



February 18, 2025
 Stallings Government Center
 321 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

Planning Board Meeting Agenda

#	Time	Item	Presenter	Action Requested/Next Step
	6:00 pm	Invocation Call the Meeting to Order	Chair	N/A
1.		Election of Chair and Vice-Chair for Planning Board/Board of Adjustments	Max Hsiang, Planning Director	N/A
2.		Agenda Approval	Chair	Approve/Amend Agenda <i>Motion: I make the motion to:</i> 1) <i>Approve the Agenda as presented;</i> <i>or</i> 2) <i>Approve the Agenda with the following changes:</i> -----
3.		Approval of Minutes A. December 17, 2024, Minutes	Chair	Approve/Amend Minutes <i>Motion: I make the motion to:</i> 1) <i>Approve the Minutes as presented;</i> <i>or</i> 2) <i>Approve the Minutes with the following changes:</i> -----
4.		CZ24.10.02 A. 3025 Gribble Rd requests a zoning change from IND to CZ-IND to allow Automobile Dealers use in addition to the current Industrial and Automobile Repair Services (Major) use. B. Statement of Consistency and Reasonableness.	Max Hsiang, Planning Director	Recommendation <i>Motion: I make the motion to recommend:</i> 1) <i>Approval of the request as presented.</i> 2) <i>Defer the request to -----.</i> 3) <i>Denial of the request as submitted.</i>

#	Time	Item	Presenter	Action Requested/Next Step
5.		<p>CZ24.12.01</p> <p>A. 3469 Gribble Rd requests a zoning change from IND to CZ-IND to allow Automobile Dealers use in addition to the current Automobile Repair Services (Major) use.</p> <p>B. Statement of Consistency and Reasonableness.</p>	Max Hsiang, Planning Director	<p>Recommendation</p> <p>Motion: I make the motion to recommend:</p> <p>1) Approval of the request as presented.</p> <p>2) Defer the request to _____.</p> <p>3) Denial of the request as submitted.</p>
6.		<p>TX25.02.01 Attached Garages</p> <p>A. Staff requests a text amendment in the Stallings Development Ordinance within Article 2 to clarify regulations for attached garages.</p> <p>B. Statement of Consistency and Reasonableness.</p>	Max Hsiang, Planning Director	<p>Recommendation</p> <p>Motion: I make the motion to recommend:</p> <p>1) Approval of the request as presented.</p> <p>2) Defer the request to _____.</p> <p>3) Denial of the request as submitted.</p>
7.		<p>TX25.02.02 Definitions Update</p> <p>A. Staff requests a text amendment in the Stallings Development Ordinance within Article 3 to clarify and expand the existing language.</p> <p>B. Statement of Consistency and Reasonableness.</p>	Katie King, Planning Technician	<p>Recommendation</p> <p>Motion: I make the motion to recommend:</p> <p>1) Approval of the request as presented.</p> <p>2) Defer the request to _____.</p> <p>3) Denial of the request as submitted.</p>
8.		2025 Planning Board Reappointments	Max Hsiang, Planning Director	N/A
9.		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 December 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: Mike Couzens, Heather Grooms, Chairman Robert Koehler, Tony Paren, and Jon Van de Riet

Planning Board members absent: David Barnes and Jacqueline Wilson

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. September 2024 Minutes

B. October 2024 Minutes

C. November 2024 Minutes

Board Member Paren made the motion to approve the Planning Board Minutes from September 17, 2024, October 22, 2024, and November 19, 2024. The motion was approved unanimously after a second from Board Member Van de Riet.

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.

Planning Director Hsiang presented CZ24.10.01 rezoning request by Assembly of God to change their zoning on the parcel located at 6800 Stevens Mill Rd from SFR-1 to CZ-MU-1. The change would allow them to continue to use the site as a daycare and for religious uses while also allowing them to expand their current daycare. Planning Director Hsiang explained the difference between general rezonings and conditional rezonings. He also addressed a common concern about the traffic in that area. It has been determined that a traffic study is not needed as this time since the expansion will not exceed 1,000 daily trips or 100 trips during peak hours. Planning Director Hsiang stated that staff recommends approval of this conditional rezoning with the added staff conditions as it is reasonable with the Future Land Use Plan even though it is inconsistent with the Greenway Master Plan.

The architect representing the church answered questions regarding the population of the daycare currently and expected attendance after the expansion. He also spoke about the planned greenway path along the front of the property and why they requested alleviation from the rear portion of the greenway.

After a brief discussion, Board Member Van de Riet made the motion to approve CZ24.10.01 with a statement that CZ24.10.01 is inconsistent but reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Couzens.

4. RZ24.10.01

- A. Stevens Village LLC requests a general rezoning for 749 Stevens Mill Rd from SFR-1 to MU-2.

Planning Director Hsiang presented RZ24.10.01 rezoning request by Stevens Village LLC to rezone the property at 5749 Stevens Mill Rd from SFR-1 to MU-2. After showing the zoning history of the property, he explained that this rezoning will return the parcel back to its original zoning from 2018. He explained that the area surrounding the parcel is also zoned MU-2 and has a by-right development agreement to be a grocery anchored commercial center. This parcel, if approved, would be developed as part of the surrounding development. Planning Director Hsiang stated that staff recommends approval of this general rezoning since it will help get the town closer to its economic development goal of a 20% commercial tax base and it will also provide a seamless transition to the adjacent MU-2 zoning.

Aaron Houck, who is representing Stevens Village LLC, gave a presentation on the area surrounding the parcel and answered questions from the Planning Board.

Chairman Robert Koehler then opened the discussion to hear statements from the public. Resident Tom Twitchel of 910 Bailey Ct expressed his concern with the impact to the neighborhood, increased traffic, security issues, and the proposed golf cart path. Roxanna Redfearn of 723 Donegal Ct spoke on her concerns with prior communication about the development, property value impacts, increased traffic, and the proposed golf cart path. Planning Director Hsiang explained the Major Development Review process and where the development is in that process. Gretchen Sawickis of 917 Bailey Ct had questions regarding the mass rezoning that occurred in 2018 and what notifications were given to the town. Board Member Grooms gave an answer about the motivation behind the mass rezoning and directed the question about notifications to Planning Director Hsiang. He explained what notifications were legally required and how the town went above those requirements. Jeanne Lindsay of 5639 Anglesey Ct also had concerns about the safety and security of the Shannamara neighborhood and with the notifications from the 2018 mass rezoning.

After Board discussion, Board Member Van de Riet made the motion to approve the recommendation of RZ24.10.01. The motion was approved unanimously after a second from Board Member Paren.

B. Statement of Consistency and Reasonableness.

Board Member Van de Riet made the motion to approve the statement that RZ24.10.01 is inconsistent but reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Grooms.

5. Adjournment

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

The meeting adjourned at 8:03 pm.

Robert Koehler, Chairman

Katie King, Planning Technician



MEMO

To: **Planning Board**
From: Max Hsiang, Planning Director
Date: February 18, 2025
RE: **CZ24.10.02 - 3025 Gribble Rd Conditional Rezoning Request**

Overview:

The purpose of this memo is to provide details regarding the conditional rezoning request for 3025 Gribble Road. The request seeks to rezone the 0.81-acre property from Industrial (IND) to Conditional Industrial (CZ-IND) to allow automobile sales in addition to the existing automobile repair services (major).

Property Details:

- **Address:** 3025 Gribble Road
- **Parcel Size:** 0.81 Acres
- **Current Zoning:** Industrial (IND)
- **Proposed Zoning:** Conditional Industrial (CZ-IND)
- **Existing Use:** Automobile Repair Services (Major)
- **Proposed Additional Use:** Automobile Sales

Key Considerations:

- The applicant, Daniel Baharov, has requested this conditional rezoning to register the property for an automobile dealership license.
- The site is located within an Industrial Center, which primarily promotes warehouse, distribution, storage, and light manufacturing.
- The rezoning would permit limited automobile sales while maintaining the primary use as an automobile repair service.

Future Land Use:

- The future land use for this property is Industrial Center. Vehicle Repair and Vehicle Sales are not listed in any future land use category.

Staff Assessment:

- The proposed use aligns with the industrial nature of Gribble Road.
- The request includes limiting vehicle display to a maximum of five (5) vehicles at any given time.
- The applicant seeks to waive sidewalk requirements along the site's frontage.

Staff Recommendation:

Staff recommends approval of the conditional rezoning request with the following conditions:



1. **Vehicle Display Limit**

Display of vehicles for sale is limited to a maximum of five (5) vehicles at any given time. Any additional vehicles must be stored behind a fenced area and must not include visible signage.

2. **Screening Requirements**

All required screening must be installed and maintained as shown on the approved site plan. Any modifications to the screening must be reviewed and approved by the Town.

3. **Concept Plan Compliance and Conditional Zoning Reversion**

The final development must substantially conform to the approved concept plan. If the project is not completed in compliance with the concept plan within two (2) years, the conditional zoning approval will be revoked, and the property will revert to industrial zoning. Automobile sales will no longer be permitted.

4. **Outdoor Storage Restrictions**

Outdoor storage is permitted but must be fully screened from view from all public streets. Acceptable screening methods include fencing, landscaping, or other Town-approved visual barriers.

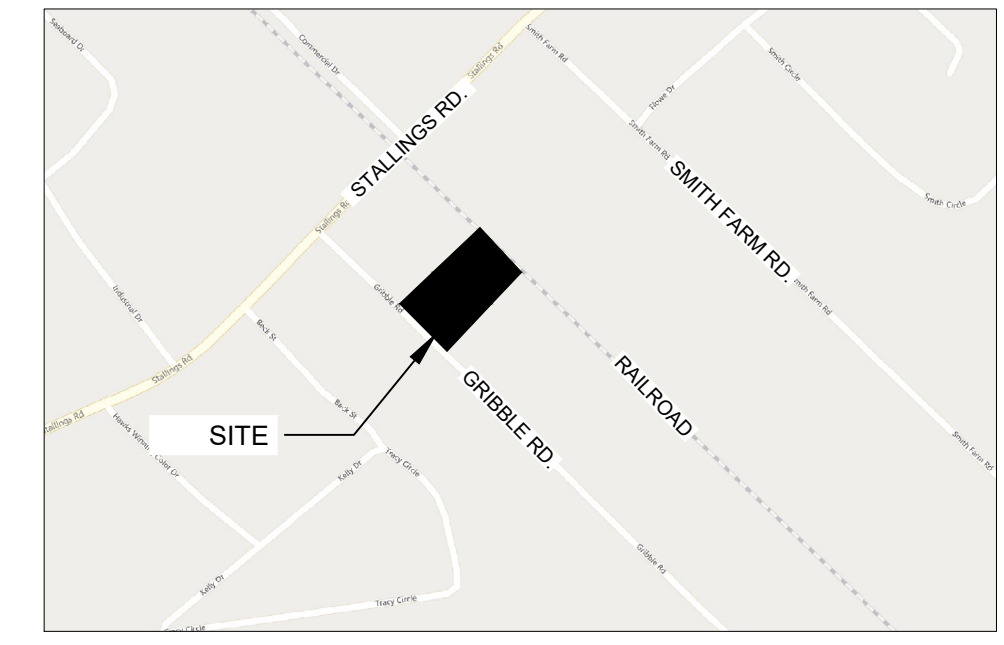
5. **Permitting Compliance**

The developer must obtain all required permits from the State, County, and Town before commencing construction or operation.

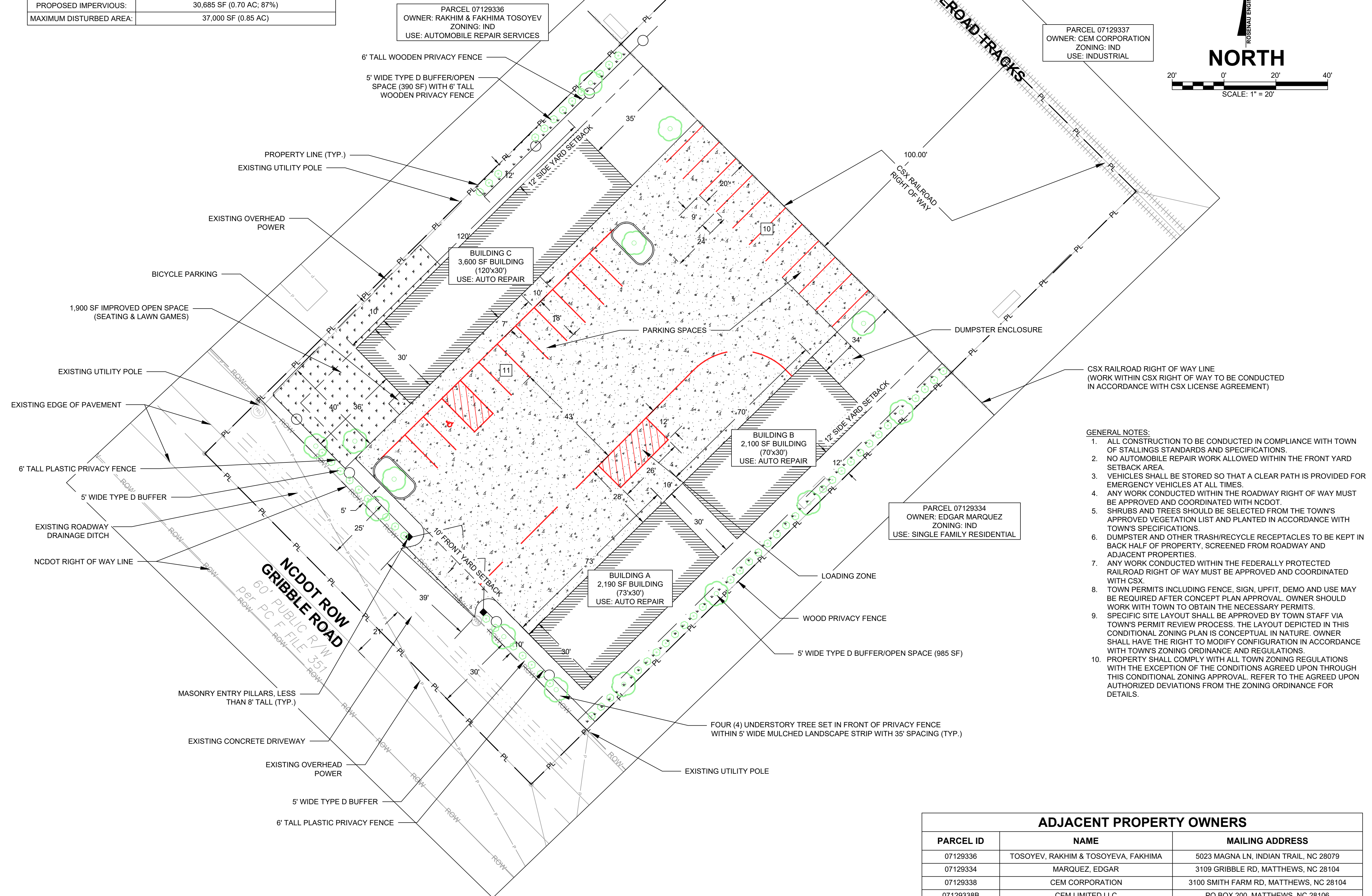
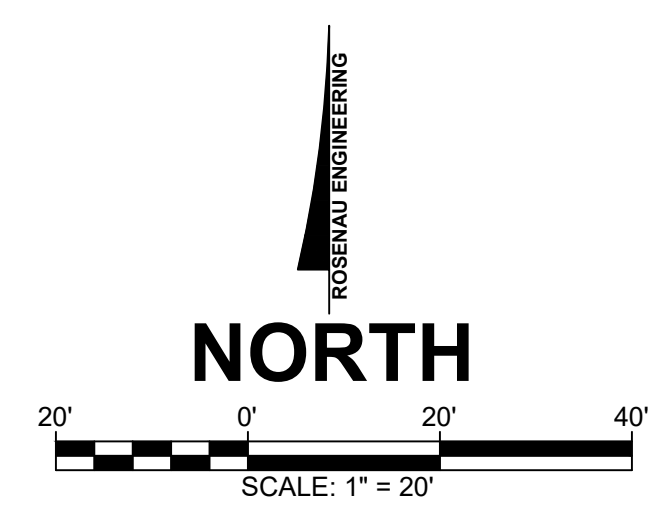
PROJECT DATA	
OWNER:	DANIEL BAHAROV
OWNER ADDRESS:	3025 GRIBBLE ROAD, MATTHEWS, NC 28104
APPLICANT:	DANIEL BAHAROV
APPLICANT ADDRESS:	3025 GRIBBLE ROAD, MATTHEWS, NC 28104
APPLICANT PHONE:	718-866-6566
APPLICANT EMAIL:	BAHAROV.DANIEL@GMAIL.COM
CIVIL ENGINEER:	JONATHAN S. ROSENAU, P.E., ROSENAU ENGINEERING, 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:	3025 GRIBBLE ROAD, STALLINGS, NC
PARCEL ID:	07129335
TOTAL PROPERTY AREA:	1.343 ACRES (58,501 SQ. FT.)
CSX (RAILROAD) ROW:	0.41 ACRES (17,954 SQ. FT.)
NCDOT (ROADWAY) ROW:	0.12 ACRES (5,378 SQ. FT.)
NON-ROW/OWNER CONTROLLED/USEABLE SITE AREA:	0.81 ACRES (35,205 SQ. FT.)
OPEN SPACE REQUIRED:	3,528 SQUARE FEET (@ 10% OF 0.81 ACRES)
IMPROVED OPEN SPACE PROVIDED:	1,900 SQUARE FEET (5.4% OF 0.81 ACRES)
OPEN SPACE PROVIDED:	3,500 SQUARE FEET (10% OF 0.81 ACRES)
TREE CONSERVATION AREA REQUIRED:	529 SQUARE FEET (@ 1.5% OF 0.81 ACRES)
TREE CONSERVATION AREA TO BE PROVIDED:	NONE
HERITAGE TREES:	NONE
CURRENT ZONING:	INDUSTRIAL (IND)
PROPOSED ZONING:	INDUSTRIAL (IND)
EXISTING USE:	AUTOMOBILE REPAIR SERVICES (MAJOR)
PROPOSED USE:	AUTOMOBILE REPAIR SERVICES (MAJOR)
CONDITIONAL USE:	AUTOMOBILE SALES

FRONT YARD SETBACK:	10 FEET (ZONING: 12 FEET)
SIDE YARD SETBACK:	12 FEET
REAR YARD SETBACK:	0 FEET (ZONING: 12 FEET)
SIDE LANDSCAPE BUFFERS:	5' WIDE, TYPE D BUFFER
PARKING SCREENING:	NONE REQUIRED
ROADWAY FRONTAGE:	179 FEET
MINIMUM LOT WIDTH:	180 FEET
FLOOD ZONES:	NONE
STREAMS/WETLANDS:	NONE
MINIMUM REQUIRED PARKING:	1 SPACE PER 3 BAYS PLUS 1 SPACE PER 2 EMPLOYEE 1 SPACE/ 3 BAYS x 15 BAYS + 1 SPACE / 2 EMPLOYEES x 4 EMPLOYEE = 7 SPACES
PROPOSED PARKING:	11 SPACES (10+1 ADA)
ADDITIONAL SALES SPACES:	10 SPACES
EXISTING IMPERVIOUS:	30,685 SF (0.70 AC; 87%)
PROPOSED IMPERVIOUS:	30,685 SF (0.70 AC; 87%)
MAXIMUM DISTURBED AREA:	37,000 SF (0.85 AC)

PROPERTY DESCRIPTION - PARCEL 07129335 ACCORDING TO DEED, BOOK 8126 PAGE 0796
 BEGINNING AT A STAKE IN THE CENTER OF INDIAN TRAIL ROAD (S.R. 1368), SAID STAKE BEING THE SOUTHWESTERN CORNER OF THE BETTY F. PHIFER LOT (FORMERLY JASON L. WILLIAMSON), AS RECORDED IN DEED BOOK 130, PAGE 496 IN THE UNION COUNTY REGISTRY; HENCE WITH THE CENTER LINE OF INDIAN TRAIL ROAD N. 43-45 W. 180 FEET TO A POINT IN THE CENTER OF INDIAN TRAIL ROAD, SAID POINT BEING THE SOUTHEASTERN CORNER OF THE J. R. MALTON LOT RECORDED IN DEED BOOK 255, PAGE 341 IN SAID REGISTRY, SAID POINT ALSO BEING S. 43-45 E. 315 FEET FROM THE EASTERN MARGIN OF STALLINGS ROAD. THENCE WITH THE EASTERN BOUNDARY OF THE MALTON LOT N. 43 E. 329 FEET TO A STAKE IN THE CENTER LINE OF THE SEABOARD COAST LINE RAILROAD, THENCE WITH THE CENTER LINE OF THE RAILROAD S. 44-15 E. 180 FEET TO A POINT; THENCE WITH THE WESTERN LINE OF THE PHIFER LOT S. 45 W. 329 FEET TO THE POINT OR PLACE OF BEGINNING, ALL AS SHOWN ON PHYSICAL SURVEY OF THE PROPERTY OF DAVID H. BOZENSKI AND WIFE, CYNTHIA F. BOZENSKI BY R. B. PHARR (N.C.R.I.S.) DATED SEPTEMBER 5, 1979.



VICINITY MAP
 APPROXIMATE SCALE: 1" = 200'



- AUTHORIZED DEVIATIONS FROM ZONING ORDINANCE:**
1. AUTOMOBILE SALES IS AN ACCEPTABLE SECONDARY USE.
 2. THE FRONT YARD SETBACK IS 10-FEET AS MEASURED FROM THE ROADWAY RIGHT-OF-WAY LINE.
 3. THE REAR YARD SETBACK IS 0-FEET FROM THE RAILROAD RIGHT-OF-WAY LINE.
 4. NO SCREENING OR BUFFERING IS REQUIRED ALONG THE RAILROAD RIGHT-OF-WAY LINE.
 5. NO PUBLIC SIDEWALK IS REQUIRED ALONG THE ROADWAY FRONTAGE.
 6. DRIVE AISLES, LOADING ZONES, AND VEHICULAR MANUEVER AREAS MAY BE STABILIZED WITH GRAVEL PAVEMENT INSTEAD OF CONCRETE OR ASPHALT PAVEMENT.

- GENERAL NOTES:**
1. ALL CONSTRUCTION TO BE CONDUCTED IN COMPLIANCE WITH TOWN OF STALLINGS STANDARDS AND SPECIFICATIONS.
 2. NO AUTOMOBILE REPAIR WORK ALLOWED WITHIN THE FRONT YARD SETBACK AREA.
 3. VEHICLES SHALL BE STORED SO THAT A CLEAR PATH IS PROVIDED FOR EMERGENCY VEHICLES AT ALL TIMES.
 4. ANY WORK CONDUCTED WITHIN THE ROADWAY RIGHT OF WAY MUST BE APPROVED AND COORDINATED WITH NCDOT.
 5. SHRUBS AND TREES SHOULD BE SELECTED FROM THE TOWN'S APPROVED VEGETATION LIST AND PLANTED IN ACCORDANCE WITH TOWN'S SPECIFICATIONS.
 6. DUMPSTER AND OTHER TRASH/RECYCLE RECEPTACLES TO BE KEPT IN BACK HALF OF PROPERTY, SCREENED FROM ROADWAY AND ADJACENT PROPERTIES.
 7. ANY WORK CONDUCTED WITHIN THE FEDERALLY PROTECTED RAILROAD RIGHT OF WAY MUST BE APPROVED AND COORDINATED WITH CSX.
 8. TOWN PERMITS INCLUDING FENCE, SIGN, UPFIT, DEMO AND USE MAY BE REQUIRED AFTER CONCEPT PLAN APPROVAL. OWNER SHOULD WORK WITH TOWN TO OBTAIN THE NECESSARY PERMITS.
 9. SPECIFIC SITE LAYOUT SHALL BE APPROVED BY TOWN STAFF VIA TOWN'S PERMIT REVIEW PROCESS. THE LAYOUT DEPICTED IN THIS CONDITIONAL ZONING PLAN IS CONCEPTUAL IN NATURE. OWNER SHALL HAVE THE RIGHT TO MODIFY CONFIGURATION IN ACCORDANCE WITH TOWN'S ZONING ORDINANCE AND REGULATIONS.
 10. PROPERTY SHALL COMPLY WITH ALL TOWN ZONING REGULATIONS WITH THE EXCEPTION OF THE CONDITIONS AGREED UPON THROUGH THIS CONDITIONAL ZONING APPROVAL. REFER TO THE AGREED UPON AUTHORIZED DEVIATIONS FROM THE ZONING ORDINANCE FOR DETAILS.

ADJACENT PROPERTY OWNERS		
PARCEL ID	NAME	MAILING ADDRESS
07129336	TOSOYEV, RAKHIM & TOSOYEVA, FAKHIMA	5023 MAGNA LN, INDIAN TRAIL, NC 28079
07129334	MARQUEZ, EDGAR	3109 GRIBBLE RD, MATTHEWS, NC 28104
07129338	CEM CORPORATION	3100 SMITH FARM RD, MATTHEWS, NC 28104
07129338B	CEM LIMITED LLC	PO BOX 200, MATTHEWS, NC 28106

Rosenau Engineering
 4108 SAINT JOSEPH DR
 INDIAN TRAIL, NC 28079
 704-893-5482
 www.rosenauengineering.com
 NCBEE'S CERT. NO.: P-1789

PRELIMINARY DRAWING
 NOT FOR CONSTRUCTION

Call or Click 811 Before You Dig

PROJECT NAME:

3025 GRIBBLE ROAD
 3025 GRIBBLE ROAD; PARCEL 07129335
 STALLINGS, VANCE TOWNSHIP, UNION COUNTY, NORTH CAROLINA

CLIENT:
 DANIEL BAHAROV
 3025 GRIBBLE ROAD
 MATTHEWS, NC 28104
 718-866-6566

DATE: 01/22/2024
 REVISIONS:

JOB NO: 23182
 SHEET TITLE:
CONDITIONAL ZONING PLAN
 SCALE: 1" = 30'
 SHEET NO.:
CZ-SP
 © ROSENAU ENGINEERING, PLLC



Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ 24.10.02

REQUEST: A conditional rezoning request for 3025 Gribble Road seeks to rezone the 0.81-acre property from Industrial (IND) to Conditional Industrial (CZ-IND) to permit automobile sales alongside the existing major automobile repair services.

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 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/DENY** the proposed amendment and stated that the Planning Board finds and determines that the zoning 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 conditional zoning request aligns with the industrial nature of Gribble Road.

Recommended this the ___ day of _____, 2025.

Planning Board Chair

Attest:

Planning Staff



MEMO

To: **Planning Board**
From: Max Hsiang, Planning Director
Date: February 18, 2025
RE: **CZ24.12.01 - 3469 Gribble Rd Conditional Rezoning Request**

Overview:

The purpose of this memo is to provide details regarding the conditional rezoning request for 3469 Gribble Road. The request seeks to rezone the 1.52-acre property from Industrial (IND) to Conditional Industrial (CZ-IND) to allow automobile sales in addition to the existing automobile repair services (major).

Property Details:

- **Address:** 3469 Gribble Road
- **Parcel Size:** 1.52 Acres
- **Current Zoning:** Industrial (IND)
- **Proposed Zoning:** Conditional Industrial (CZ-IND)
- **Existing Use:** Automobile Repair Services (Major)
- **Proposed Additional Use:** Automobile Sales

Key Considerations:

- The applicant, 3469 Gribble Road LLC, has requested this conditional rezoning to enable automobile sales at the property.
- The site is located within an Industrial Center, aligning with existing land use patterns.
- The rezoning would allow limited automobile sales while maintaining the primary use as an automobile repair service.

Future Land Use:

- The future land use for this property is Industrial Center. Vehicle Repair and Vehicle Sales are not listed in any future land use category.

Staff Assessment:

- The proposed use is consistent with the surrounding industrial properties. There are already car sales on Gribble Rd in the Town of Indian Trail side
- The request includes limiting vehicle display to a maximum of five (5) vehicles at any given time.

Staff Recommendation:

Staff recommends approval of the conditional rezoning request with the following conditions:

Vehicle Display Limit



1. Limit vehicle display to a maximum of five (5) vehicles at any given time. Any additional vehicles must be stored behind a fenced area and must not include visible signage.
2. Consistency with Concept Plan. The final development layout, building design, and site features must substantially conform to the approved initial concept plan. Any significant modifications must receive approval from the Town.
3. Fencing and Screening. Install and maintain an opaque fence or screen along all fencing fronting Gribble Road.
4. Outdoor Storage Restrictions. Outdoor storage is permitted but must not be visible from any public street. Screening methods may include fencing, landscaping, or other Town-approved visual barriers.
5. Permitting Compliance. The developer must obtain all required permits from applicable State, County, and Town agencies.

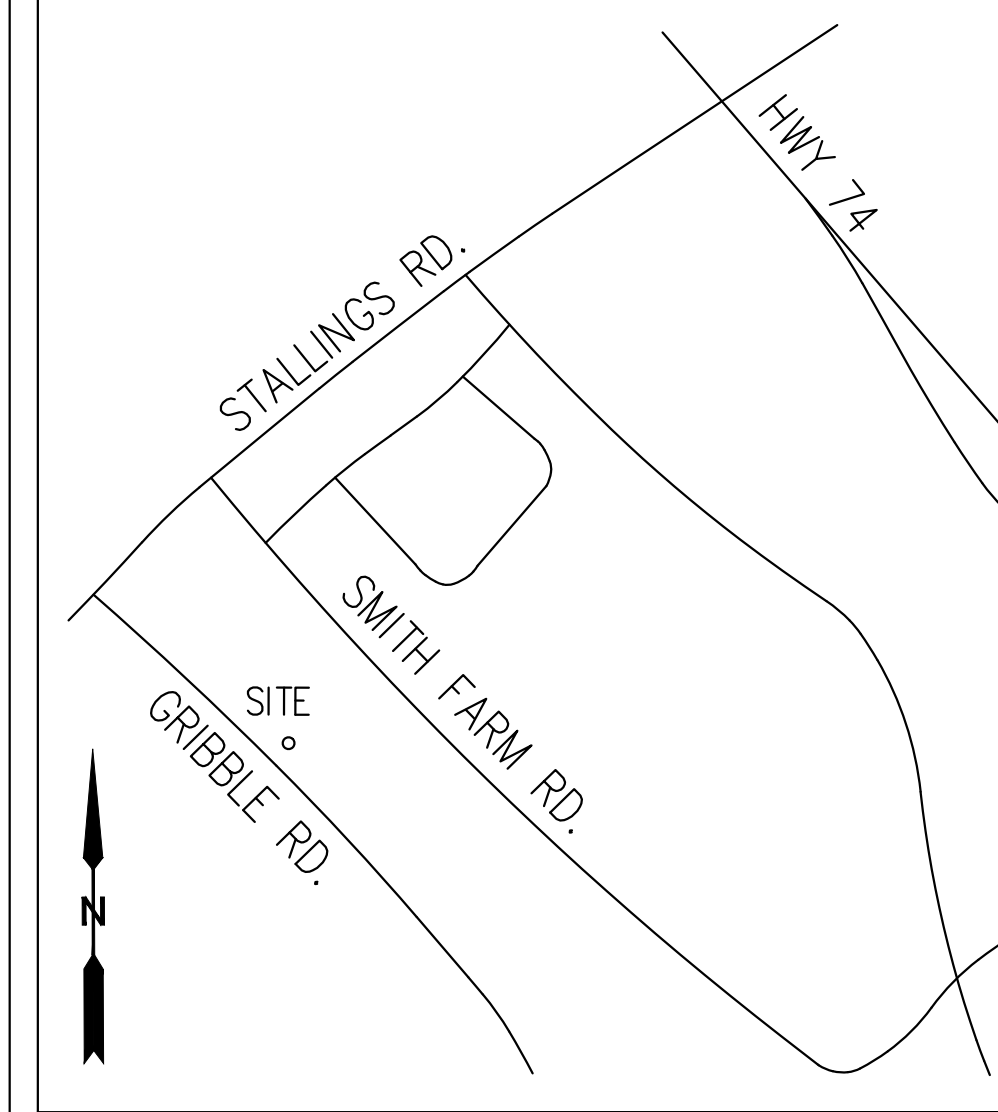
PARCEL #07129338L
COUCHELL INVESTMENT COMPANY, LLC
 3362 SMITH FARM RD
 MATTHEWS NC 28104

PARCEL #07129338K
COUCHELL INVESTMENT COMPANY, LLC
 3362 SMITH FARM RD
 MATTHEWS NC 28104

SEABOARD COASTLINE RAILROAD
 (100' RIGHT-OF-WAY)

TOTAL AREA
 65,194 SQ.FT.
 1.50 ACRES

VICINITY MAP NOT TO SCALE



- PROJECT DATA:
- OWNER: 3469 GRIBBLE ROAD, LLC
605 LEXINGTON AVE, STE. 100
CHARLOTTE, NC 28203
 - SITE ADDRESS: 3469 GRIBBLE ROAD
MATTHEWS, NC 28104
 - PARCEL I.D. #: 07129333C
 - SITE LOCATION: STALLINGS, UNION COUNTY
 - LOT SIZE: 65,194 SF (TOTAL)
RAILROAD ROW: 9,428 SF
ROADWAY ROW: 3,665 SF
NON-ROW/OWNER CONTROL AREA: 52,101 SF
 - OPEN SPACE REQUIRED: (10% OF 52,101) = 5,210 SF
 - TREE CONSERVATION AREA REQUIRED:
(1.5 % OF 52,101) = 782 SF
 - EXISTING IMPERVIOUS AREA: 34,903 SF
 - ZONING: INDUSTRIAL
 - ZONING OF ADJOINING PARCELS: INDUSTRIAL
 - SETBACKS:
FRONT= 12' (ZONING)
SIDE YARD = 12' (ZONING)
REAR YARD = 12' (FROM RAILROAD ROW)
 - EXISTING USE: AUTOMOBILE REPAIR (MAJOR)
 - PROPOSED USE: AUTOMOBILE REPAIR (MAJOR)
 - BUILDING AREA: 7,838 SF

**RED SKYE
 DESIGN, LLC**
 POST OFFICE BOX 1860
 INDIAN TRAIL, NC
 704-519-6091
 chad.redskye@gmail.com

**PRELIMINARY PLANS
 NOT FOR CONSTRUCTION**

MINIMUM REQUIRED PARKING:

- SPACE PER 3 BAYS PLUS 1 SPACE PER 2 EMPLOYEES
- BAYS = 1 SPACE REQUIRED
4 EMPLOYEES = 2 SPACES REQUIRED
- TOTAL SPACES REQUIRED
- EXISTING SPACES PROVIDED (NEW STRIPING)

REQUESTED DEVIATIONS FROM ZONING ORDINANCE:

- AUTOMOBILE SALES IS AN ACCEPTABLE SECONDARY USE.
- NO ADDITIONAL BUFFERS OR SCREENING IS REQUIRED AT ANY SIDE OF THE PROPERTY.
- NO PUBLIC SIDEWALK IS REQUIRED ALONG THE ROADWAY FRONTAGE.
- DRIVE AISLES, LOADING ZONES, AND VEHICULAR MANEUVERING AREAS MAY BE STABILIZED WITH GRAVEL PAVEMENT INSTEAD OF CONCRETE OR ASPHALT PAVING.

3469 Gribble Road Legal Description (from Deed of Trust Exhibit)
 Located in the County of Union, State of North Carolina:

BEGINNING at a point in the centerline of Gribble Road, a common corner with the Charles F. Foard property; thence with Foard's line, N. 45-43-55 E 345.65 feet to a point in the centerline of the S.A.L. Railroad right-of-way, thence with the centerline of said Railroad's right of way, 5. 45-00 E. 188.06 ft to a point thence 5. 46-44-10 W. 347.56 ft. to 4 point in the center line of Gribble Road, thence with the center line of Gribble Road, two calls: as N. 44-19-40 W. 94.01 feet and 2" N. 44-30-50 W. 94.01 feet to the point and place of BEGINNING, containing 66,158 square feet, more or less, according to a survey by Edward L. Kilough, RLS, dated February, 1983. 4887-3523-

GENERAL NOTES:

- ALL WORK TO BE CONDUCTED IN COMPLIANCE WITH TOWN OF STALLINGS STANDARDS AND SPECIFICATIONS.
- NO AUTOMOBILE REPAIR WORK ALLOWED WITHIN THE FRONT YARD SETBACK AREA.
- VEHICLES SHALL BE STORED SO THAT A CLEAR PATH IS PROVIDED FOR EMERGENCY VEHICLES AT ALL TIMES.
- ANY WORK CONDUCTED WITHIN THE ROADWAY RIGHT OF WAY MUST BE APPROVED AND COORDINATED WITH NCDOT.
- DUMPSTER AND OTHER TRASH/RECYCLE REPTACLES TO BE KEPT IN BACK HALF OF PROPERTY, SCREENED FROM ROADWAY AND ADJACENT PROPERTIES.
- ANY WORK CONDUCTED WITHIN THE FEDERALLY PROTECTED RAILROAD RIGHT OF WAY MUST BE APPROVED AND COORDINATED WITH CSX.
- TOWN PERMITS INCLUDING FENCE, SIGN, UPFIT, DEMO AND USE MAY BE REQUIRED AFTER CONCEPT PLAN APPROVAL. OWNER SHOULD WORK WITH TOWN TO OBTAIN THE NECESSARY PERMITS.
- PROPERTY SHALL COMPLY WITH ALL TOWN ZONING REGULATIONS WITH THE EXCEPTION OF THE CONDITIONS AGREED UPON THROUGH THIS CONDITIONAL ZONING APPROVAL. REFER TO THE AGREED UPON AUTHORIZED DEVIATIONS FROM THE ZONING ORDINANCE FOR DETAILS.

CONDITIONAL ZONING PLAN FOR:

3469 GRIBBLE ROAD
 STALLINGS, UNION COUNTY NORTH CAROLINA 28104

SHEET TITLE

**CONDITIONAL
 ZONING PLAN**

REVISIONS

PROJECT NO: 25-04
 DRAWN BY: CTC
 CHK'D BY: CTC
 DATE: 1-22-2025

SP-1

SHEET 1 OF 1

SURVEY NOTE:

ALL INFORMATION SHOWN ON THIS PLAN REGARDING THE EXISTING BUILDING, SETBACKS, EASEMENTS, RIGHT-OF-WAYS, UTILITIES, EQUIPMENT, MATERIALS, ETC. WAS TAKEN FROM A "BONDARY, TOPOGRAPHICAL, AND PHYSICAL SURVEY" PREPARED BY:
 WOOTEN SURVEYING & ASSOCIATES, PLLC
 119 SMITH CIRCLE
 MATTHEWS, NC 28104
 (980) 328-2977
 DWOOTEN@WOOTENSURVEYING.COM

THIS SURVEY WAS DATED 1/10/2024

LEGEND

- FIR - FOUND IRON REBAR
- FIP - FOUND IRON PIPE
- SN - SET NAIL
- SIR - SET IRON REBAR
- PT - POINT
- CLF - CHAIN LINK FENCE
- W/ - WITH
- GW - GUY WIRE
- PP - POWER POLE
- STO. - STORAGE
- CONT. - CONTAINER
- DP - DUMPSTER PAD
- DI - DROP INLET
- R.WALL - RETAINING WALL
- C - CONCRETE
- B - BRICK
- CONC. - CONCRETE
- U/C - UNCOVERED
- FFE - FINISH FLOOR ELEVATION
- APPROX. - APPROXIMATE
- OHPL - OVERHEAD POWER
- HVAC - HEAT AIR UNIT
- PLT - PLANTER
- CO - CLEAN-OUT
- CB - CABLE BOX
- PM - POWER METER
- GM - GAS METER
- WM - WATER METER
- FH - FIRE HYDRANT
- AIR - AIR COMPRESSOR
- R/W - RIGHT-OF-WAY
- EP - EDGE PAVEMENT
- SSMH - SANITARY SEWER MANHOLE
- INV. - INVERT
- CMP - CORRUGATED METAL PIPE
- FOM - FIBER OPTIC MARKER
- FOV - FIBER OPTIC VAULT
- TBM - TEMPORARY BENCHMARK
- UGGL - UNDERGROUND GAS LINE
- UGWL - UNDERGROUND WATER LINE
- NAVD - NORTH AMERICAN VERTICAL DATUM
- SR# - STATE ROAD NUMBER
- RIPRAP - RIPRAP

NCCS MONUMENT
 "L-73"
 N: 487,476.08'
 E: 1,500,816.04'

ALL INFORMATION SHOWN ON THIS PLAN IS THE EXISTING CONDITIONS UNLESS SPECIFICALLY NOTED OTHERWISE.

PAINT STRIPES AT EXISTING ASPHALT TO DELINEATE 9'X20' PARKING SPACES TYPICAL 4 SPACES

NEW 5' MULCHED PLANTING STRIP ADJACENT TO EXISTING ASPHALT PAVING

CONDITIONAL REZONING PLAN

SCALE: 1" = 20'

NOTE: THESE DRAWINGS ARE PRELIMINARY CONCEPTUAL DRAWINGS ONLY AND ARE SUBJECT TO APPROVAL BY LOCAL AUTHORITIES

DEED 7932-482
 PARCEL #07129333G
UFP REAL ESTATE, LLC
 2801 EAST BELTLINE NE
 GRAND RAPIDS, MI 49525

DEED 1180-38
 PARCEL #07129333G
DC2 HOLDINGS LLC
 630 W PEELER ST
 SALISBURY NC 28146

GRIBBLE ROAD

(PUBLIC R/W - NO RECORDED R/W WIDTH)
 (R/W WIDTH PER NCDOT MAINTENANCE
 ASSUMED BACK OF DITCH TO BACK OF DITCH)
 SR# 1368



Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ 24.12.01

REQUEST: A conditional rezoning request for 3469 Gribble Road seeks to rezone the 1.52-acre property from Industrial (IND) to Conditional Industrial (CZ-IND) to permit automobile sales alongside the existing major automobile repair services.

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 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/DENY** the proposed amendment and stated that the Planning Board finds and determines that the zoning 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 conditional zoning request aligns with the industrial nature of Gribble Road.

Recommended this the ___ day of _____, 2025.

Planning Board Chair

Attest:

Planning Staff



MEMO

To: **Planning Board**
From: Max Hsiang, Planning Director
Date: February 18, 2025.
RE: **TX25.02.01** Proposed Ordinance: Attached Garage Requirements

The Town's current regulations regarding attached garages lack sufficient specificity, leading to potential inconsistencies in permitting, construction, and negative impacts on neighborhood aesthetics. As directed by the Town Council at their January 13, 2025, meeting, this memo proposes a new ordinance to clarify regulations for attached garages.

The proposed ordinance establishes clear guidelines for several key aspects of attached garage construction.

1. First, it mandates a physical connection to the principal structure through either an enclosed passage or a covered breezeway with a permanent roof matching the primary structure's roofing material in both color and style. This ensures structural integrity and a cohesive architectural appearance.
2. Second, it defines permissible location and size, limiting attached garages to rear or side yards and a maximum of 50% of the principal structure's ground floor area. This prevents oversized garages that can overwhelm the principal structure and impact neighboring properties.
3. Third, the ordinance emphasizes design compatibility, requiring that the attached garage be aesthetically harmonious with the principal structure and compatible with the surrounding neighborhood's character to protect property values and preserve community character.
4. Finally, it reinforces existing requirements: a principal structure must already exist on the lot to prevent construction on vacant lots, the connection to the principal structure shall be structurally sound using approved methods, and all construction shall comply with the North Carolina Residential Code and obtain the necessary zoning and building permits.

This ordinance will ensure safe, aesthetically pleasing attached garage construction, provide clear guidance, and streamline permitting, benefiting our community.

A new article 2.10-11 to address attached garages is requested as follows:

2.10-11 Attached Garages Not Accessed by an Alleyway. An attached garage must meet the following requirements:

(A.) An attached garage must be physically connected to the principal structure by either an enclosed passage or a covered breezeway, both with a minimum width of six feet attached to the principal structure. The connection and the garage must have a permanent roof that matches the primary structure in both color and style to maintain architectural consistency.

(B.) An attached garage may only be constructed on a lot where a principal structure already exists. Attached garages are permitted only in the rear or side yard, must

comply with all applicable setback requirements, and shall not exceed 50% of the ground floor area of the principal structure. The design, materials, and appearance of the attached garage must be in harmony with the principal structure and compatible with the surrounding neighborhood in terms of design, materials, and appearance.

(C.) Any connection to the principal structure must be structurally secure, utilizing bolted ledger boards, post connections, or other approved methods, with proper flashing to prevent water infiltration.

(D.) The Minor Site Development Review process is required for residential development projects for Attached garages. All attached garages must comply with the North Carolina Residential Code and obtain the necessary zoning and building permits before construction.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX25.02.01

REQUEST: Staff is requesting a text amendment to establish clear guidelines for attached garages in the Stallings Development Ordinance.

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

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

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

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

THEREFORE, The Planning Board recommends APPROVING/DENYING the proposed text amendment, finding it consistent/inconsistent and reasonable/unreasonable with the Comprehensive Land Use Plan's goals of promoting quality development and adhering to state regulations (NCGS §160D), based on the following reasons:

- 1) This text amendment would preserve and enhance neighborhood character
- 2) This text amendment creates a clearer understanding for attached garage specifications for both homeowners and staff, reducing delays.

Recommended this the day of _____, 2025.

Planning Board Chair

Attest:

Planning Staff



MEMO

To: **Planning Board**
From: Katie King, Planning Technician
Date: February 18, 2025
Re: **TX25.02.02 - Definitions Update**

Request:

Staff proposes adding and updating definitions in Article 3 of the Stallings Development Ordinance to clarify and expand upon existing language. These definitions are essential to ensure accurate interpretation and enforcement of the ordinance.

Amendment:

ATTACHED GARAGE. A garage that is physically attached to the principal structure and either shares a wall(s) or is connected to the principal structure through an enclosed passage or a covered breezeway if not fully enclosed.

AS-BUILT SURVEY. A revised set of drawings produced upon completion of a project that are intended to reflect all changes made during the construction process; in-depth records containing the exact dimensions of the structure and its surrounding site as it was built. Also referred to as an “as-built.”

IMPERVIOUS SURFACE. Improvements including street pavement, driveways, gravel areas, buildings, and other structures which cover the soil surface and prevent infiltration of water into the soil.

~~**IMPERVIOUS SURFACE.** Improvements including street pavement, driveways, gravel areas, buildings, and other structures which cover the soil surface and prevent infiltration of water into the soil.~~

IMPERVIOUS SURFACE COVERAGE. The portion of a lot that is covered by buildings, structures, paving or other impervious surface materials.

~~**IMPERVIOUS SURFACE COVERAGE.** That portion of a lot covered by buildings, structures, paving or other impervious surface materials~~

NEIGHBORHOOD MEETING. A meeting required for conditional zoning and general rezoning requests, held by the applicant and/or developer to introduce their project to surrounding property owners and other interested parties; this term is interchangeable with “community meeting.”

REZONING, GENERAL. A legislative zoning map amendment from one zoning to another; this term is interchangeable with “conventional rezoning” and “straight rezoning.”

SETBACK, FRONT. A setback from the front property line, measured from the street right-of-way if the setback abuts a public or private street.

SETBACK, REAR. A setback from an interior property line lying on opposite side of the lot from the front ~~street~~ setback.

~~**SETBACK, STREET.** Any setback from a street, road, or lane.~~

~~**SETBACK, ZERO SIDE.** An alternate form of dimensional requirements that allows a dwelling unit to have one side setback of zero (0) feet from a side property line. This definition does not include town houses.~~

TEXT AMENDMENT. A proposed change or revision to the rules and regulations set forth in the Stallings Development Ordinance without changing the zoning map; also referred to as a “zoning text amendment.”

Staff Recommendation:

Staff recommends approval of TX25.02.02. The proposed definitions and changes enhance the clarity of the ordinance. These definitions will provide a solid foundation for future development and decision-making regarding these terms.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX25.02.02

REQUEST: Staff proposes adding and updating definitions in Article 3 of the Stallings Development Ordinance to clarify and expand upon existing language. These definitions are essential to ensure accurate interpretation and enforcement of the ordinance.

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

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

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

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

THEREFORE, The Planning Board recommends APPROVING/DENYING the proposed text amendment, finding it consistent/inconsistent and reasonable/unreasonable with the Comprehensive Land Use Plan's goals of promoting quality development and adhering to state regulations (NCGS §160D), based on the following reasons:

- 1) These proposed definitions enhance the clarity and applicability of the ordinance
- 2) These definitions will provide a solid foundation for future development and decision-making regarding these terms.

Recommended this the __ day of _____, 2025.

Planning Board Chair

Attest:

Planning Staff