



December 17, 2024
 Stallings Government Center
 321 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

Planning Board Meeting Agenda

| # | Time | Item | Presenter | Action Requested/Next Step |
|----|---------|--|----------------------------------|--|
| | 7:00 pm | Invocation Call the Meeting to Order | Chair | N/A |
| 1. | | Agenda Approval | Chair | Approve/Amend Agenda Motion: I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: ----- |
| 2. | | Approval of Minutes A. September 17, 2024, Minutes B. October 22, 2024, Minutes C. November 19, 2024, Minutes | Chair | Approve/Amend Minutes Motion: I make the motion to: 1) Approve the Minutes as presented; or 2) Approve the Minutes with the following changes: ----- |
| 3. | | CZ24.10.01 A. Assembly of God requests a conditional rezoning for 6800 Stevens Mill Rd from SFR-1 to CZ-MU-1 to construct and expand daycare center and religious uses on site. B. Statement of Consistency and Reasonableness. | Max Hsiang, Planning Director | Recommendation Motion: I make the motion to recommend: 1) Approval of the request as presented. 2) Defer the request to -----. 3) Denial of the request as submitted. |
| 4. | | RZ24.10.01 A. Stevens Village LLC requests a general rezoning for 5749 Stevens Mill Rd from SFR-1 to MU-2. B. Statement of Consistency and Reasonableness. | Max Hsiang, Planning Director | Recommendation Motion: I make the motion to recommend: 1) Approval of the request as presented. 2) Defer the request to -----. 3) Denial of the request as submitted. |
| 5. | | Adjournment | Chair | Motion: I make the motion to adjourn. |

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

The Planning Board of the Town of Stallings met for their regularly scheduled meeting on September 17, 2024, at 7:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28104.

Planning Board members present: David Barnes, Heather Grooms, Chairman Robert Koehler, Jon Van de Riet, and Jacqueline Wilson

Planning Board members absent: Vice Chairman Ryan Awaldt

Staff members present: Planning Director Max Hsiang, Planning Technician Katie King, and Deputy Town Clerk Mary McCall

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler called the meeting to order at 7:00 pm.

1. Approval of Agenda

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

2. Approval of Minutes

A. June 2024 Minutes

Board Member Grooms made the motion to approve the Planning Board Minutes from June 18, 2024. The motion was approved unanimously after a second from Board Member Van de Riet.

3. TX24.06.01

A. Staff requests a text amendment in the Stallings Development Ordinance Table 12.1 within Article 12.12 to amend the off-street parking requirements.

B. Statement of Consistency and Reasonableness.

Planning Director Hsiang presented the request to amend the off-street parking requirements in Article 12 of the Stallings Development Ordinance. He explained the changes made since this amendment was last brought to Planning Board including adding back minimum parking requirements and simplifying the entire table. He explained that he was able to make the table easier to understand by using the square footage of the structures to determine the number of parking spaces required. Planning Director Hsiang stated that staff recommends approval of this text amendment as it will allow a user to more easily interpret off-street parking requirements and follow the Comprehensive Land Use Plan's goal to reduce parking.

After a brief discussion, Board Member Wilson made the motion to approve the recommendation of TX24.06.01 with the note to research current places of worship, hospitals, hotels, and school parking space numbers to present to Council. Board Member Wilson also made the statement that TX24.06.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Van de Riet.

4. Amend Agenda

Planning Director Hsiang requested changing the next item 'MSP24.06.01' to read 'TX24.09.01'. Board Member Van de Riet made a motion to approve the agenda with the above change. The motion was approved unanimously after a second from Board Member Wilson.

5. TX24.09.01

A. Staff requests a text amendment to address concerns regarding the selection of greenway types and the application of streetscape requirements.

Planning Director Hsiang presented the request for an amendment to change how greenway types are selected. He explains that this amendment will give the Development Administrator the authority to determine the most appropriate type of greenway trail for each property. Currently, there are five types of trails to choose from with no requirement to keep trail types consistent across properties. He also noted the same issue within the Streetscape Plan and added a statement within the plan to give the Development Administrator the authority to identify the most suitable streetscape type based on the plan. Planning Director Hsiang stated that staff recommends approval of this text amendment as it ensures greater clarity and flexibility in greenway and streetscape requirements, while also ensuring developments match the overall adopted plans.

After a brief discussion, Board Member Van de Riet made the motion to approve the recommendation of TX24.09.01. The motion was approved unanimously after a second from Board Member Grooms.

B. Statement of Consistency and Reasonableness.

Board Member Van de Riet made a statement that TX24.09.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Grooms.

6. Adjournment

Board Member Grooms made the motion for adjournment. The motion was approved unanimously after a second from Board Member Wilson.

The meeting adjourned at 7:23 pm.

Robert Koehler, Chairman

Katie King, Planning Technician

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 October 22, 2024, at 7:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28104.

Planning Board members present: Mike Couzens, Heather Grooms, Chairman Robert Koehler, Tony Paren, Jon Van de Riet, and Jacqueline Wilson

Planning Board members absent: David Barnes

Staff members present: Planning Director Max Hsiang, and Planning Technician Katie King

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler called the meeting to order at 7:00 pm.

Tony Paren and Mike Couzens were sworn in as members of the Planning Board and Board of Adjustment.

1. Approval of Agenda

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

2. 2025 Planning Board Meeting Schedule

Planning Director Hsiang presented the Planning Board Meeting Schedule for review.

Board Member Grooms made a motion to change the Planning Board meeting time to 6:00 pm. The motion was approved unanimously after a second from Board Member Paren.

Board Member Van de Riet made a motion to adopt the 2025 Planning Board Meeting Schedule with the above changes. The motion was approved unanimously after a second from Board Member Paren.

3. Planning Board Training

Planning Director Hsiang gave a brief presentation about the roles of being a Planning Board member and the meeting parameters.

4. Development Project Updates

Planning Director Hsiang presented an overview of the current development projects that are either under construction or ongoing review. He explained each project and the current stage they are at in the development review process.

5. Adjournment

Board Member Grooms made the motion for adjournment. The motion was approved unanimously after a second from Board Member Paren.

The meeting adjourned at 7:36 pm.

Robert Koehler, Chairman

Katie King, Planning Technician

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 November 19, 2024, at 7:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28104.

Planning Board members present: Mike Couzens, Heather Grooms, Chairman Robert Koehler, Tony Paren, Jon Van de Riet, and Jacqueline Wilson

Planning Board members absent: David Barnes

Staff members present: Planning Director Max Hsiang, and Planning Technician Katie King

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler called the meeting to order at 7:00 pm.

1. Approval of Agenda

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

2. Approval of Minutes

A. July 2024 Minutes

Board Member Grooms made the motion to approve the Planning Board Minutes from July 16, 2024. The motion was approved unanimously after a second from Board Member Van de Riet.

3. TX24.11.01

A. Staff requests a text amendment in the Stallings Development Ordinance within Article 3 to clarify and expand the existing language

Planning Director Hsiang presented the request for an amendment to Article 3 to update the definition for brewpub, and add definitions for brewery, distillery, food truck, mobile vendor, and winery.

He explained that these definitions are essential to provide a solid foundation for future development regarding these types of businesses. Planning Director Hsiang stated that staff recommends approval of this text amendment as it will ensure accurate interpretation and enforcement of the ordinance.

After a brief discussion, Board Member Van de Riet made the motion to approve the recommendation of TX24.11.01 with the amendment that the relevant definitions remain consistent with a maximum distribution of 75%. The motion was approved unanimously after a second from Board Member Wilson.

B. Statement of Consistency and Reasonableness.

Board Member Van de Riet made the motion to approve the statement that TX24.11.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Couzens.

4. TX24.11.02

A. Staff requests a text amendment in the Stallings Development Ordinance to exempt properties owned by local governments from Articles 15 & 21

B. Statement of Consistency and Reasonableness.

Planning Director Hsiang presented the request for an amendment to alleviate the burden caused by the ordinance when developing local government owned property or hosting events on said property. He explained that approval of this amendment would allow our Parks and Recreation department to organize Town events without the limitations of Article 15. He stated that it would also ease the fiscal responsibility of local government from streetscape and greenway regulations. Planning Director Hsiang stated that staff recommends approval of this text amendment as it will allow staff to streamline processes, reduce administrative burdens, and allow local governments to efficiently serve their communities.

After a brief discussion, Board Member Wilson made the motion to approve the recommendation of TX24.11.02 with a statement that TX24.11.02 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved with a five to one vote after a second from Board Member Grooms with Board Member Van de Riet opposed.

5. Adjournment

Board Member Wilson made the motion for adjournment. The motion was approved unanimously after a second from Board Member Van de Riet.

The meeting adjourned at 7:30 pm.

Robert Koehler, Chairman

Katie King, Planning Technician

DRAFT



MEMO

To: Planning Board
From: Max Hsiang, Planning Director
Date: 12/17/2024
Re: CZ24.10.01 - Conditional Zoning Request for Assembly of God

❖ **Request:**

Assembly of God is applying for a zoning change from Single-Family Residential (SFR-1) to Conditional Zoning - Mixed Use 1 (CZ-MU-1) for their property at 6800 Stevens Mill Rd (parcel #07054002J). This 24.475-acre property is currently used for a daycare and religious purposes, but these uses are not permitted under the current SFR-1 zoning. To expand their existing facilities, Assembly of God requests the zoning change to allow for these non-conforming uses.



❖ **Future Land Use:**

The Land Use Plan shows the property as Suburban Single-Family Neighborhood.

Primary Land Uses:

- Single-Family Detached Home

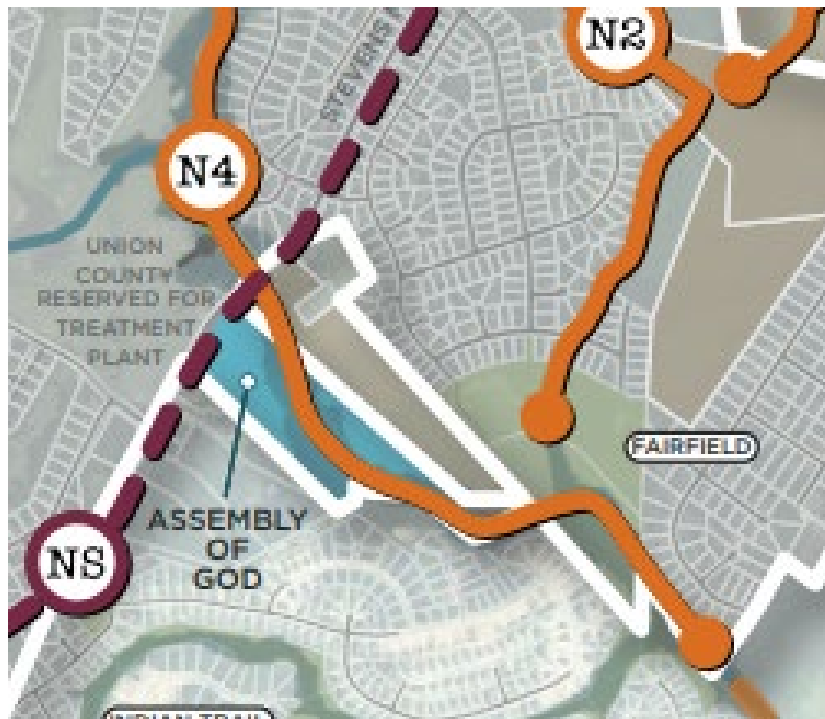
Secondary Land Uses:

- Park
- Natural Areas

Consistency with Future Land Use: No

❖ **Greenway Master Plan**

The Stallings Connect Recreation and Greenway Master Plan identifies 2 areas of this property to construct Greenway Paths. One along the front (NS) and one along the rear floodplain (N4) (also see floodplain in pic below). They are requesting alleviation from constructing the greenway path along the floodplain.



>> **NORTHERN SPINE TRAIL**

NS **NORTHERN SPINE**

TRAIL TYPE(S): Suburban Spine; Urban Spine

APPROXIMATE DISTANCE: 13,169 ft.

ESTIMATE OF PROBABLE COST: \$2,304,575 - \$3,621,475

The Northern Spine trail extends from Blair Mill Park to Lawyers Rd. along Stevens Mill Rd. Significant destinations along this section of the spine trail include Blair Mill Park, Stevens Mill Crossing, the Assembly of God property, and trails N2 and N4.

N2 **FAIRFIELD TO STEVENS MILL CROSSING**

TRAIL TYPE(S): Typical Greenway

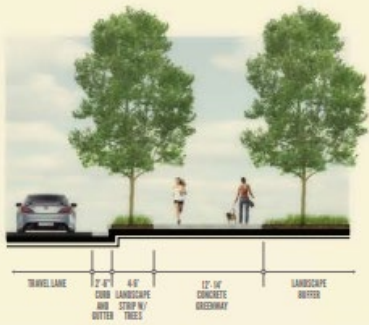
APPROXIMATE DISTANCE: 5,204 ft.

ESTIMATE OF PROBABLE COST: \$910,700 - \$1,431,100

Trail N2 from the Fairfield neighborhood to the Northern Spine will ultimately connect to Stevens Mill Crossing. Any trail development within the Fairfield neighborhood will require voluntary participation from the neighborhood HOA.

the suburban "spine"

CURB AND GUTTER ALTERNATE



TRAVEL LANE 2'-0" CURB LANDSCAPE AND STRIP W/ TREES 4'-0" CONCRETE GREENWAY 12'-0" LANDSCAPE BUFFER

the typical greenway



3:1 MAX SLOPE 2'-0" SHOULDER 10'-12" ASPHALT GREENWAY 2'-0" SHOULDER 3:1 MAX SLOPE

the wetland boardwalk



WETLAND 12' BOARDWALK WETLAND



❖ **Staff Recommendation:**

Staff recommends approval of CZ24.10.01, with the addition of the proposed staff conditions. The request is inconsistent but reasonable with the Future Land Use Plan. They are not changing their use.

- 1) The proposed zoning change will not alter the current use of the property and will not impact the surrounding area.
- 2) The floodplain limits future development on the property.
- 3) Maintaining the current use protects surrounding properties.



Conditional Rezoning Application CZ24.10.01 – Assembly of God

12.17.2024

Staff Report | Planning Board

Request CZ24.10.01

- Conditional Zoning Request
 - Assembly of God is applying for a zoning change from Single-Family Residential (SFR-1) to Conditional Zoning - Mixed Use 1 (CZ-MU-1) for their property at 6800 Stevens Mill Rd (parcel #07054002J). This 24.475-acre property is currently used for daycare and religious purposes, but these uses are not permitted under the current SFR-1 zoning. To expand their existing facilities, the Assembly of God requests the zoning change for these non-conforming uses.



What is a Conditional Zoning?

- Conditional zoning allows for specific developments that might not be fully compatible with the surrounding area. It provides a way to balance the needs of developers with the interests of the community. For example, a developer might be allowed to build a taller building than normally permitted, but only if they agree to provide additional public amenities like a park or affordable housing.
- **Key Differences**
 - **General Rezoning:** Completely changes a property's zoning, allowing any use within the new zoning district.
 - When Considering General Rezoning
 - Governing bodies should not evaluate a rezoning petition based on a specific development proposal.
 - **Conditional Rezoning:** Allows a specific use or development subject to conditions. Site plan required.

Meetings

**Neighborhood
Meeting:
11/06/2024**



**Subcommittee
Meeting:
11/12/2024**



**Planning
Board:
12/17/2024**



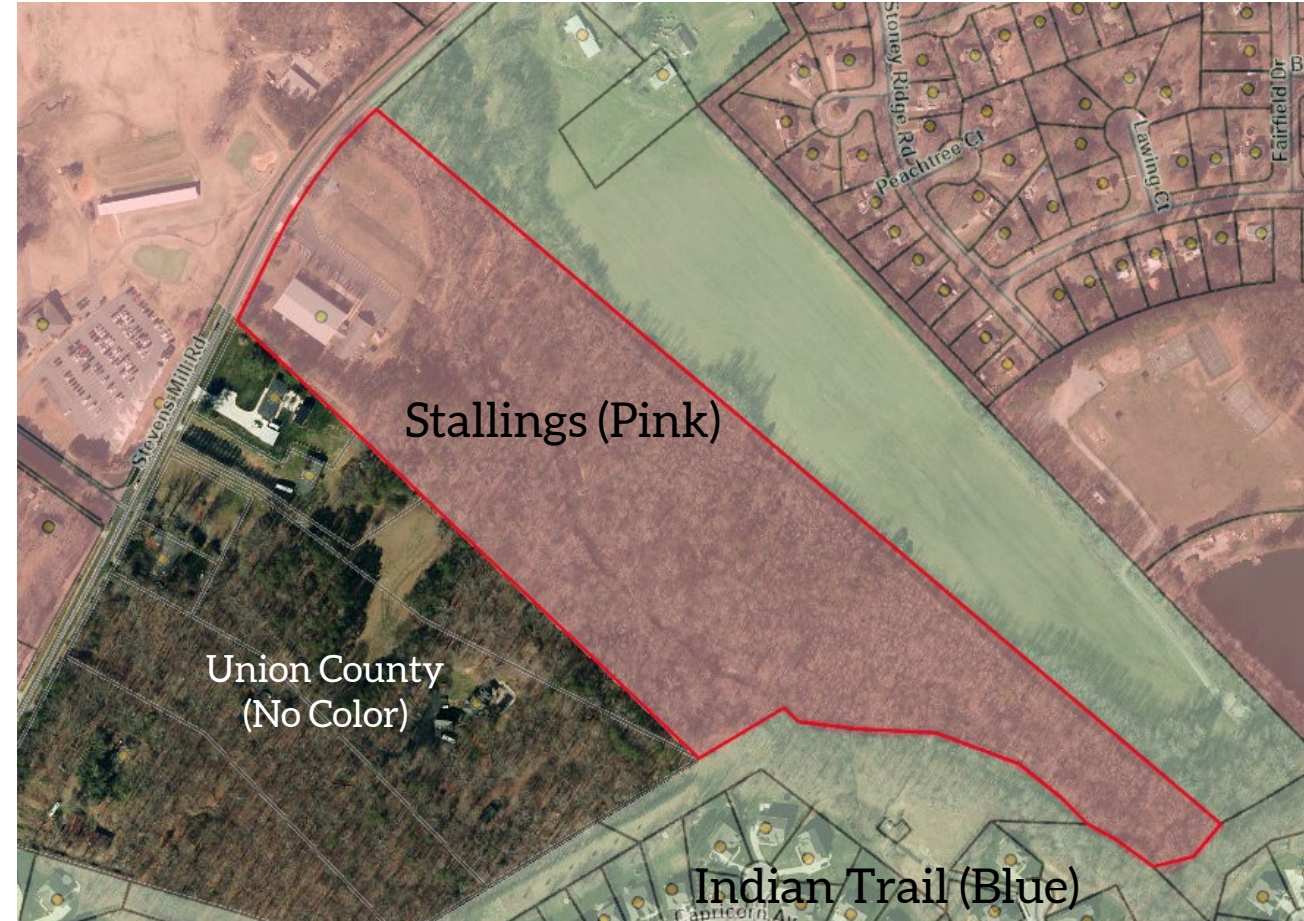
**Town Council
Hearing (TBD):
01/27/2024**

Current Conditions

Aerial:



Municipal:



Project Summary

Location:

- 6800 Stevens Mill Rd

Ownership:

- Assembly of God

Current Zoning:

- SFR-1

Existing Use:

- Religious

Site/Project Size:

- 24.475 ac

Traffic Generation:

- N/A

Current Zoning:



Land Use



Suburban Single-Family Neighborhood

Suburban single-family residential neighborhoods are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large-lot, low-density single-family homes to denser formats of smaller single-family detached homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers.



Primary Land Uses

- Single-Family Detached Home

Secondary Land Uses

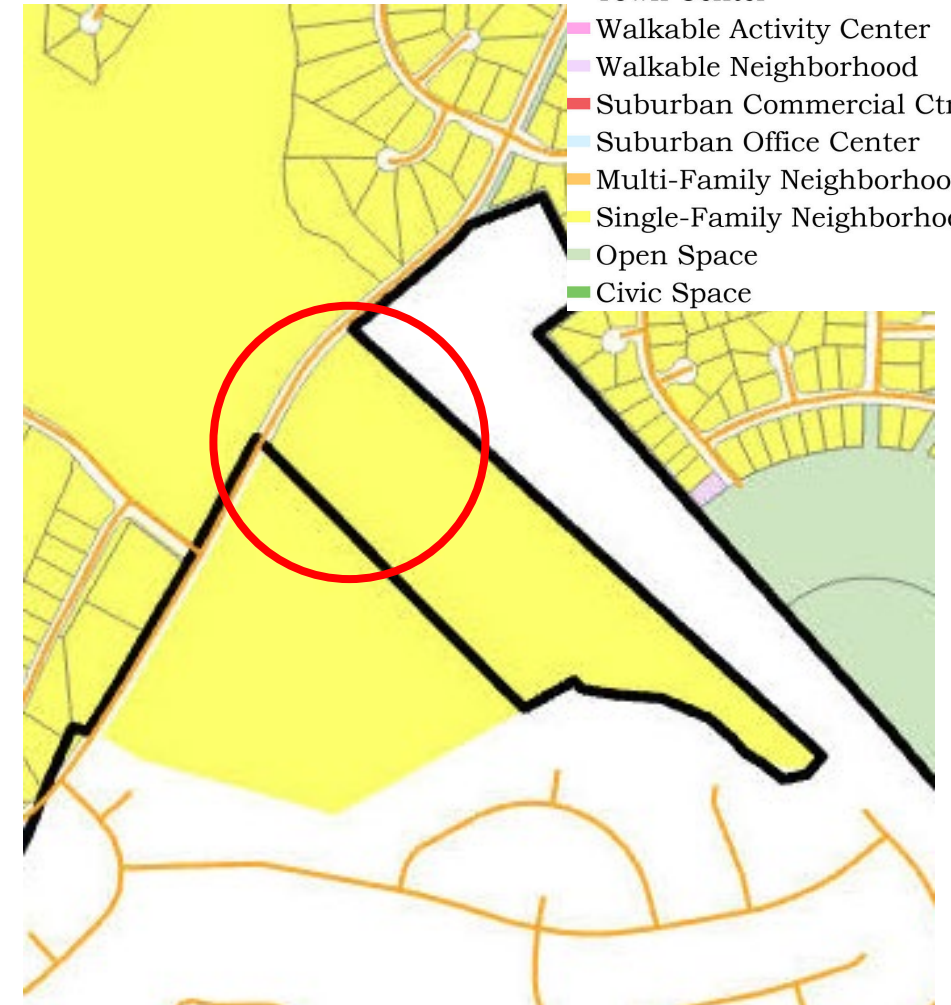
- Community Park
- Community Center / Pool and Recreational Facilities
- Natural Areas



FORM & PARAMETERS

| | |
|-------------------------------|------------------------|
| General Development Pattern | Separate Uses |
| Typical Lot Coverage | 50 – 75% |
| Residential Density | 1.0 – 6.0 DU/ac |
| Non-Residential Intensity | N/A |
| Prevailing Building Height | 1 - 2 Stories |
| Average Dwelling Unit Size | 1,500 – 5,000 SF |
| Avg. Non-Resid. Building Size | varies |
| Transportation Choices | Auto |
| Typical Block Length | 800 – 1,500 LF |
| Open Space Elements | Greenway/Natural Areas |
| Street Pattern | Curvilinear |
| Street Connectivity | Low/Medium |
| Parking Provisions | Private Driveway |
| Typical Street Cross Section | Rural/Suburban/Urban |

Future Land Use Map

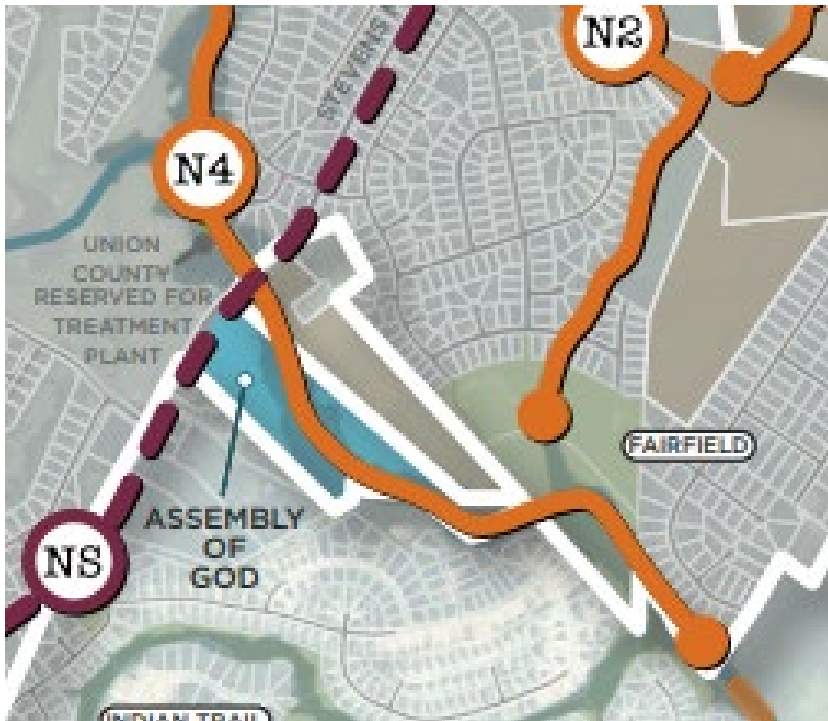


Future Land Use Plan Place Types

- Town Center
- Walkable Activity Center
- Walkable Neighborhood
- Suburban Commercial Ctr.
- Suburban Office Center
- Multi-Family Neighborhood
- Single-Family Neighborhood
- Open Space
- Civic Space

Greenway

The Stallings Connect Recreation and Greenway Master Plan identifies 2 areas of this property to construct Greenway Paths. One along the front (NS) and one along the rear floodplain (N4) (also see floodplain in pic below). They are requesting alleviation from constructing the greenway path along the floodplain.



Conditions

1. Lighting Restrictions:

- a. Exterior lighting must not directly illuminate neighboring properties.
- b. If additional lighting is required, a detailed lighting plan must be submitted, clearly outlining the illuminated area. Alternatively, additional landscaping may be installed to prevent light spillover onto other properties, as determined by the Development Administrator.

2. Permitted Uses:

- a. Daycare centers, religious institutions, and schools, including associated accessory structures like playgrounds and recreation fields, are permitted on the site.
- b. Expansions of these existing uses are allowed, subject to site plan review and applicable ordinances. However, mobile trailers for classrooms are not permitted.
- c. All requirements of the MU-1 zoning district and Stallings Development Ordinance must be met, except where explicitly modified by the agreed-upon conditions.

3. Greenway and Easement:

- a. The portion of the greenway within the floodplain is exempt from construction.
- b. An easement for a future greenway path, as outlined in the Parks and Recreation Greenway Master Plan, must be dedicated to the Town of Stallings. This easement must be established before the daycare construction begins.

4. Traffic Impact:

- a. A trip generation must be submitted to the Town during the site plan review submittal.
- b. Any future expansions of the site will require additional trip generation, and if the increase in traffic meets our TIA ordinance, a Traffic Impact Analysis (TIA) will be required.

5. Additional Conditions:

- a. The development must adhere to the initial concept plan submitted for approval. The Development Administrator may approve minor modifications.
- b. All necessary permits must be obtained from the State, County, and Town as applicable.
- c. The applicant must obtain a Zoning Compliance Certificate from the Town before occupying any new buildings.
- d. The approval for this development is valid for five years from the date of issuance, until vested rights are established.
- e. Fully metal buildings are not permitted on the site.

Staff Recommendation

- Staff recommends approval of CZ24.10.01, with the addition of the proposed staff conditions.
 - ▣ The request is inconsistent but reasonable with the Future Land Use Plan. They are not changing their current use.
 - 1) The proposed zoning change will not alter the current use of the property and will not impact the surrounding area.
 - 2) The floodplain limits future development on the property.
 - 3) Maintaining the current use protects surrounding properties.

Vote and Statement of Consistency & Reasonableness



- **Step 1.**
 - Motion to recommend **Approval/Denial** for CZ24.10.01.

- **Step 2.**
 - With a statement of consistency that the proposal is **Consistent/Inconsistent** and **Reasonable/Not Reasonable** with the Comprehensive Land Use Plan.

- **Step 3.**
 - Example reasoning:
 - This Conditional Rezoning is inconsistent but reasonable with the goals of the Town.



**PLANNING
& ZONING**
TOWN of STALLINGS

Questions?



Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ 24.10.01

REQUEST: Assembly of God seeks a conditional zoning change from SFR-1 to CZ-MU-1 for their 24.475-acre property at 6800 Stevens Mill Rd to accommodate existing non-permitted daycare and religious uses.

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 states 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 proposed zoning change will not alter the current use of the property and will not impact the surrounding area.
- 2) The floodplain limits future development on the property.
- 3) Maintaining the current use protects surrounding properties.

Recommended this the __ day of _____, 2024

Planning Board Chair

Attest:

Planning Staff



General Rezoning Application
RZ24.10.01 - 5749 Stevens Mill Rd

12.17.2024

Staff Report | Planning Board



Request

□ General Rezoning Request

Stevens Village, LLC submitted a general rezoning request for **Single-Family Residential 1(SFR-1)** to **Mixed-Use 2 (MU-2)** at the location at parcel ID #07057009F, a property 0.7800 acres in size at 5749 Stevens Mill Rd.

**Neighborhood Meeting:
12/05/2024**



**Planning Board:
12/17/2024**



**Town Council Hearing (TBD):
01/27/2024**

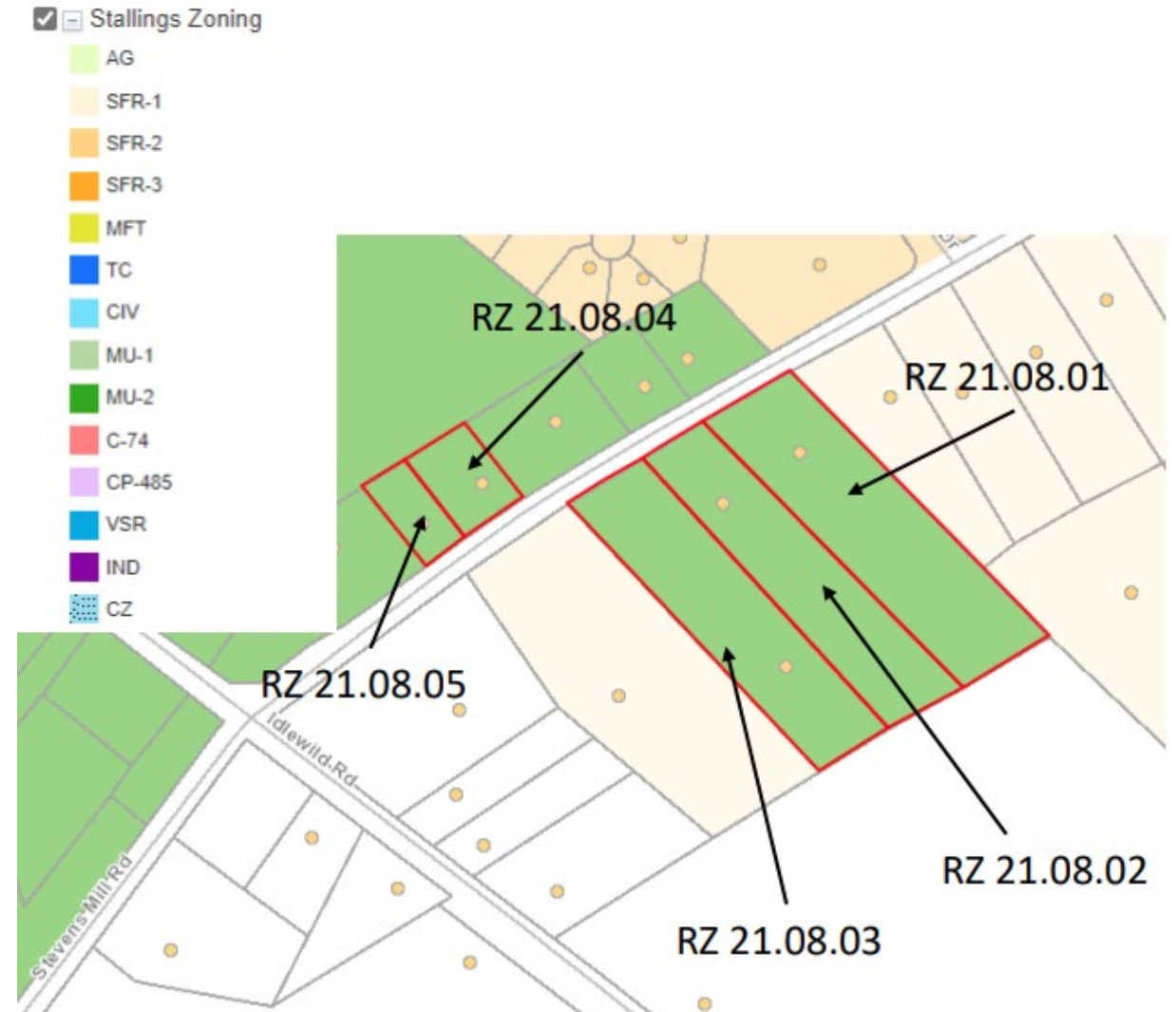
Aerial & Streetview





History

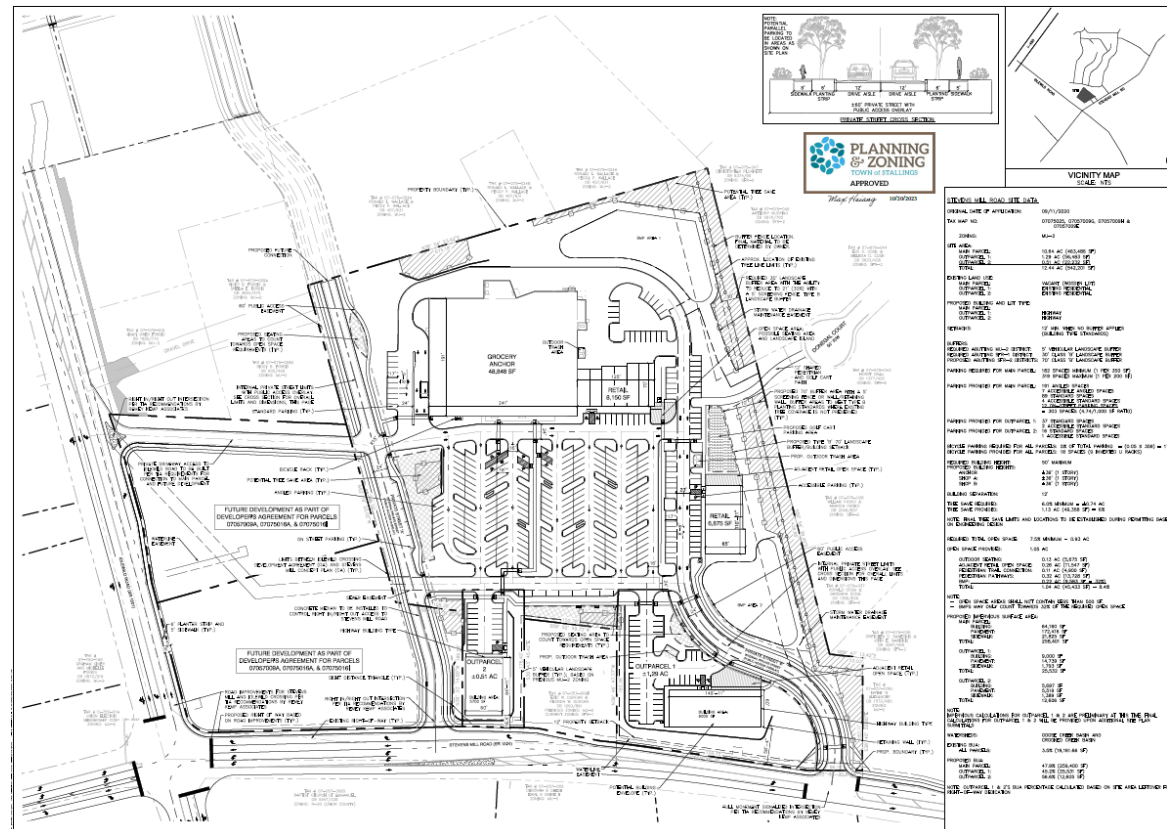
- A group of properties on Stevens Mill Road (5749, 5916, 5912, 5950, and 5741) underwent a zoning change.
- In 2018, the Town of Stallings adopted a new Development Ordinance, which rezoned these properties from R-20 (low-density residential) to MU-2 (mixed-use). This zoning change allowed for more commercial development on the land, leading to an increase in property tax values.
- To revert to a lower-density residential zoning and potentially lower property taxes, the property owners applied for a rezoning from MU-2 to SFR-1 (single-family residential). The Town Council approved this rezoning request (including RZ21.08.04 - 5749 Stevens Mill) on September 27, 2021.





History Continued

- The Stevens Village project is composed of two parts:
 - **By-Right Development:** This includes the anchor grocery store and retail, which can be built without additional approvals beyond standard zoning requirements.
 - **Development Agreement (DA) Development:** This involves two outparcels that require a specific development agreement with the Town.
- **Timeline:**
 - **Grocery Store Site Plan:** A site plan for the grocery store was submitted on September 11, 2020. A concept plan for this was approved on October 20, 2023.
 - **Outparcel Development:** A Development Agreement application for outparcels (DA20.08.01) was submitted on August 18, 2020. This application is ongoing and has not been approved by the Town Council.
 - **Traffic Impact Analysis (TIA):** Due to COVID-19 delays, the TIA began in November 2021 and was completed in July 2023.



DRG DESIGN RESOURCE GROUP
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
TRANSPORTATION PLANNING

CAMBRIDGE HALL
STETTLING, NC
IDEALWILDLIFE, LLC
CAMBRIDGE PROPERTIES
CONCEPT PLAN

SCALE: 1"=40'

PROJECT# 202302
DATE: 10/20/23
REVISIONS:

C2.00

Project Summary

Location:

- 5749 Stevens Mill Rd

Ownership:

- Stevens Village, LLC

Current Zoning:

- SFR-1

Existing Use:

- Residential

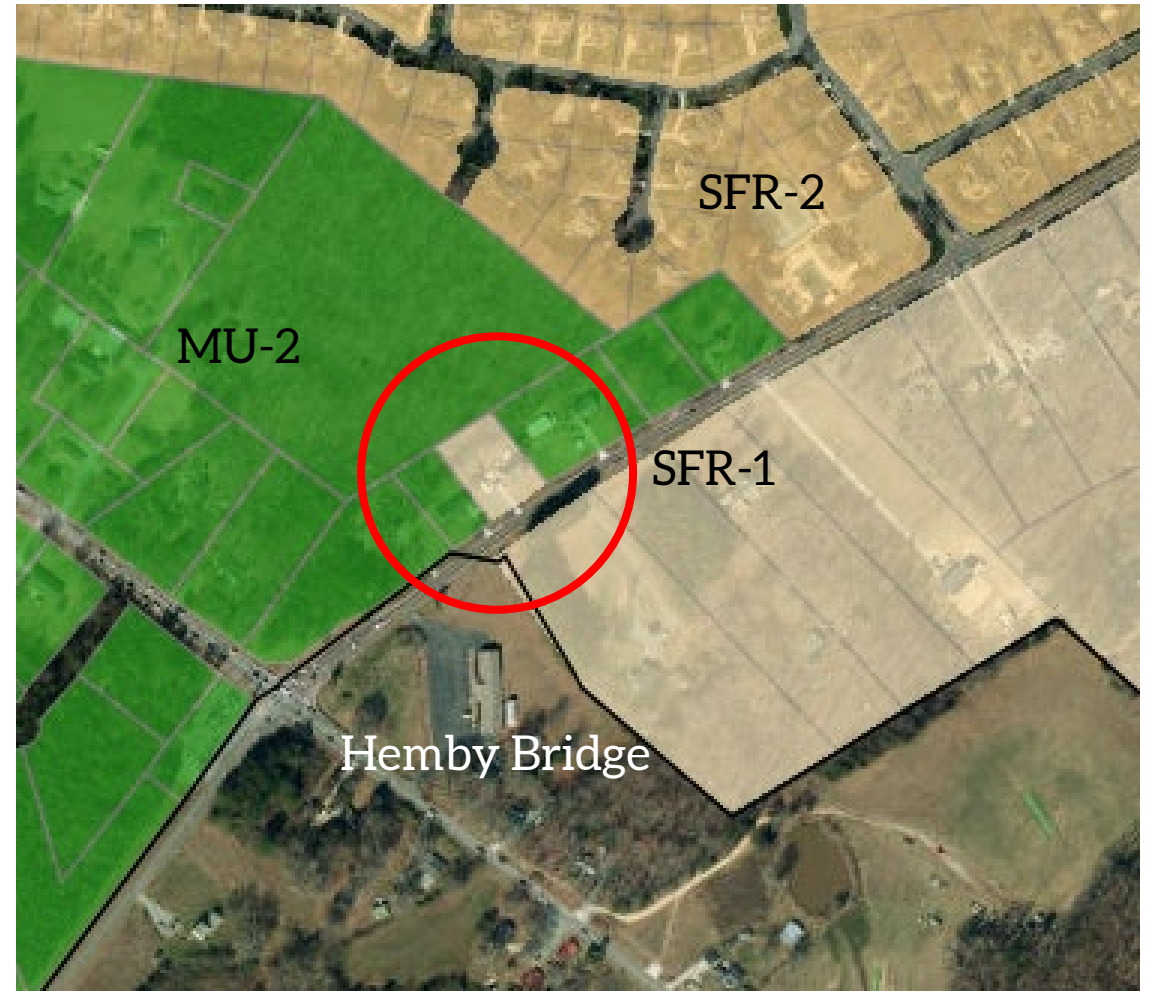
Site/Project Size:

- 0.7800 ac

Traffic Generation:

- N/A

Current Zoning:





Future Land Use



Suburban Single-Family Neighborhood

Suburban single-family residential neighborhoods are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large-lot, low-density single-family homes to denser formats of smaller single-family detached homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers.



Primary Land Uses

- Single-Family Detached Home

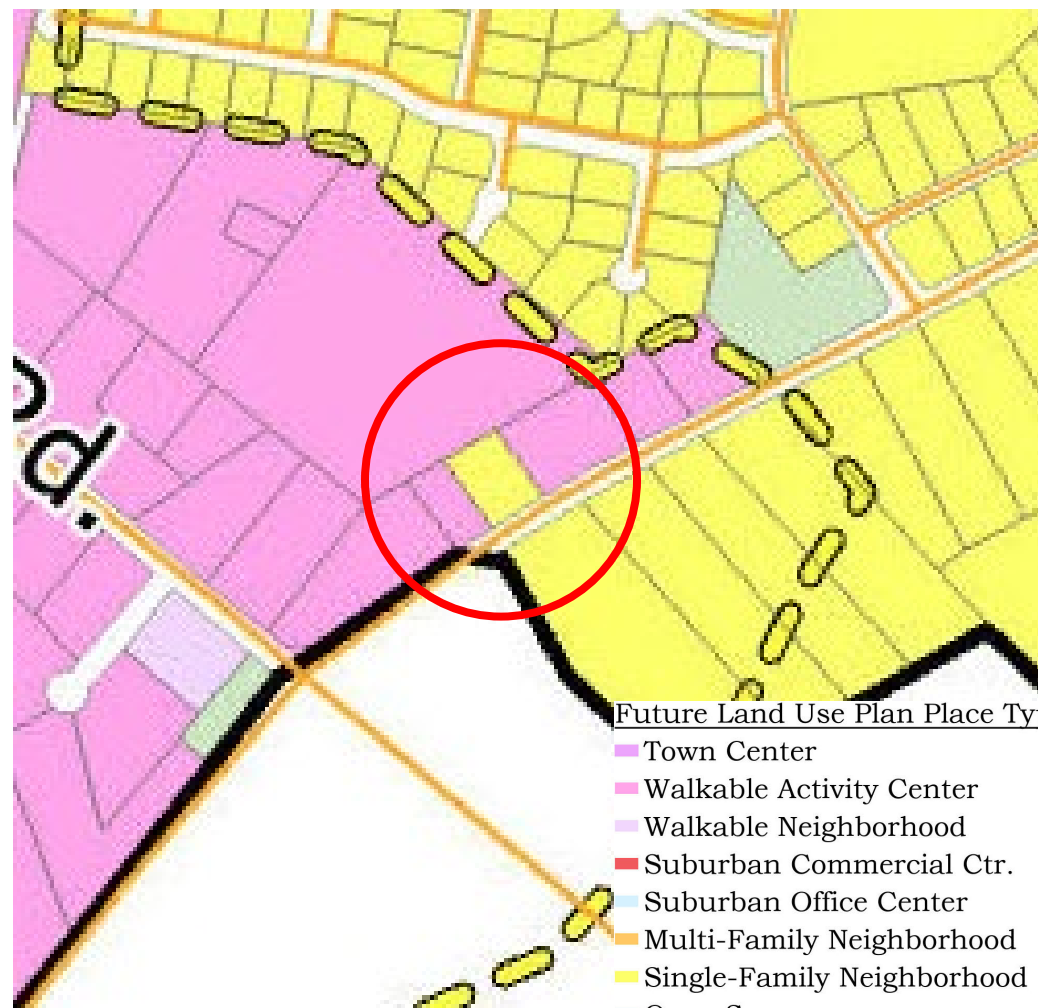
Secondary Land Uses

- Community Park
- Community Center / Pool and Recreational Facilities
- Natural Areas



FORM & PARAMETERS

| | |
|-------------------------------|------------------------|
| General Development Pattern | Separate Uses |
| Typical Lot Coverage | 50 – 75% |
| Residential Density | 1.0 – 6.0 DU/ac |
| Non-Residential Intensity | N/A |
| Prevailing Building Height | 1 - 2 Stories |
| Average Dwelling Unit Size | 1,500 – 5,000 SF |
| Avg. Non-Resid. Building Size | varies |
| Transportation Choices | Auto |
| Typical Block Length | 800 – 1,500 LF |
| Open Space Elements | Greenway/Natural Areas |
| Street Pattern | Curvilinear |
| Street Connectivity | Low/Medium |
| Parking Provisions | Private Driveway |
| Typical Street Cross Section | Rural/Suburban/Urban |



Future Land Use Plan Place Types

- Town Center
- Walkable Activity Center
- Walkable Neighborhood
- Suburban Commercial Ctr.
- Suburban Office Center
- Multi-Family Neighborhood
- Single-Family Neighborhood
- Open Space
- Civic Space

Idlewild Road Small Area Plan





Staff Recommendation

- Staff recommends approving RZ24.10.01 to rezone the property to Mixed-Use 2 (MU-2). While this may seem inconsistent with the current Future Land Use and Small Area Plan, it's important to note that the surrounding area is zoned commercial, and the property itself was previously zoned for mixed-use.
- This rezoning will:
 - ▣ Stimulate economic growth by increasing commercial business opportunities, aligning with the Town's Economic Development Plan to achieve 80%/20% (residential to commercial tax base, currently 84%/16%).
 - ▣ Create a seamless transition between the adjacent MU-2 zoning and approved plans.
- Staff understands that this change may impact the neighborhood. However, there are potential benefits to the community, such as increased tax revenue and job opportunities.

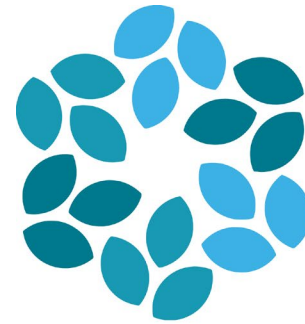
Vote and Statement of Consistency & Reasonableness



- **Step 1.**
 - Motion to recommend **Approval/Denial** for RZ24.10.01.

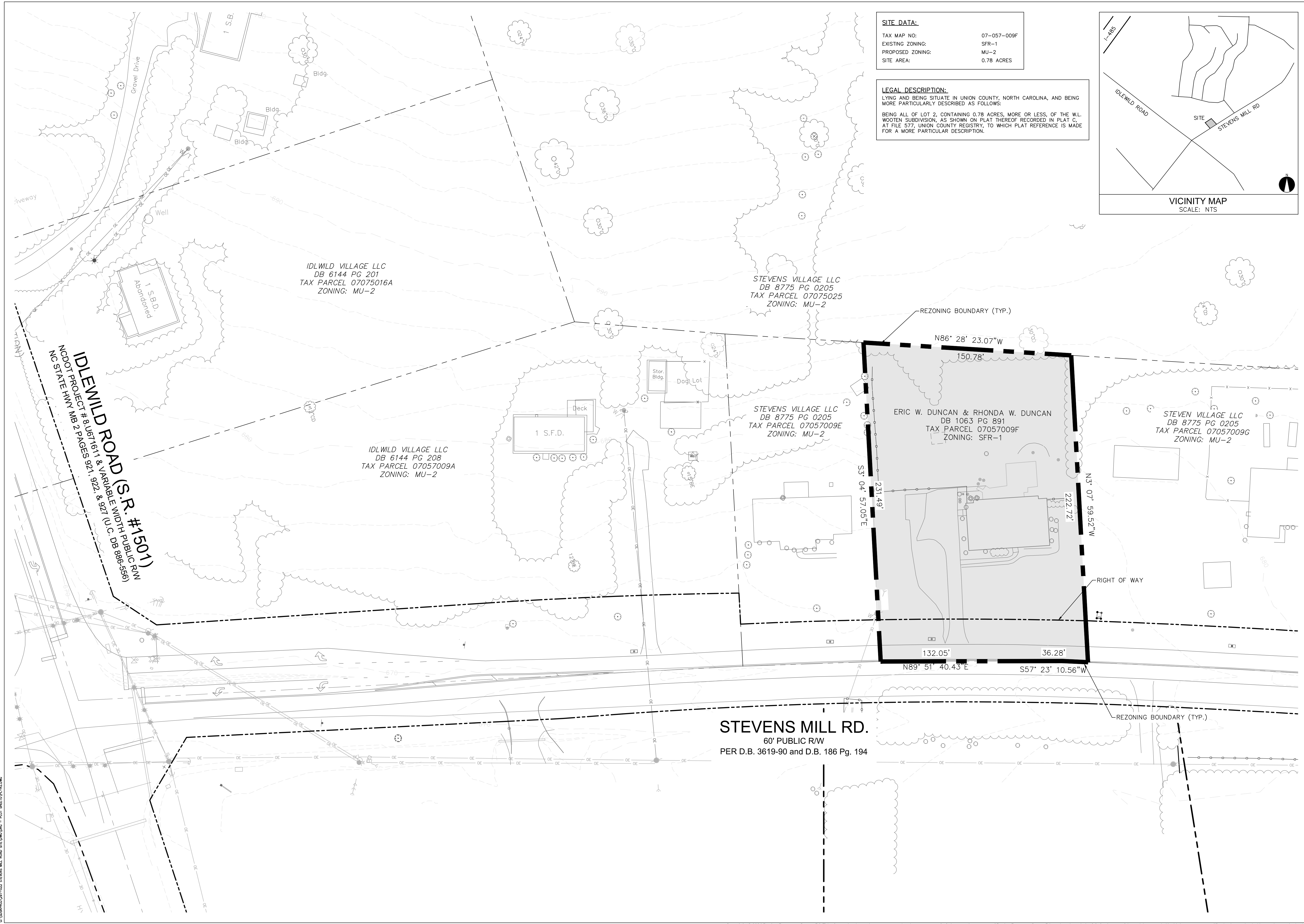
- **Step 2.**
 - With a statement of consistency that the proposal is **Consistent/Inconsistent** and **Reasonable/Not Reasonable** with the Comprehensive Land Use Plan.

- **Step 3.**
 - Example reasoning:
 - The rezoning helps increase the number of commercial business opportunities in the Town per the Town of Stallings Economic Development Plan.



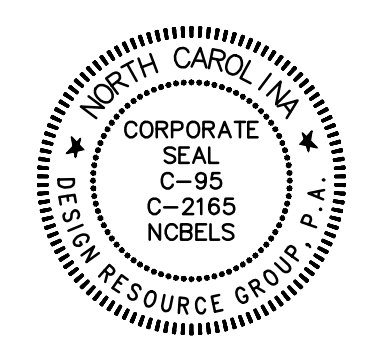
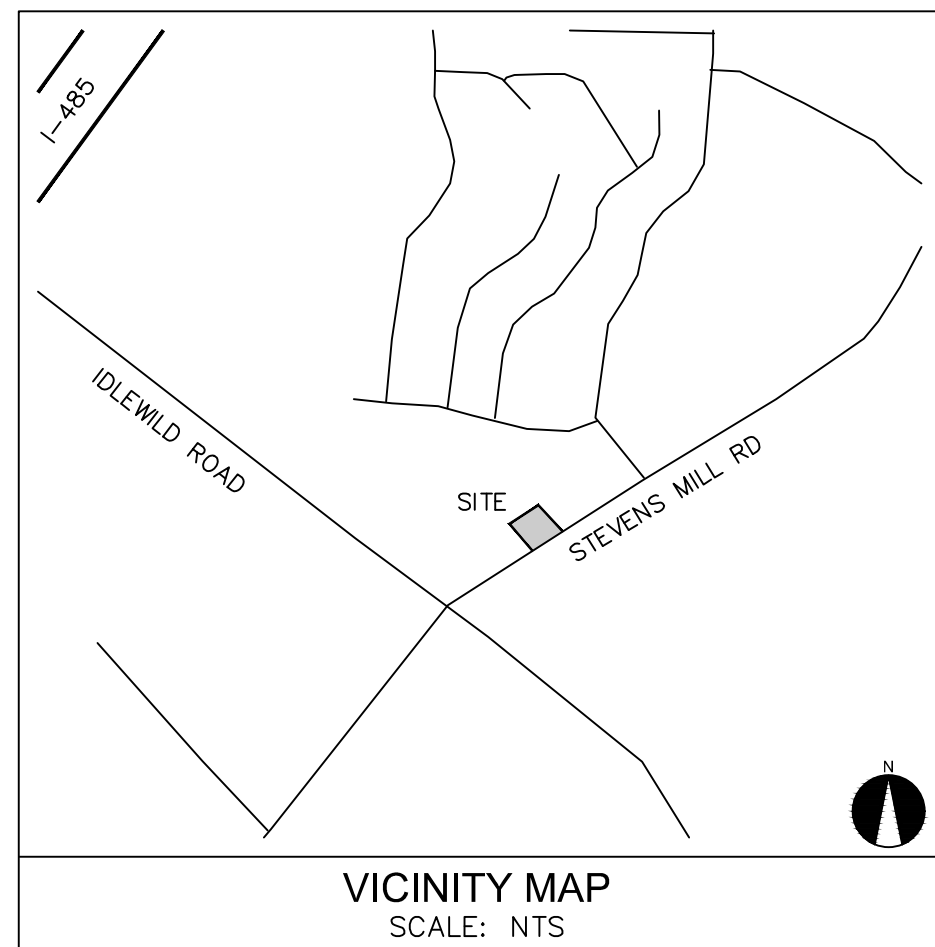
**PLANNING
& ZONING**
TOWN of STALLINGS

Questions?



SITE DATA:
 TAX MAP NO: 07-057-009F
 EXISTING ZONING: SFR-1
 PROPOSED ZONING: MU-2
 SITE AREA: 0.78 ACRES

LEGAL DESCRIPTION:
 LYING AND BEING SITUATE IN UNION COUNTY, NORTH CAROLINA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEING ALL OF LOT 2, CONTAINING 0.78 ACRES, MORE OR LESS, OF THE W.L. WOOTEN SUBDIVISION, AS SHOWN ON PLAT THEREOF RECORDED IN PLAT C, AT FILE 577, UNION COUNTY REGISTRY, TO WHICH PLAT REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION.

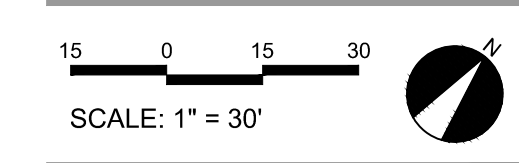


REZONING PETITION
 FOR PUBLIC HEARING
 2024-XXX

REZONING PETITION

DUNCAN PARCEL
 STALLINGS, NORTH CAROLINA
STEVENS VILLAGE, LLC
 1341 EAST MOREHEAD STREET, SUITE 201
 CHARLOTTE, NC 28204
 704.344.1868

PARCEL
 REZONING MAP



PROJECT #: 297-022
 DRAWN BY: JO
 CHECKED BY: JG

OCTOBER 22, 2024

REVISIONS:

0:\dwork\097-022 STEVENS MILL ROAD_SITING\DWG - PLOT SKETCHES - REZONING

STEVENS MILL RD.
 60' PUBLIC R/W
 PER D.B. 3619-90 and D.B. 186 Pg. 194



Statement of Consistency and Reasonableness

ZONING AMENDMENT: RZ24.10.01

REQUEST: Stevens Village, LLC submitted a general rezoning request for Single-Family Residential 1(SFR-1) to Mixed-Use 2 (MU-2) at the location at parcel ID #07057009F, a property 0.7800 acres in size at 5749 Stevens Mill Rd.

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

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

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

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

THEREFORE, The Planning Board hereby recommends that the proposed zoning amendment is consistent/inconsistent and reasonable/unreasonable with the Comprehensive Land Use Plan adopted on November 27, 2017, based on the goals and objectives outlined in the document of promoting quality development and consistency with all state-mandated land use regulations established through NCGS § 160D. The Planning Board recommends to approve/deny the proposed amendment and stated that the Planning Board finds and determines that the zoning/text amendment is consistent/inconsistent and reasonable/unreasonable with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan for the following reasons:

1. The surrounding area is zoned commercial, and the property itself was previously zoned for mixed-use.
2. Stimulate economic growth by increasing commercial business opportunities, aligning with the Town’s Economic Development Plan to achieve 80%/20% (residential to commercial tax base, currently 84%/16%).
3. Create a seamless transition between the adjacent MU-2 zoning and approved plans..

Recommended this the __ day of _____, 2024.

Planning Board Chair

Attest:

Planning Staff

AMENDED APPLICATION TO REFLECT NEW OWNERSHIP



Town of
Stallings

315 Stallings Road ▪ Stallings, North Carolina 28104

Zoning Map Amendment/Rezoning Application

Application # (Staff): _____

Date Filed: _____

Community Meeting Date (If Applicable): _____

Planning Board Date: _____

Town Council/Hearing Date:

| | |
|---|-----------|
| 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 |
| 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:

| | |
|---|--|
| Conditional District Zoning? | Yes <input type="radio"/> No <input checked="" type="radio"/> |
| Current Zoning (Circle One) | <input checked="" type="radio"/> <i>SFR-1</i> <i>SFR-2</i> <i>SFR-3</i> <i>SFR-MH</i> <i>SRF-MH</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> |
| Proposed Zoning (Circle One) | <i>SFR-1</i> <i>SFR-2</i> <i>SFR-3</i> <i>SFR-MH</i> <i>MU-1</i> <input checked="" type="radio"/> <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> |
| Overlay Districts (If Applicable): (Circle One) | <i>TNDO</i> <i>SCO</i> <i>HIO</i> |

Physical Property Address: 5749 Stevens Mill Road
Matthews, NC 28104

Description of Rezoning: General rezoning to rezone property from Single Family Residential 1 (SFR-1) to Mixed Use 2 (MU-2)

| | | |
|--|---|---------------------------------|
| Tax Parcel Number(s) (PID Number): 07057009F | | Total Acreage: 0.7800 |
| Property Owner(s): Stevens Village, LLC | | |
| Owner's Address: c/o Terry Williams; 1341 E. Morehead Street, #201 | | |
| City: Charlotte | State: NC | Zip: 28204 |
| Contact Phone Number : (704) 344-1868 | Property Owner Email Address: twilliams@withrowcapital.com | |
| Applicant Name if different than owner: Stevens Village, LLC | Applicant's Address: <small>c/o Terry Williams; 1341 E. Morehead Street, #201; Charlotte, NC 28204</small> | |
| Applicant Email Address : twilliams@withrowcapital.com | Applicant's Phone Number: (704) 344-1868 | |

MAP REQUIREMENTS

This application shall be accompanied by two (2) maps drawn to scale. Such maps shall be produced at a minimum of 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 of the Stallings 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.

- As described in Article 5.4 of the Stallings Development Ordinance, 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 meeting.

Signature of Property Owner to Rezoning Application Filed by Stevens Village, LLC

Parcel No. 07057009F

**STEVENS VILLAGE, LLC
By: Withrow Capital, Inc., Its Manager**

By: Terry L. Williams
Name: Terry L. Williams
Title: President

Date: 12/9/24

Signature of Applicant to Rezoning Application Filed by Stevens Village, LLC

STEVENS VILLAGE, LLC
By: Withrow Capital, Inc., Its Manager

By: Terry L. Williams
Name: Terry L. Williams
Title: President
Date: 12/9/24

Supplemental Documents

The approved Stevens Mill Concept Plan and notes regarding the Neighborhood Meeting from December 5, 2024, will be provided separately.