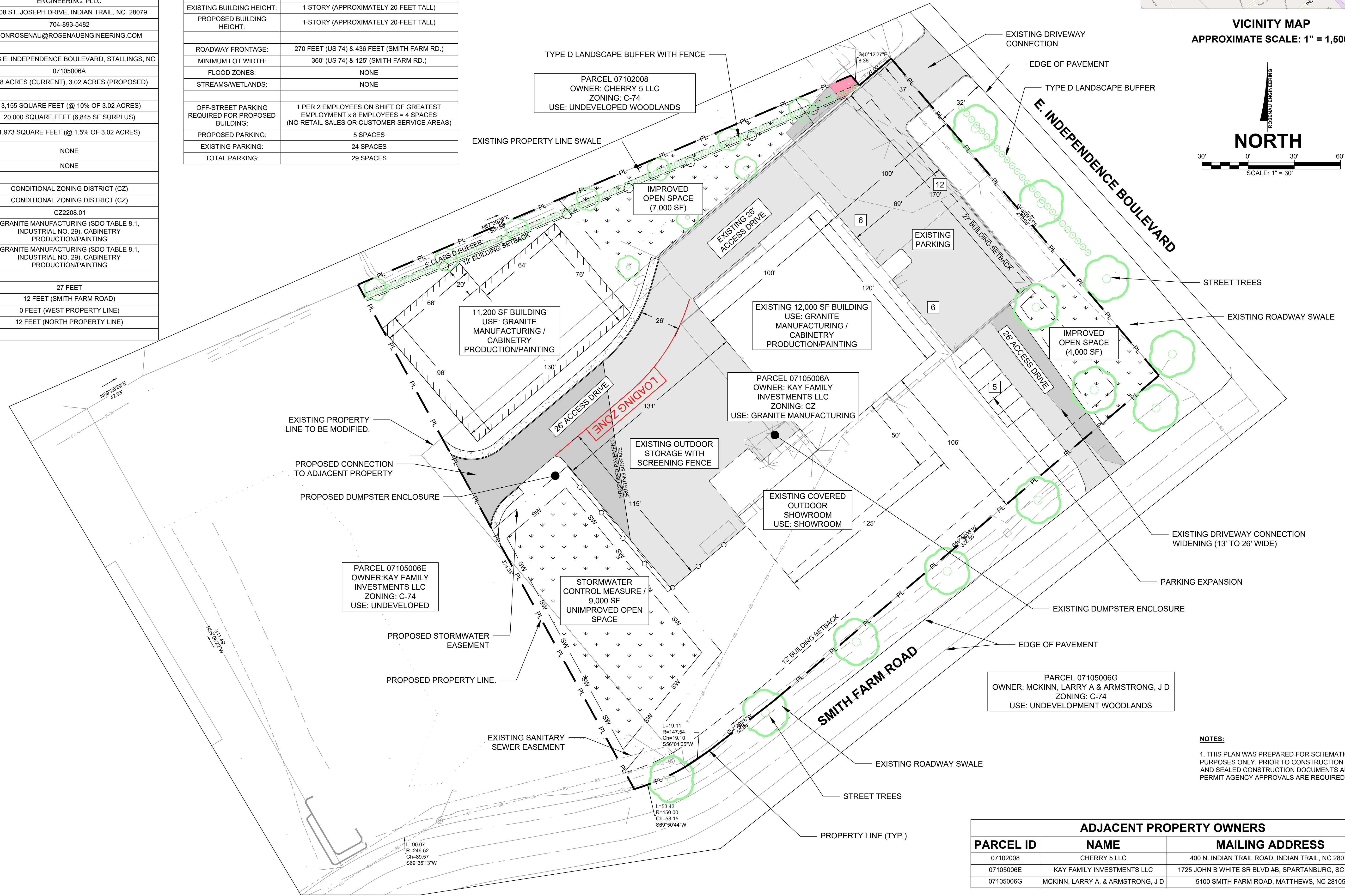
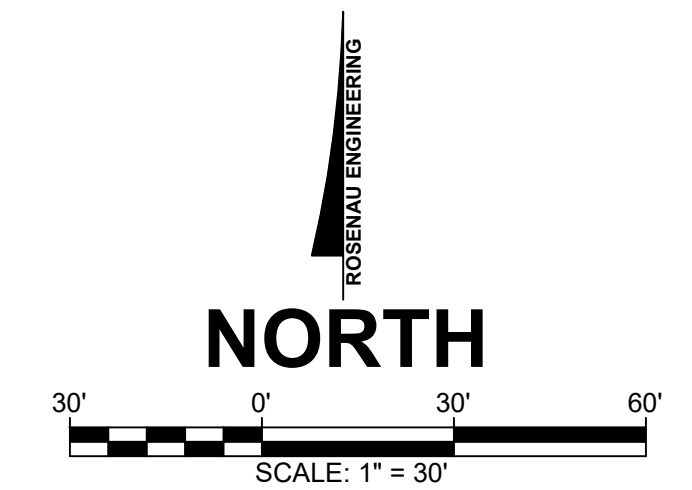
PROPERTY DESCRIPTION - PARCEL 07105006A ACCORDING TO DEED, BOOK 7205 PAGE 0374

BEGINNING AT AN IRON PIPE, AN OLD CORNER LOCATED IN THE WESTERN RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 74 AND RUNS THENCE WITH SAID RIGHT OF WAY LINE S 30-10 E 270 FEET TO AN IRON STAKE; THENCE THREE NEW LINES AS FOLLOWS: 1st S 50-50 W 400 FEET TO AN IRON STAKE; 2nd N 39-10 W 270 FEET TO AN IRON STAKE; 3rd N 50-50 E 400 FEET TO THE POINT OF BEGINNING AND CONTAINING 2.48 ACRES, MORE OR LESS, AS SURVEYED BY DOUGLAS F. MOORE, R.L.S., FEBRUARY 3, 1966.

THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE EASEMENT OF A 25 FOOT RIGHT OF WAY FOR A ROAD MORE PARTICULARLY DESCRIBED IN THAT DEED FROM SOUTH CENTRAL OIL COMPANY, INC., TO JOE NEAL ROSS DATED THE 6TH DAY OF NOVEMBER, 1982, AND RECORDED THE 19TH DAY OF NOVEMBER, 1982, IN BOOK 179 ON PAGE 543 IN THE UNION COUNTY REGISTRY, BEING THE SAME PROPERTY IN ALL RESPECTS CONVEYED TO THE GRANTOR BY DEED OF CARLTON STEVEN CLARDY, JR. AND LISA BENNETT, AS CO-EXECUTORS OF THE ESTATE OF C. STEVEN CLARDY, SR. AND AS CO-TRUSTEES OF THE C. STEVEN CLARDY, SR. AMENDED & RESTATED TRUST U/A/ DTD. 10/7/13 DATED OCTOBER 9, 2015, AND RECORDED IN BOOK 6568 AT PAGE 343 OF THE UNION COUNTY REGISTRY.



VICINITY MAP
APPROXIMATE SCALE: 1" = 1,500'



ADJACENT PROPERTY OWNERS		
PARCEL ID	NAME	MAILING ADDRESS
07102008	CHERRY 5 LLC	400 N. INDIAN TRAIL ROAD, INDIAN TRAIL, NC 28079
07105006E	KAY FAMILY INVESTMENTS LLC	1725 JOHN B WHITE SR BLVD #B, SPARTANBURG, SC 29301
07105006G	MCKINN, LARRY A. & ARMSTRONG, J D	5100 SMITH FARM ROAD, MATTHEWS, NC 28105

NOTES:
1. THIS PLAN WAS PREPARED FOR SCHEMATIC PURPOSES ONLY. PRIOR TO CONSTRUCTION SIGNED AND SEALED CONSTRUCTION DOCUMENTS AND PERMIT AGENCY APPROVALS ARE REQUIRED.



Town of Stallings Community Sign-In Sheet

Purpose: Conditional Rezoning for East Coast Granite of Charlotte

Date: September 9, 2022; 6:00 p.m.

Application # CZ.08.01²²

Meeting Location: Stallings Town Hall, Stallings, NC

Parcel IDs: 07105006A

Community Member Name	Address	Email
1. Jonathan Rosenau	4108 St. Joseph Dr. Indian Trail, NC 28079	jonrosenau@rosenauengineering.com
2. UMANA YAYONILU	1010 IVY WAY INDIAN TRAIL, NC 28079	umanimad@icloud.com
3. Vicki Helms	5100 Smith Farm Rd	vhelms@centurycontractors.com
4. Patricia Blazynski	315 Stalling Rd Stallings Town Hall	pblazynski@stallingsnc.org
5. Max Hsiang	315 Stalling Rd	mhsiang@stallingsnc.org
6. Philipp Yevchik	1010 Ivy Way Indian Trail, NC 28079	pptcontracting@gmail.com
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		

September 12, 2022

Mr. Max Hsiang
Town of Stallings
315 Stallings Road
Stallings, NC 28104
mhsiang@stallingsnc.org

**RE: Conditional Zoning Amendment Request – Community Meeting Minutes
East Coast Granite of Charlotte, 13606 East Independence Blvd., Stallings, North Carolina**

Dear Mr. Hsiang,

As requested, we would like to provide you with these meeting minutes from the Community Meeting conducted on Friday, September 9th, 2022 to discuss the requested conditional zoning amendment for the East Coast Granite of Charlotte property located at 13606 East Independence Boulevard (Parcel #07105006A).

The meeting was conducted in the Town of Stallings' Council Chambers. The presentation of the project began a couple of minutes after 6 p.m. and concluded at 7 p.m. As captured in the sign-in sheet, the attendees consisted of a few members of the project team (Philipp Yevchik, Jonathan Rosenau, Vlyna Yevchik), a representative of one of the neighboring properties (Vicki Helms) and the Town's Planning Staff (Max Hsiang, Patrick Blaszyk).

The meeting began with a brief presentation of the project. The goal of this presentation was to provide the attendees with clear understanding of the proposed conditional zoning amendment request.

The following items were covered:

- A. Based on feedback from the Town prior to the meeting, but after the initial conditional zoning amendment submittal. The request is being modified to exclude Parcel 07105006E.
- B. Kay Family Investments owns two (2) adjacent properties (Parcels 07105006A and 07105006E).
 - a. Parcel 07105006A is currently utilized by East Coast Granite of Charlotte and has conditional zoning to allow granite manufacturing. It was originally zoned C-74.
 - b. Parcel 07105006E is currently undeveloped and zoned C-74.
 - c. The plan is to keep these parcels separate, but to modify the property line between the two properties as the current triangular area of Parcel 07105006E is very difficult to utilize with the current property line configuration.
- C. The modified request will include a request to slightly modify the property layout and add a new building to expand the current granite manufacturing and cabinetry production operations. Additional space is required as the business is growing.

- D. The Schematic Site Plan originally submitted to the Town was presented and discussed. Some of the key items discussed include:
- a. The proposed development on Parcel 07105006E will not be included in the modified request, so please disregard it. Parcel 07105006E is zoned C-74 and will remain zoned C-74. Multiple uses of this property are allowed by right. The Town's Table of Uses can be referred to if desired.
 - b. Landscape buffers and street trees will be planted along Smith Farm Road and E. Independence Boulevard. This vegetation will help beautify these portions of roadways and provide some visual screening.
 - c. A landscape buffer with screening fence will be added along the northern property line adjacent to Parcel 07102008.
 - d. Prior to construction, the Town will need to review and approve the construction documents to confirm compliance with the Town's regulations.
 - e. The existing 13-foot wide driveway connection to Smith Farm Road will be widened to 26-feet.
 - f. Discussions have been had with NCDOT regarding the existing driveway connection to E. Independence Boulevard. NCDOT has implied that they may add a U-turn type intersection at this location similar to the intersections through Indian Trail and into Monroe. No commitments have been made or details provided.

These minutes have been compiled as accurately as possible, but may not capture everything that occurred or was discussed during the meeting. Please let us know if you have any questions, comments or need anything clarified.

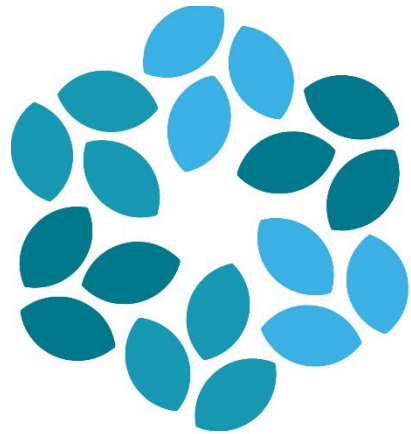
Sincerely,

Rosenau Engineering



Jonathan S. Rosenau, P.E.
Managing Member & Civil Engineer

CZ22.08.01 – East Coast Granite



**PLANNING
& ZONING**
TOWN of STALLINGS

Request CZ22.08.01



- Zoning Request
 - East Coast Granite of Charlotte is requesting a Conditional Zoning - US Highway 74 Commercial (CZ-C-74) for properties located at 13606 East Independence Blvd, parcels #07105006A and a portion of #07105006E, to expand the current granite manufacturing operations.



Current Conditions



Aerial:



Municipal:



Street View



Southwest Facing Independence



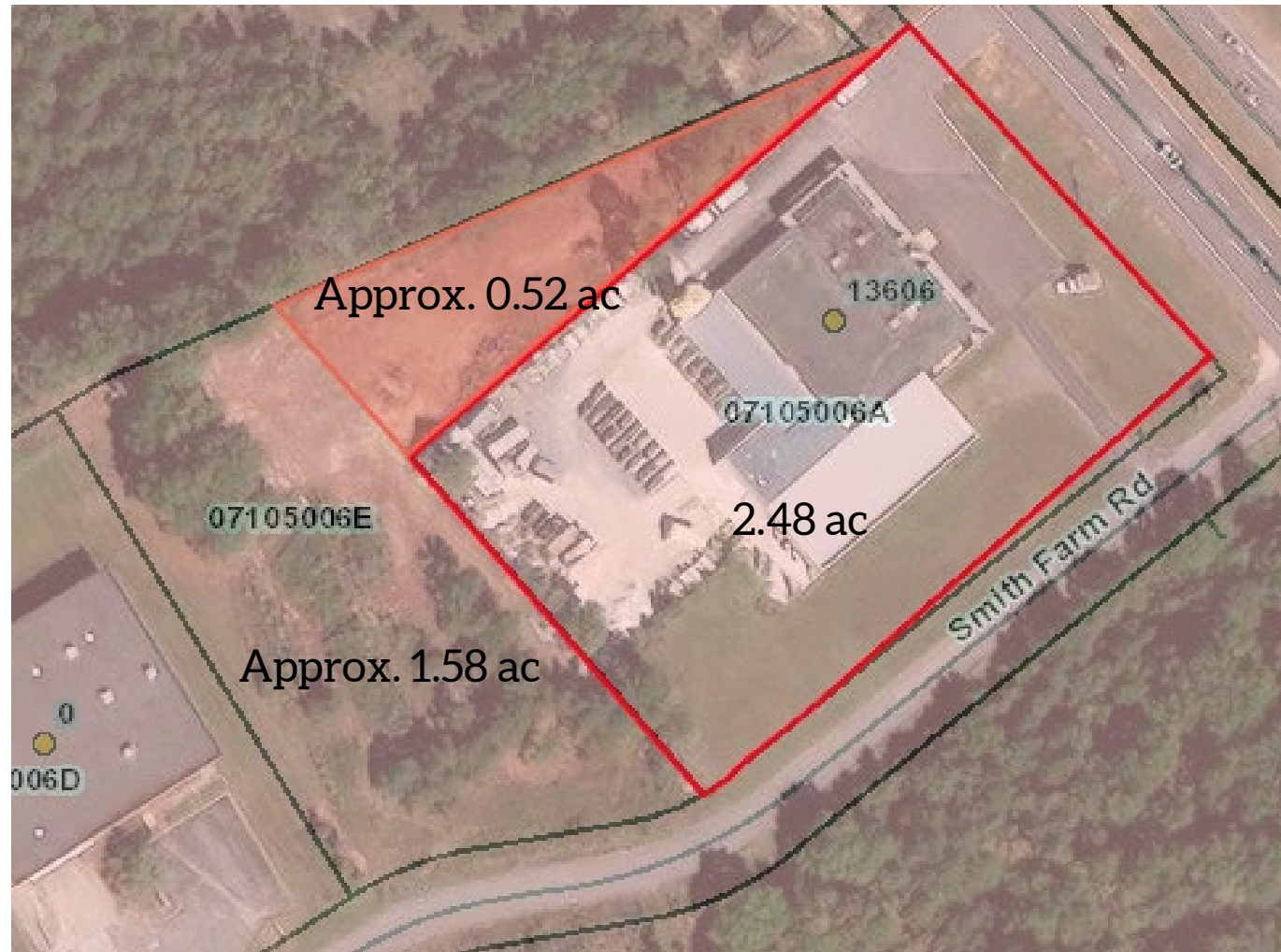
Street View



Northeast Facing Smith Farm



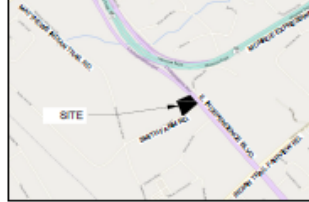
Project Area



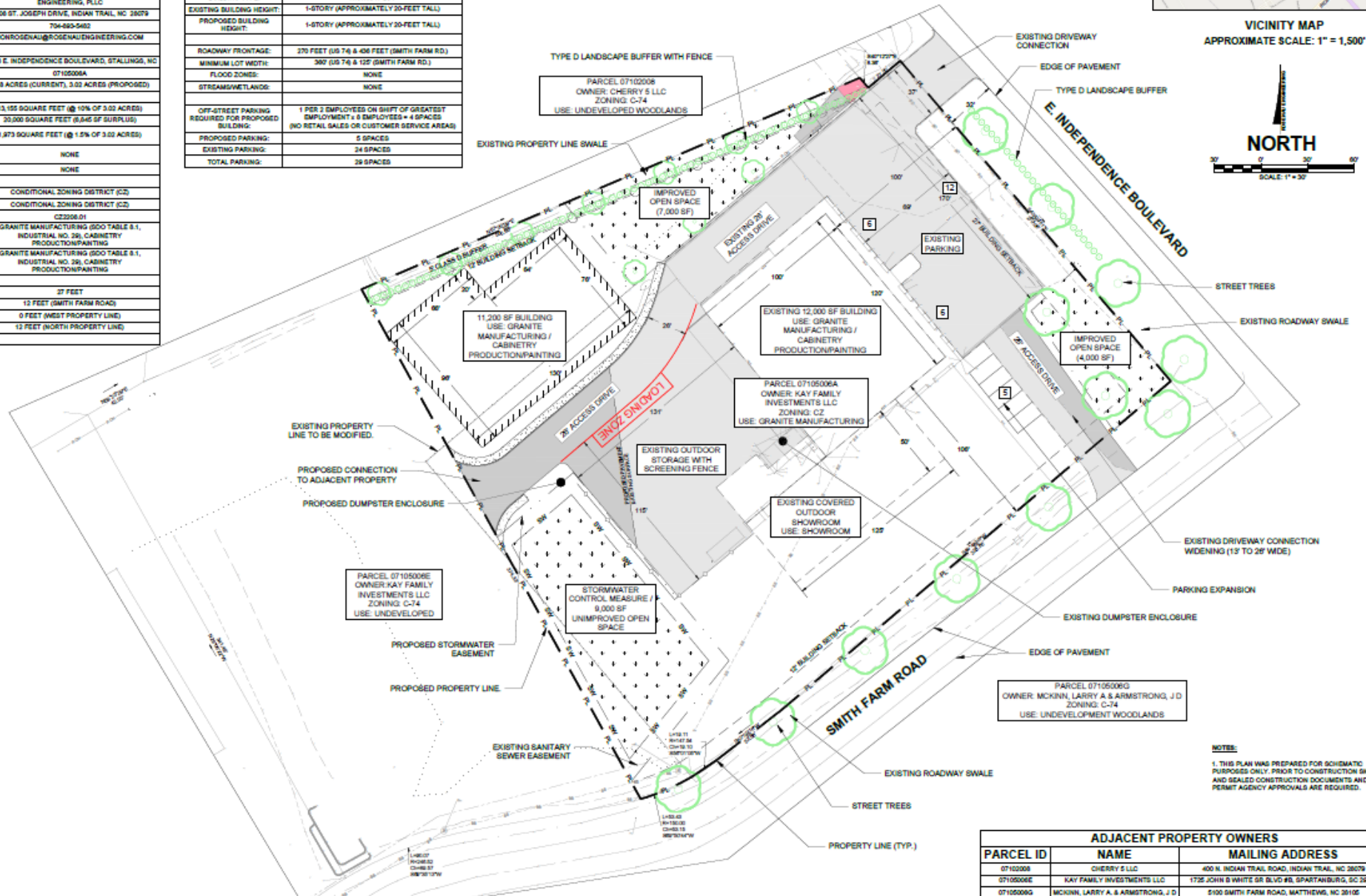
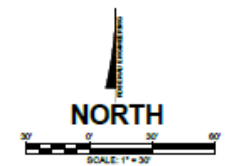
PROJECT DATA	
OWNER:	KAY FAMILY INVESTMENTS, LLC
OWNER ADDRESS:	1725 JOHN B WHITE SR BLVD #B, SPARTANBURG, SC 29001
APPLICANT:	EAST COAST GRANITE OF CHARLOTTE
APPLICANT ADDRESS:	13606 E. INDEPENDENCE BLVD., INDIAN TRAIL, NC 28079
APPLICANT PHONE:	704-968-4350
APPLICANT EMAIL:	PPTCONTRACTING@GMAIL.COM
CIVIL ENGINEER:	JONATHAN S. ROSENAU, P.E., ROSENAU ENGINEERING, PLLC
CIVIL ENGINEER ADDRESS:	4106 ST. JOSEPH DRIVE, INDIAN TRAIL, NC 28079
CIVIL ENGINEER PHONE:	704-968-5483
CIVIL ENGINEER EMAIL:	JOROSENAU@ROSENAUENGINEERING.COM
SITE ADDRESS:	13606 E. INDEPENDENCE BOULEVARD, STALLINGS, NC
PARCEL ID:	07105006A
TOTAL SITE AREA:	2.48 ACRES (CURRENT), 3.02 ACRES (PROPOSED)
OPEN SPACE REQUIRED:	13,155 SQUARE FEET (10% OF 3.02 ACRES)
OPEN SPACE PROVIDED:	30,000 SQUARE FEET (8,845 SF SURPLUS)
TREE CONSERVATION AREA REQUIRED:	1,873 SQUARE FEET (1.5% OF 3.02 ACRES)
TREE CONSERVATION AREA TO BE PROVIDED:	NONE
HERITAGE TREES:	NONE
CURRENT ZONING:	CONDITIONAL ZONING DISTRICT (CZ)
PROPOSED ZONING:	CONDITIONAL ZONING DISTRICT (CZ)
ZONING CASE NO.:	CZ2308.01
EXISTING USE:	GRANITE MANUFACTURING (500 TABLE & 1, INDUSTRIAL NO. 39), CABINETRY PRODUCTION/PAINTING
PROPOSED USE:	GRANITE MANUFACTURING (500 TABLE & 1, INDUSTRIAL NO. 39), CABINETRY PRODUCTION/PAINTING
US 74 BUILDING SETBACK:	37 FEET
FRONT BUILDING SETBACK:	12 FEET (SMITH FARM ROAD)
SIDE BUILDING SETBACK:	0 FEET (WEST PROPERTY LINE)
REAR BUILDING SETBACK:	12 FEET (NORTH PROPERTY LINE)

PROJECT DATA	
SIDE LANDSCAPE BUFFERS:	NONE
REAR LANDSCAPE BUFFERS:	5-FOOT WIDE, TYPE D WITH FENCE UNDERSTORY TREES: 2100LF x 347 LF = 7 TREES SHRUBS: 120100LF x 347 LF = 26 SHRUBS
SMITH FARM ROAD STREET TREES:	LARGE MATURING TREES: 180LF x 436 LF = 8 TREES
SMITH FARM ROAD BUFFER:	NONE
US 74 STREET TREES:	LARGE MATURING TREES: 180LF x 230 LF = 3 TREES
US 74 PARKING BUFFER:	TYPE D SHRUBS: 15LF x 130 LF = 26 SHRUBS
BUILDING TYPE:	HIGHWAY LOT
EXISTING BUILDING HEIGHT:	1-STORY (APPROXIMATELY 20-FEET TALL)
PROPOSED BUILDING HEIGHT:	1-STORY (APPROXIMATELY 20-FEET TALL)
ROADWAY FRONTAGE:	270 FEET (US 74) & 406 FEET (SMITH FARM RD.)
MINIMUM LOT WIDTH:	300 (US 74) & 125 (SMITH FARM RD.)
FLOOD ZONES:	NONE
STREAMS/WETLANDS:	NONE
OFF-STREET PARKING REQUIRED FOR PROPOSED BUILDING:	1 PER 3 EMPLOYEES ON SHIFT OF GREATEST EMPLOYMENT + 8 EMPLOYEES + 4 SPACES (NO RETAIL SALES OR CUSTOMER SERVICE AREAS)
PROPOSED PARKING:	5 SPACES
EXISTING PARKING:	24 SPACES
TOTAL PARKING:	29 SPACES

PROPERTY DESCRIPTION: PARCEL 07105006A ACCORDING TO DEED BOOK 7282 PAGE 3274
 BEGINNING AT AN IRON NAIL, AN OLD CORNER LOCATED IN THE WESTERN CORNER OF ANY LINE OF U.S. HIGHWAY NO. 74 AND REAR THENCE WITH AND RIGHT OF WAY LINE 8.38 TO 270 FEET TO AN IRON NAIL; THENCE THRU AN IRON NAIL AND FOLLOWING "M" & "S" 80 WIDE RIGHT OF WAY BOUNDARY; THENCE 20 TO 170 FEET TO AN IRON NAIL; 20 TO 100 TO 80 FEET PART TO THE POINT OF BEGINNING AND CONTAINING 2.48 ACRES, MORE OR LESS, AS SHOWN BY DISCUSSED RECORD PL. & INSTRUMENTS USE
 THE ABOVE DESCRIBED PROPERTY IS CONVEYED SUBJECT TO THE EASEMENT OF A 20 FOOT RIGHT OF WAY FOR A ROAD MORE PARTICULARLY DESCRIBED IN THAT DEED FROM HOLTON CENTRAL OIL COMPANY, INC. TO JOE WALKER, BEING DATED THE 17TH DAY OF NOVEMBER, 1962, AND RECORDED THE 18TH DAY OF NOVEMBER, 1962, IN BOOK 7282 PAGE 3274 IN THE PUBLIC COUNTY RECORDS; ALSO THE SHARE PROPERTY IN ALL RESPECTS CONVEYED TO THE DONOR BY DEED OF CANTON BROTHERS, JR. AND LUNA WHEAT, AS CO-EXECUTORS OF THE ESTATE OF C. BROTHERS, JR. AND AS CO-TRUSTEES OF THE C. BROTHERS CHARITABLE TRUST AND AS TRUSTEES DATED OCTOBER 8, 2015, AND RECORDED IN BOOK 8884 AT PAGE 84 OF THE PUBLIC COUNTY RECORDS.



VICINITY MAP
 APPROXIMATE SCALE: 1" = 1,500'



Rosenau Engineering
 4106 SAINT JOSEPH DR.
 INDIAN TRAIL, NC 28079
 704-968-5483
 WWW.ROSENAUENGINEERING.COM
 13606 CRT. NO. 1-1789

NCBES CERT. NO. P-1789

PRELIMINARY DRAWING
 NOT FOR CONSTRUCTION

JOHNATHAN S. ROSENAU
 P.E. 001218

Call or Click 811 Before You Dig

811

EAST COAST GRANITE OF CHARLOTTE
 13606 EAST INDEPENDENCE BOULEVARD
 STALLINGS, UNION COUNTY, NORTH CAROLINA

NOTES:
 1. THIS PLAN WAS PREPARED FOR SCHEMATIC PURPOSES ONLY. PRIOR TO CONSTRUCTION SIGNED AND SEALED CONSTRUCTION DOCUMENTS AND PERMIT AGENCY APPROVALS ARE REQUIRED.

ADJACENT PROPERTY OWNERS		
PARCEL ID	NAME	MAILING ADDRESS
07102008	CHERRY S LLC	400 N. INDIAN TRAIL ROAD, INDIAN TRAIL, NC 28079
07105006E	KAY FAMILY INVESTMENTS LLC	1725 JOHN B WHITE SR BLVD #B, SPARTANBURG, SC 29001
07105006G	MCKINN, LARRY A. & ARMSTRONG, J D	2100 SMITH FARM ROAD, MATTHEWS, NC 28105

CLIENT: PPT INTERNATIONAL LLC
 2515 WY 400, NC 28079
 704-968-4350

DATE: 08/20/2024
 TIME: 10:00 AM
 PROJECT: 13606 CRT. NO. 1-1789

SCALE: 1" = 30'

SSP-1

Project Summary



Location:

- 13606 E. Independence Blvd & Smith Farm Rd

Ownership:

- Kay Family Investments LLC

Current Zoning:

- CZ and C-74

Existing Use:

- Granite Sales and Vacant

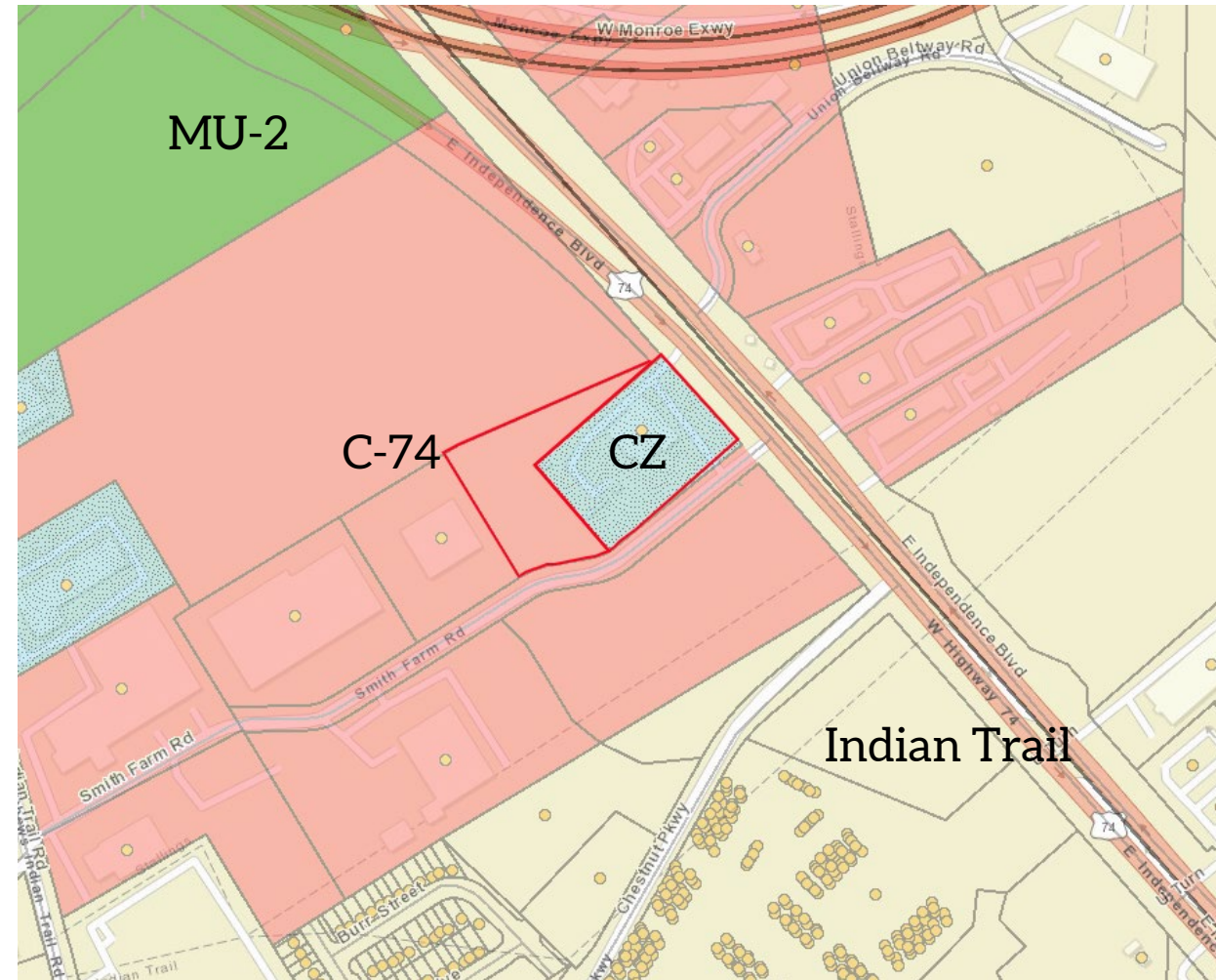
Site/Project Size:

- 3 acres+-

Traffic Generation:

- N/A

Current Zoning:



Requirements



Lot Size:
3 Acres +/-

**Density Limits
(Article 8):**
None

Setbacks (Article 8):

- CZ – Site Plan Specific
- C-74
 - 27' from Highway
 - 12' from other roads
 - 0' side

**Buffers:
(Article 11):**
CZ – 40' Type A (they are
requesting reduced buffers)

**Open Space:
(Article 21):**
10% Required, 5% improved
or Fee-in-Lieu

Land Use & Adopted Policies



Suburban Office Center

Suburban office centers provide opportunities to concentrate employment. They include both large-scale isolated buildings with numerous employees as well as areas containing multiple office uses that support and serve one another. They are typically buffered from surrounding development by transitional uses or landscaped areas and are often located in close proximity to major highways or thoroughfares.



Primary Land Uses

- Multi-Tenant Professional Office
- Corporate Office
- Medical Office
- Call Center
- Research and Development



Secondary Land Uses

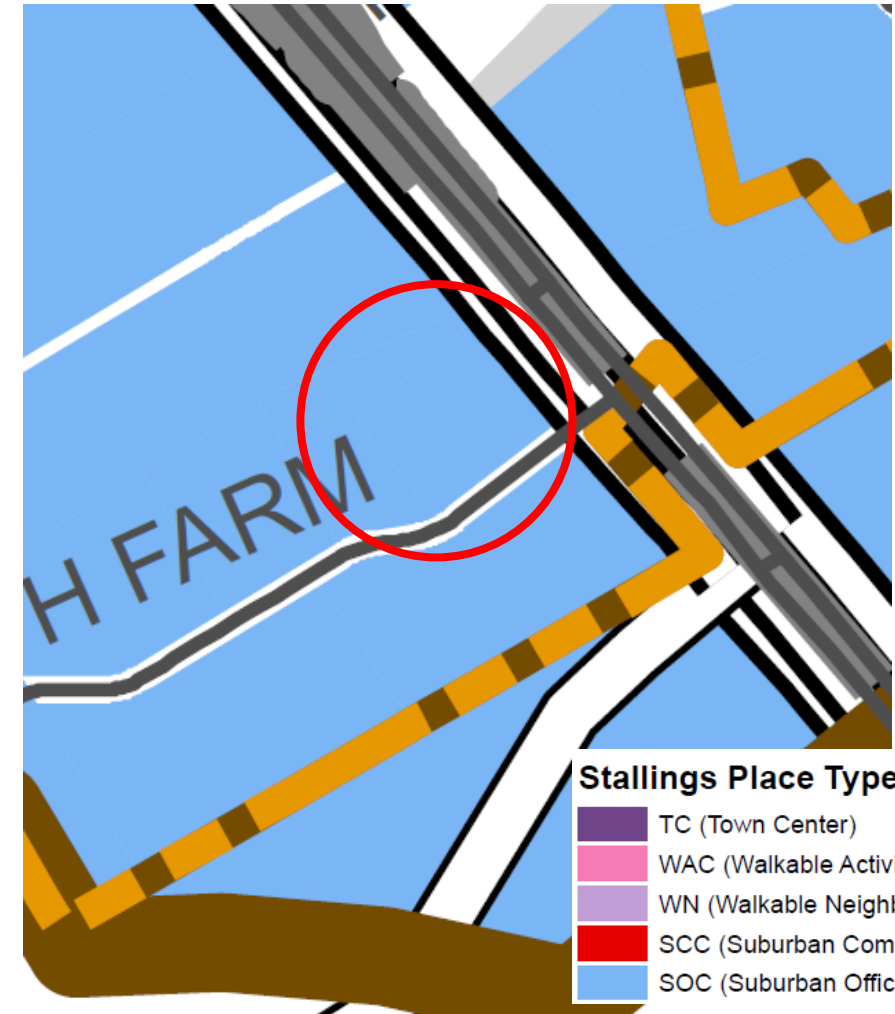
- Bank
- Copy and Printing Services
- Restaurants
- Government Services
- Flex Space
- Natural Areas
- Stormwater Retention



FORM & PARAMETERS

General Development Pattern	Separate Uses
Typical Lot Coverage	20 - 40%
Residential Density	N/A
Non-Residential Intensity	0.20 - 1.0 FAR
Prevailing Building Height	1 - 3 Stories
Average Dwelling Unit Size	N/A
Avg. Non-Resid. Building Size	10,000 - 200,000 SF
Transportation Choices	Auto
Typical Block Length	800 - 1,200 LF
Open Space Elements	Pocket Parks/Landscape Buffers
Street Pattern	Curvilinear
Street Connectivity	Low
Parking Provisions	Surface Lot
Typical Street Cross Section	Suburban

Future Land Use Map



History

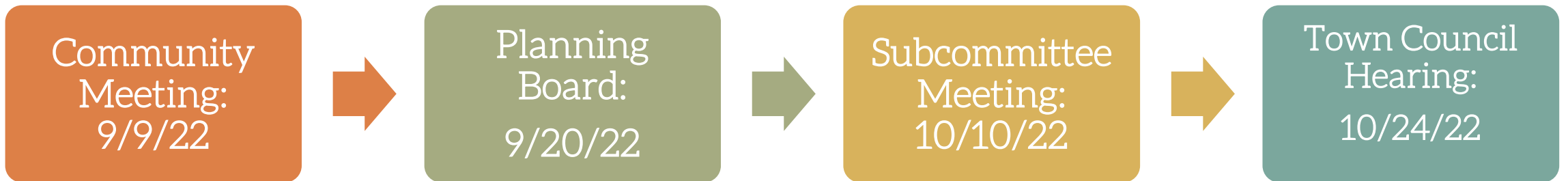


- This site has received two Conditional Zoning approvals involving granite sales and production.

- CZ17.08.01 – Approved November 27, 2017
 - To allow granite countertop manufacturing production and showroom.

- CZ18.05.01 – Approved July 9, 2018
 - Amendment to CZ17.08.01 to allow a 50'x 125' outdoor showroom.

Meetings



Requested Conditions



1. Street tree plantings and Type D buffer be installed within the right-of-way along the E. Independence Boulevard and Smith Farm Road property frontages. This will be installed in accordance with the Stallings Development Ordinance, Section 11.6-3.
2. Any dumpster located on the property will be screened using an opaque enclosure with gate and landscape material where appropriate in accordance with Stallings Development Ordinance, Section 11.6-2.
3. All outside storage areas (other than inside the outdoor showroom) will be in the rear of the existing building and will be screened using an opaque fence in accordance with Stallings Development Ordinance, Section 11.6-2.
4. All new ground and wall signage will be installed according to the Stallings Development Ordinance, Article 17.
5. The applicant or responsible party shall obtain all permits required through the Town and outside agencies in compliance with applicable regulations.
6. The applicant receives a Zoning Compliance Certificate from the Town before use of any new buildings.
7. All materials contained in the outdoor showroom be kept in presentable conditions.
8. Any code violations present on site will be mitigated prior to the issuance of a zoning permit for construction of any new buildings.
9. The property be kept in compliance with the code of ordinances as verified by Stallings code enforcement.
10. All listed uses for US Highway 74 Commercial (C-74) zoned properties in the Stallings Development Ordinance, Table of Uses (Table 8.1) will be authorized if in compliance with these zoning conditions and the Stallings Development Ordinance.
11. The existing granite manufacturing/cabinetry production, expansion of the existing granite manufacturing/cabinetry production building and the construction of additional granite manufacturing/cabinetry production buildings are authorized although not classified as a Listed Use in the Stallings Development Ordinance, Table of Uses (Table 8.1).
12. Buffers, landscaping, and tree protection will comply with the approved Site Plan.
13. The stormwater treatment and attenuation calculations will be based on the existing conditions having 72,400-square feet of built-upon area (total current built upon area of Parcel 07105006A). Development will comply with conditions established in the Stallings Development Ordinance, Post-Construction Stormwater Management Ordinance, Article 19.

Staff Recommendation

- Staff recommends approval of CZ22.08.01.
 - ▣ The request is inconsistent but reasonable with the Future Land Use Plan. They are not changing their approved use.

Vote and Statement of Consistency & Reasonableness



Motion to recommend Approval/Denial for CZ22.05.01 (with conditions approved by both parties)

with a statement of consistency that the proposal is Consistent/Inconsistent and reasonable/not reasonable with the Comprehensive Land Use Plan

Staff suggested reasoning:

The conditional rezoning aligns with the future goals of the Town.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ 22.08.01

REQUEST: A request to rezone to Conditional Zoning - US Highway 74 Commercial (CZ-C-74) for properties located at 13606 East Independence Blvd, parcels #07105006A and a portion of #07105006E, to expand the current granite manufacturing operations.

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 inconsistent and reasonable with the Comprehensive Land Use Plan adopted on November 27, 2017 based on the goals and objectives set forth 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 amendment is inconsistent and reasonable with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan for the following reasons:

- 1) The conditional zoning request is consistent and reasonable with the comprehensive land use plan.

Recommended this the ___ day of _____, 2021

Planning Board Chair

Attest:

Planning Staff



MEMO

To: Town Council
 From: Patrick Blaszyk, Planning Technician
 Date: 9/20/2022
 Re: Revised Fee Schedule

Request:

The Town of Stallings Planning Department has proposed to update and revise its Fee Schedule in order to become more consistent with the surrounding municipalities. This update also intends to better represent the language and procedures within the Stallings Development Ordinance on the fee schedule than the previous Fee Schedule.

Current Fee Schedule:

PLANNING & ZONING Stallings, NC	LAND DEVELOPMENT FEES	315 Stallings Road Stallings, NC 28104 704-821-8557 Fax 704-821-6841																																																																																																																																
<table border="1"> <tr><td colspan="2">Residential Plan Review</td></tr> <tr><td>Concept Plan Review</td><td>\$500.00</td></tr> <tr><td colspan="2">Major Subdivision Preliminary Review</td></tr> <tr><td>0 to 10 acres</td><td>\$2,000.00 plus \$350.00 for each acre or portion thereof</td></tr> <tr><td>10+ acres</td><td>\$2,500.00 plus \$350.00 for each acre or portion thereof</td></tr> <tr><td colspan="2">Minor Subdivision Review</td></tr> <tr><td>Up to 5 lots created</td><td>\$50 for first lot plus \$100.00 for each additional lot</td></tr> <tr><td colspan="2">Final Subdivision Plat Review</td></tr> <tr><td>Per Map</td><td>\$275.00 plus \$50 per lot</td></tr> <tr><td colspan="2">Revisions</td></tr> <tr><td>Minor (5 lots or less)</td><td>\$250.00</td></tr> <tr><td>Major (more than 5 lots)</td><td>\$500.00</td></tr> <tr><td>Excessive</td><td>1/3 of total review cost</td></tr> <tr><td colspan="2">Storm Water Review Fees</td></tr> <tr><td>Surcharge per on site detention facility</td><td>\$500.00</td></tr> <tr><td>Appeal of PCSWO</td><td>\$300.00</td></tr> </table>			Residential Plan Review		Concept Plan Review	\$500.00	Major Subdivision Preliminary Review		0 to 10 acres	\$2,000.00 plus \$350.00 for each acre or portion thereof	10+ acres	\$2,500.00 plus \$350.00 for each acre or portion thereof	Minor Subdivision Review		Up to 5 lots created	\$50 for first lot plus \$100.00 for each additional lot	Final Subdivision Plat Review		Per Map	\$275.00 plus \$50 per lot	Revisions		Minor (5 lots or less)	\$250.00	Major (more than 5 lots)	\$500.00	Excessive	1/3 of total review cost	Storm Water Review Fees		Surcharge per on site detention facility	\$500.00	Appeal of PCSWO	\$300.00																																																																																																
Residential Plan Review																																																																																																																																		
Concept Plan Review	\$500.00																																																																																																																																	
Major Subdivision Preliminary Review																																																																																																																																		
0 to 10 acres	\$2,000.00 plus \$350.00 for each acre or portion thereof																																																																																																																																	
10+ acres	\$2,500.00 plus \$350.00 for each acre or portion thereof																																																																																																																																	
Minor Subdivision Review																																																																																																																																		
Up to 5 lots created	\$50 for first lot plus \$100.00 for each additional lot																																																																																																																																	
Final Subdivision Plat Review																																																																																																																																		
Per Map	\$275.00 plus \$50 per lot																																																																																																																																	
Revisions																																																																																																																																		
Minor (5 lots or less)	\$250.00																																																																																																																																	
Major (more than 5 lots)	\$500.00																																																																																																																																	
Excessive	1/3 of total review cost																																																																																																																																	
Storm Water Review Fees																																																																																																																																		
Surcharge per on site detention facility	\$500.00																																																																																																																																	
Appeal of PCSWO	\$300.00																																																																																																																																	
<table border="1"> <tr><td colspan="2">Commercial, Industrial or Non-Residential Plan Review</td></tr> <tr><td colspan="2">New Construction</td></tr> <tr><td>0 to 10 acres</td><td>\$2,000.00 plus \$350.00 for each acre or portion thereof</td></tr> <tr><td>10+ acres</td><td>\$2,500.00 plus \$350.00 for each acre or portion thereof</td></tr> <tr><td colspan="2">Expansion</td></tr> <tr><td>Less than 1 acre only</td><td>\$500.00</td></tr> <tr><td colspan="2">Revisions</td></tr> <tr><td>Minor</td><td>\$300.00</td></tr> <tr><td>Major</td><td>\$500.00</td></tr> <tr><td>Excessive</td><td>1/3 of total review fee</td></tr> </table>			Commercial, Industrial or Non-Residential Plan Review		New Construction		0 to 10 acres	\$2,000.00 plus \$350.00 for each acre or portion thereof	10+ acres	\$2,500.00 plus \$350.00 for each acre or portion thereof	Expansion		Less than 1 acre only	\$500.00	Revisions		Minor	\$300.00	Major	\$500.00	Excessive	1/3 of total review fee																																																																																																												
Commercial, Industrial or Non-Residential Plan Review																																																																																																																																		
New Construction																																																																																																																																		
0 to 10 acres	\$2,000.00 plus \$350.00 for each acre or portion thereof																																																																																																																																	
10+ acres	\$2,500.00 plus \$350.00 for each acre or portion thereof																																																																																																																																	
Expansion																																																																																																																																		
Less than 1 acre only	\$500.00																																																																																																																																	
Revisions																																																																																																																																		
Minor	\$300.00																																																																																																																																	
Major	\$500.00																																																																																																																																	
Excessive	1/3 of total review fee																																																																																																																																	
<table border="1"> <tr><td colspan="2">Zoning Fees</td></tr> <tr><td colspan="2">Board of Adjustment Request</td></tr> <tr><td>Appeal Request</td><td>\$500.00 (legal fees that exceed \$1,500 will be charged to the applicant to cover cost to the Town)</td></tr> <tr><td colspan="2">Variance Request</td></tr> <tr><td>Residential</td><td>\$300.00</td></tr> <tr><td>Non-Residential</td><td>\$350.00</td></tr> </table>			Zoning Fees		Board of Adjustment Request		Appeal Request	\$500.00 (legal fees that exceed \$1,500 will be charged to the applicant to cover cost to the Town)	Variance Request		Residential	\$300.00	Non-Residential	\$350.00																																																																																																																				
Zoning Fees																																																																																																																																		
Board of Adjustment Request																																																																																																																																		
Appeal Request	\$500.00 (legal fees that exceed \$1,500 will be charged to the applicant to cover cost to the Town)																																																																																																																																	
Variance Request																																																																																																																																		
Residential	\$300.00																																																																																																																																	
Non-Residential	\$350.00																																																																																																																																	
www.stallingsnc.org																																																																																																																																		
<table border="1"> <tr><td colspan="2">PLANNING & ZONING Stallings, NC</td> <td>LAND DEVELOPMENT FEES</td> <td>315 Stallings Road Stallings, NC 28104 704-821-8557 Fax 704-821-6841</td> </tr> <tr><td colspan="4">Planning Board Request</td></tr> <tr><td colspan="4">Zoning Map Amendment - Conventional</td></tr> <tr><td>Less than 2 acres</td><td>\$200.00</td><td></td><td></td></tr> <tr><td>2-10 acres</td><td>\$400.00</td><td></td><td></td></tr> <tr><td>Greater than 10 acres</td><td>\$1,000.00</td><td></td><td></td></tr> <tr><td colspan="4">Zoning Map Amendment - Conditional Zoning</td></tr> <tr><td>Less than 2 acres</td><td>\$500.00</td><td></td><td></td></tr> <tr><td>2-10 acres</td><td>\$800.00</td><td></td><td></td></tr> <tr><td>Greater than 10 acres</td><td>\$1,600.00</td><td></td><td></td></tr> <tr><td>Special Use Permit Request</td><td>\$300.00</td><td></td><td></td></tr> <tr><td>Zoning Text Amendment - SDO</td><td>\$500.00</td><td></td><td></td></tr> <tr><td colspan="4">Administrative Request</td></tr> <tr><td colspan="4">Zoning Permit</td></tr> <tr><td>New Construction</td><td>\$75.00</td><td></td><td></td></tr> <tr><td>Accessory Structure, Additions, Interior Upfit</td><td>\$50.00</td><td></td><td></td></tr> <tr><td>Use Permit</td><td>\$50.00</td><td></td><td></td></tr> <tr><td>Temporary Use Permit</td><td>\$50.00</td><td></td><td></td></tr> <tr><td>Permanent Sign Permit</td><td>\$50.00</td><td></td><td></td></tr> <tr><td>Temporary Sign Permit</td><td>\$15.00</td><td></td><td></td></tr> <tr><td colspan="4">Certificate of Zoning Compliance</td></tr> <tr><td>Residential - New Construction</td><td>\$100.00</td><td></td><td></td></tr> <tr><td>Residential - Accessory Structures/Additions</td><td>\$50.00</td><td></td><td></td></tr> <tr><td>Commercial</td><td>\$150.00</td><td></td><td></td></tr> <tr><td>Letter of Zoning Compliance</td><td>\$50.00</td><td></td><td></td></tr> <tr><td colspan="4">Miscellaneous Fees</td></tr> <tr><td>Development Agreement Fee</td><td>\$8,500.00</td><td></td><td></td></tr> <tr><td>Demolition Permit</td><td>\$50.00</td><td></td><td></td></tr> <tr><td>Traffic Impact Analysis (Defined Per TIA Ordinance (SDO Article 7))</td><td></td><td></td><td></td></tr> <tr><td>Annexation Fee (Voluntary)</td><td>\$300.00</td><td></td><td></td></tr> <tr><td>Driveway Permit</td><td>\$100.00</td><td></td><td></td></tr> <tr><td>Chicken Permit</td><td>\$25.00</td><td></td><td></td></tr> </table>			PLANNING & ZONING Stallings, NC		LAND DEVELOPMENT FEES	315 Stallings Road Stallings, NC 28104 704-821-8557 Fax 704-821-6841	Planning Board Request				Zoning Map Amendment - Conventional				Less than 2 acres	\$200.00			2-10 acres	\$400.00			Greater than 10 acres	\$1,000.00			Zoning Map Amendment - Conditional Zoning				Less than 2 acres	\$500.00			2-10 acres	\$800.00			Greater than 10 acres	\$1,600.00			Special Use Permit Request	\$300.00			Zoning Text Amendment - SDO	\$500.00			Administrative Request				Zoning Permit				New Construction	\$75.00			Accessory Structure, Additions, Interior Upfit	\$50.00			Use Permit	\$50.00			Temporary Use Permit	\$50.00			Permanent Sign Permit	\$50.00			Temporary Sign Permit	\$15.00			Certificate of Zoning Compliance				Residential - New Construction	\$100.00			Residential - Accessory Structures/Additions	\$50.00			Commercial	\$150.00			Letter of Zoning Compliance	\$50.00			Miscellaneous Fees				Development Agreement Fee	\$8,500.00			Demolition Permit	\$50.00			Traffic Impact Analysis (Defined Per TIA Ordinance (SDO Article 7))				Annexation Fee (Voluntary)	\$300.00			Driveway Permit	\$100.00			Chicken Permit	\$25.00		
PLANNING & ZONING Stallings, NC		LAND DEVELOPMENT FEES	315 Stallings Road Stallings, NC 28104 704-821-8557 Fax 704-821-6841																																																																																																																															
Planning Board Request																																																																																																																																		
Zoning Map Amendment - Conventional																																																																																																																																		
Less than 2 acres	\$200.00																																																																																																																																	
2-10 acres	\$400.00																																																																																																																																	
Greater than 10 acres	\$1,000.00																																																																																																																																	
Zoning Map Amendment - Conditional Zoning																																																																																																																																		
Less than 2 acres	\$500.00																																																																																																																																	
2-10 acres	\$800.00																																																																																																																																	
Greater than 10 acres	\$1,600.00																																																																																																																																	
Special Use Permit Request	\$300.00																																																																																																																																	
Zoning Text Amendment - SDO	\$500.00																																																																																																																																	
Administrative Request																																																																																																																																		
Zoning Permit																																																																																																																																		
New Construction	\$75.00																																																																																																																																	
Accessory Structure, Additions, Interior Upfit	\$50.00																																																																																																																																	
Use Permit	\$50.00																																																																																																																																	
Temporary Use Permit	\$50.00																																																																																																																																	
Permanent Sign Permit	\$50.00																																																																																																																																	
Temporary Sign Permit	\$15.00																																																																																																																																	
Certificate of Zoning Compliance																																																																																																																																		
Residential - New Construction	\$100.00																																																																																																																																	
Residential - Accessory Structures/Additions	\$50.00																																																																																																																																	
Commercial	\$150.00																																																																																																																																	
Letter of Zoning Compliance	\$50.00																																																																																																																																	
Miscellaneous Fees																																																																																																																																		
Development Agreement Fee	\$8,500.00																																																																																																																																	
Demolition Permit	\$50.00																																																																																																																																	
Traffic Impact Analysis (Defined Per TIA Ordinance (SDO Article 7))																																																																																																																																		
Annexation Fee (Voluntary)	\$300.00																																																																																																																																	
Driveway Permit	\$100.00																																																																																																																																	
Chicken Permit	\$25.00																																																																																																																																	
www.stallingsnc.org																																																																																																																																		
<table border="1"> <tr><td colspan="2">PLANNING & ZONING Stallings, NC</td> <td>LAND DEVELOPMENT FEES</td> <td>315 Stallings Road Stallings, NC 28104 704-821-8557 Fax 704-821-6841</td> </tr> <tr><td colspan="4">Ordinance/Maps/Copies</td></tr> <tr><td>Copying ofUDO</td><td>\$50.00</td><td></td><td></td></tr> <tr><td colspan="4">Maps (color)</td></tr> <tr><td>A Size (8.5 X 11)</td><td>\$1.00</td><td></td><td></td></tr> <tr><td>B Size (11 x 17)</td><td>\$5.00</td><td></td><td></td></tr> <tr><td>C Size (17 x 22)</td><td>\$10.00</td><td></td><td></td></tr> <tr><td>D Size (22 x 34)</td><td>\$15.00</td><td></td><td></td></tr> <tr><td>E Size (34 x 44)</td><td>\$20.00</td><td></td><td></td></tr> <tr><td>Custom Maps</td><td>\$35.00 per hour rounded to ¼ hour</td><td></td><td></td></tr> <tr><td>Copies</td><td>\$0.10 per page</td><td></td><td></td></tr> <tr><td>Audio CD of Meeting</td><td>\$1.00</td><td></td><td></td></tr> <tr><td>Returned Check Fee</td><td>\$25.00</td><td></td><td></td></tr> </table>			PLANNING & ZONING Stallings, NC		LAND DEVELOPMENT FEES	315 Stallings Road Stallings, NC 28104 704-821-8557 Fax 704-821-6841	Ordinance/Maps/Copies				Copying ofUDO	\$50.00			Maps (color)				A Size (8.5 X 11)	\$1.00			B Size (11 x 17)	\$5.00			C Size (17 x 22)	\$10.00			D Size (22 x 34)	\$15.00			E Size (34 x 44)	\$20.00			Custom Maps	\$35.00 per hour rounded to ¼ hour			Copies	\$0.10 per page			Audio CD of Meeting	\$1.00			Returned Check Fee	\$25.00																																																																														
PLANNING & ZONING Stallings, NC		LAND DEVELOPMENT FEES	315 Stallings Road Stallings, NC 28104 704-821-8557 Fax 704-821-6841																																																																																																																															
Ordinance/Maps/Copies																																																																																																																																		
Copying ofUDO	\$50.00																																																																																																																																	
Maps (color)																																																																																																																																		
A Size (8.5 X 11)	\$1.00																																																																																																																																	
B Size (11 x 17)	\$5.00																																																																																																																																	
C Size (17 x 22)	\$10.00																																																																																																																																	
D Size (22 x 34)	\$15.00																																																																																																																																	
E Size (34 x 44)	\$20.00																																																																																																																																	
Custom Maps	\$35.00 per hour rounded to ¼ hour																																																																																																																																	
Copies	\$0.10 per page																																																																																																																																	
Audio CD of Meeting	\$1.00																																																																																																																																	
Returned Check Fee	\$25.00																																																																																																																																	
www.stallingsnc.org																																																																																																																																		

Above is the Fee Schedule that has been utilized up until this point of time in the year 2022.

Items in the Fee Schedule to be revised and compared with other municipalities:

Stallings	Old Cost	Updated or New Cost	Indian Trail	Matthews	Weddington
Final Subdivision Plat Review					
Per Map	\$275 plus \$50 per lot	\$275 plus \$50 per lot or unit	\$275 plus \$25 per lot	\$50 Minor, \$100 Major	\$55 Minor per lot, \$110 Major Per Lot
Commercial, Industrial or Non-Residential Plan Review					
Concept Plan & Major Site Development Plan Review	None	\$500	\$2,500	\$600 - \$1000	\$275 Per Lot
Concept Plan Minor Site Development Plan Review	None	\$250	None	None	\$165 Per Lot
Minor Subdivision Review	\$50 For the first lot plus \$100 for each additional lot	\$100 For the first lot plus \$125 for each additional lot or unit	\$275	\$150	\$165 Per Lot
Vested Rights Zoning Permit	None	\$150, Minor Subdivision, \$300, Major Subdivision	None	None	None
Floodplain Development & Certification Permit	None	\$75	None	None	Reimbursement of Engineering Fees
Tree Disturbance Permit	None	\$25	None	None	None
Special Events & Temporary Structures Permit	None	\$25	\$30	None	\$27.50 - \$50
Copying of UDO	\$50	\$150	None	None	None
New Construction	\$75	\$100	\$150	None	\$110
Certificate of Zoning Compliance - Residential, New Construction	\$100	\$125	None	None	\$110
Temporary Sign Permit	\$15	\$25	\$25	None	\$27.50

There are several items listed above that are to be revised. A breakdown of each item with follow below:

1. **Final Subdivision Plat Review, Per Map:**

For this fee, the language of *or unit* is being added to the fee to count for apartment and townhomes.

2. **Commercial, Industrial or Non-Residential Plan Review – Concept Plan & Major Site Development Review:**

The old Fee Schedule did not include a section for specific for Commercial, Industrial or Non-Residential Plan Review that also included Concept Plan & Major Site Development Review. This will make the submittal process easier to follow and interpret. Notice these new rates are lesser than both Indian Trail and Matthews. Ours also offers greater flexibility it presents both Major and Minor price points.

3. **Commercial, Industrial or Non-Residential Plan Review – Concept Plan & Minor Site Development Review:**

The old Fee Schedule did not include a section for specific for Commercial, Industrial or Non-Residential Plan Review that also included Concept Plan & Minor Site Development Review. This will make the submittal process easier to follow and interpret. Notice these new rates are lesser than both Indian Trail and Matthews. Ours also offers greater flexibility it presents both Major and Minor price points.

4. **Minor Subdivision Review:**

The price points on the current fee schedule were less expensive than the Town of Indian Trail and Weddington. It was around the same price as the Town of Matthews. The prices were increased for the new schedule to become more competitive with these municipalities. This will also allow for the town to greater benefit from the mass quantities of residential development that occurs here in Stallings.

5. **Vested Rights Zoning Permit:**

The Stallings Development Ordinance requires for there to be a Vested Rights Zoning Permit. The town previously did not have one, so one was created.

6. **Floodplain Development & Certification Permit:**

The Stallings Development Ordinance requires for there to be a Floodplain Development & Certification Permit. The town previously did not have one, so one was created.

7. **Tree Disturbance Permit:**

The Stallings Development Ordinance requires for there to be a Tree Disturbance Permit. The town previously did not have one, so one was created.

8. Special Events & Temporary Structure Permit:

The Stallings Development Ordinance requires for there to be a Special Events & Temporary Structure Permit. The town previously did not have one, so one was created.

9. Copying of UDO:

This fee is proposed to be increased due to the high cost of ink and paper supplies that have occurred over the past few years.

10. New Construction:

This fee is proposed to be increased to become more competitive with the surrounding municipalities such as Indian Trail, Matthews and Weddington while still being below their price points. This fee increase will allow for the town to greater benefit from the mass quantities of residential development that occurs here in Stallings.


11. Certificate of Zoning Compliance – Residential New Construction:

This fee is proposed to be increased to be better compensated for the time and resources expelld for staff when conducting Final Zoning Compliance Inspections. This fee increase will also allow for the town to greater benefit from the residential development that occurs here in Stallings.

12. Temporary Sign Permit:

This fee is proposed to be increased to better compete with the surrounding municipalities such as Indian Trail and be less expensive than Weddington.


Revised Fee Schedule



315 Stallings Road
Stallings, NC 28104
704-821-8557
Fax 704-821-6841

Residential	
Concept Plan & Minor & Major Site Development Plan Review	\$500.00
Major & Minor Subdivision & Construction Document Preliminary Review	
0 to 10 acres	\$2000.00 plus \$350.00 for each acre or portion thereof
10+ acres	\$2500.00 plus \$350.00 for each acre or portion thereof
Minor Subdivision Review	
Up to 5 lots created	\$100 for first lot plus \$125.00 for each additional lot
Final Subdivision Plat Review	
Per Map	\$275.00 plus \$50 per lot or unit
Revisions	
Minor (5 lots or less)	\$250.00
Major (more than 5 lots)	\$500.00
Excessive	1/3 of total review cost
Storm Water Review Fees	
Surcharge per on site detention facility	\$500.00
Annual of PCSWO	\$100.00
Commercial, Industrial or Non-Residential Plan Review	
Concept Plan & Major Site Development Plan Review	\$500.00
Concept Plan Minor Site Development Plan Review	\$250.00
New Construction	
0 to 10 acres	\$2000.00 plus \$350.00 for each acre or portion thereof
10+ acres	\$2500.00 plus \$350.00 for each acre or portion thereof
Expansion	
Less than 1 acre only	\$500.00
Revisions	
Minor	\$200.00
Major	\$500.00
Excessive	1/3 of total review fee


www.stallingsnc.org



315 Stallings Road
Stallings, NC 28104
704-821-8557
Fax 704-821-6841


Zoning Fees	
Board of Adjustment Request	
Appeal Request	\$500.00 (legal fees that exceed \$1500 will be charged to the applicant to cover cost to the Town)
Variance Request	
Residential	\$300.00
Non-Residential	\$350.00
Planning Board & Town Council Request	
Zoning Map Amendment - Conventional	
Less than 2 acres	\$200.00
2-10 acres	\$400.00
Greater than 10 acres	\$1000.00
Zoning Map Amendment - Conditional Zoning	
Less than 2 acres	\$400.00
2-10 acres	\$800.00
Greater than 10 acres	\$1600.00
Special Use Permit Request	\$300.00
Zoning Text Amendment - UDO	\$500.00
Vested Rights Zoning Permit	\$150. Minor Subdivision, \$300. Major Subdivision.
Administrative Request	
Zoning Permit	
New Construction	\$100.00
Accessory Structure, Additions, Interior Uplift	\$50.00
Use Permit	\$50.00
Certificate of Zoning Compliance	
Residential - New Construction	\$125.00
Residential - Accessory Structures/Additions	\$50.00
Commercial	\$150.00
Letter of Zoning Compliance	\$50.00
Sign Permit	
Permanent	\$50.00
Temporary Sign Permit	\$25.00
Temporary Use Permit	\$50.00
Miscellaneous Fees	
Development Agreement Fee	\$8500.00
Floodplain Development & Certification Permit	\$75.00
Demolition Permit	\$50.00
Traffic Impact Analysis	Defined Per TIA Ordinance (DO Article 7)

www.stallingsnc.org



315 Stallings Road
Stallings, NC 28104
704-821-8557
Fax 704-821-6841

Annexation Fee (Voluntary)	\$300.00
Driveway Permit	\$100.00
Chicken Permit	\$25.00
Tree Disturbance Permit	\$25.00
Special Events & Temporary Structures Permit	\$25.00
Ordinance/Maps/Copies	
Copying of UDO	\$150.00
Maps (color)	
A Size (9.5 x 11)	\$1.00
B Size (11 x 17)	\$5.00
C Size (17 x 22)	\$10.00
D Size (24 x 34)	\$15.00
E Size (34 x 44)	\$20.00
Custom Maps	\$35.00 per hour rounded to ¼ hour
Copies	\$1.00 per page
Audio CD of Meeting	\$1.00
Returned Check Fee	\$25.00



www.stallingsnc.org

Above displays a visual for the items that are being changed on the revised Fee Schedule.

Permit Summary Report Fees from January until Present



Town of
Stallings

315 Stallings Road • Stallings, North Carolina 28104

Permit Summary Report Fees By Month

01/01/2022 TO 09/07/2022

Fee Name	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Row Total
Accessory Structure Addition							\$200.00						\$200.00
Accessory Structure Permit	\$150.00	\$200.00	\$150.00	\$100.00	\$500.00	\$300.00	\$300.00	\$350.00	\$50.00				\$2,100.00
Accessory Structure Upfit Permit	\$50.00		\$50.00	\$50.00			\$50.00	\$100.00	\$50.00				\$350.00
Certificate of Zoning Compliance - Commercial		\$150.00											\$150.00
Certificate of Zoning Compliance - Residential New Construction	\$800.00	\$1,600.00	\$400.00	\$300.00	\$800.00	\$900.00	\$2,000.00	\$2,600.00	\$300.00				\$9,700.00
New Construction	\$300.00	\$300.00				\$750.00	\$75.00						\$1,425.00
Permanent Sign Permit	\$50.00		\$200.00		\$100.00	\$50.00	\$50.00	\$150.00					\$600.00
Permanent Use Permit	\$50.00		\$50.00	\$100.00	\$100.00			\$150.00					\$450.00
Permit Principal Structure	\$375.00	\$525.00	\$1,950.00	\$450.00	\$1,125.00	\$1,275.00	\$1,350.00	\$450.00					\$7,500.00
Principle Structure Addition	\$100.00		\$200.00	\$250.00	\$150.00	\$200.00	\$50.00	\$100.00					\$1,050.00
Principle Structure Upfit Permit	\$100.00	\$100.00	\$50.00	\$50.00	\$50.00	\$50.00		\$150.00					\$550.00
Temporary Sign Permit	\$15.00	\$15.00		\$30.00	\$15.00		\$15.00						\$90.00
Temporary Use Permit	\$50.00		\$50.00										\$100.00
Totals:	\$2,040.00	\$2,890.00	\$3,100.00	\$1,330.00	\$2,840.00	\$3,525.00	\$4,090.00	\$4,050.00	\$400.00	\$0.00	\$0.00	\$0.00	\$24,265.00

Above displays the permit report for the year until present. The quantities made per month and overall are both displayed. Majority of total made of *Permit Principal Structure* and *Certificate of Zoning Compliance - Residential New Construction*.

Primary Fees Adjusted with New Figures

Permit Principal: **Structure \$75**

January - 5

February - 7

March - 26

April - 6

May - 15

June - 17

July - 18

August - 6

September - N/A

Total Principal Structure Permits: 100

Total: **\$7,500**

Proposed Permit Principal Structure: **\$100**

January - 5

February - 7

March - 26

April - 6

May - 15

June - 17

July - 18

August - 6

September - N/A

Total Principal Structure Permits: 100

Total: **\$10,000**

Residential Final Zoning Compliances: \$100

January - 8

February - 16

March - 4

April - 3

May - 8

June - 9

July - 20

August - 26

September - 3

Total: 97 Residential Final Zoning Compliances

Total: \$9,700

Proposed Residential Final Zoning Compliances: \$125

January - 8

February - 16

March - 4

April - 3

May - 8

June - 9

July - 20

August - 26

September - 3

Total: 97 Residential Final Zoning Compliances

Total: \$12,125

Above displays a breakdown of the primary fees of Permit Principal Structure and Residential Final Zoning Compliances both with their current and proposed fee cost.

Staff Recommendation:

Both the Towns' Accounting Technician & Deputy Town Clerk, Mary McCall and Finance Director, Marsha Gross recommend these changes to the Fee Schedule.

Vote for Recommendation

- 1) Approval of the request as presented.
- 2) Defer the request to _____.
- 3) Denial of the request as submitted.