



**June 17, 2025**  
 Stallings Government Center  
 321 Stallings Road  
 Stallings, NC 28104  
 704-821-8557  
[www.stallingsnc.org](http://www.stallingsnc.org)

## Planning Board Meeting Agenda

#	Time	Item	Presenter	Action Requested/Next Step
	6:00 pm	<b>Invocation</b> <b>Call the Meeting to Order</b>	Chair	N/A
1.		<b>Agenda Approval</b>	Chair	Approve/Amend Agenda  <b>Motion:</b> I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: -----
2.		<b>Approval of Minutes</b>  A. May 20, 2025, Minutes	Chair	Approve/Amend Minutes  <b>Motion:</b> I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: -----
3.		<b>General Rezoning</b> <b>RZ25.03.01 - 0 Lawrence Daniel Dr</b>  A. Davis Marsh requests a general rezoning for 0 Lawrence Daniel Dr from MU-2 to MFT. B. Statement of Consistency and Reasonableness	Katie King, Senior Planning Technician	Recommendation  <b>Motion:</b> I make the motion to recommend: 1) Approval of the request as presented. 2) Defer the request to ----- 3) Deny the request as submitted.
4.		<b>Conditional Rezoning</b> <b>CZ25.02.01 - Mill Creek Residential</b>  A. Applicant requests an annexation and zoning change from HC (Union County Zoning) to CZ-MU-2 to allow for the development of a 324-unit multi-family residential development. B. Statement of Consistency and Reasonableness	Max Hsiang, Planning Director	Recommendation  <b>Motion:</b> I make the motion to recommend: 1) Approval of the request as presented. 2) Defer the request to ----- 3) Deny the request as submitted.

#	Time	Item	Presenter	Action Requested/Next Step
5.		<p><b>Conditional Rezoning</b>  <b>CZ25.02.03 - 3919 &amp; 3927</b>  <b>Pleasant Plains Town Center (1)</b></p> <p><b>A. MONA-T LLC requests a zoning change from TC to CZ-TC to allow for the development of 12 shop-front units and 23 townhome units.</b></p> <p><b>B. Statement of Consistency and Reasonableness</b></p>	<p>Max  Hsiang,  Planning  Director</p>	<p>Recommendation</p> <p><b>Motion:</b> <i>I make the motion to recommend:</i></p> <ol style="list-style-type: none"> <li>1) <i>Approval of the request as presented.</i></li> <li>2) <i>Defer the request to _____.</i></li> <li>3) <i>Deny the request as submitted.</i></li> </ol>
6.		<p><b>Adjournment</b></p>	<p>Chair</p>	<p><b>Motion:</b> <i>I make the motion to adjourn.</i></p>



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 March 20, 2025, at 6:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28104.

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

Planning Board members absent: Charman Robert Koehler

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

Vice-Chairman Jaqueline Wilson recognized a quorum.

Invocation and Call to Order

Vice-Chairman Jaqueline Wilson called the meeting to order at 6:00 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. March 18, 2025, Minutes

B. April 15, 2025, Minutes

Board Member Couzens made the motion to approve the minutes from March 18, 2025 and April 15, 2025. The motion was unanimously approved after a second from Board Member Van de Riet.

3. CZ25.02.02

A. HMF Americana LLC requests a zoning change from MU-2 to CZ-MU-2 to allow for the development of a 222-unit residential community and commercial development.

Planning Director Hsiang presented CZ25.02.02 conditional zoning request by HMF Americana LLC to change the parcels zoning from MU-2 to CZ-MU-2. The change would allow for the development of a high-density residential community with commercial development. Planning Director Hsiang stated that staff recommends approval of this conditional zoning with proposed staff conditions.

There was a discussion with questions to the developer and to Director Hsiang from Board Members Glenn Watson, Mike Couzens, Tony Paren, Jon Van de Riet, and Vice-Chairman Jacqueline Wilson. Public comment was then made by Brian McCament of 2141 Climbing Rose Ln, Sue Patton of 3816 Matthews Weddington Rd, and Daniel John of 2825 Forest Lawn Dr.

After some discussion regarding the TIA and comments made by NCDOT, a motion was made by Board Member Couzens to defer the vote to 30 days. The motion was unanimously approved after a second from Board Member Paren. After a brief discussion and questions to Planning Director Hsiang, a motion was made by Board Member Couzens to withdraw the vote to defer. The motion was unanimously approved after a second by Board Member Van de Riet. A third motion was made by Board Member Couzens to amend the agenda to move the recommendation vote to after agenda item #4. The motion was unanimously approved after a second from Board Member Van de Riet.

4. TX25.05.01

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

Senior Planning Technician King presented TX25.05.01 for a text amendment to the Development Ordinance Article 3 and Article 8: Table of Uses. The change in Article 8: Table of Uses aims to eliminate redundancies, consolidate similar uses, and introduce new uses in response to evolving community needs and recent zoning inquires. The change would also clarify and expand several definitions in Article 3 to support the proposed changes and ensure consistency throughout the ordinance. Senior Planning Technician King states that staff recommends approval of this text amendment.

After a brief discussion, Board Member Van de Riet made the motion to approve the recommendation of TX25.05.01 with a statement that TX25.05.01 is consistent and reasonable. The motion was approved unanimously after a second from Board Member Paren.

5. CZ25.02.02

- A. HMF Americana LLC requests a zoning change from MU-2 to CZ-MU-2 to allow for the development of a 222-unit residential community and commercial development.

B. Statement of Consistency and Reasonableness.

Planning Director Hsiang presented research that NC State Statutes require a vote within 30 days, however the Town Ordinance states a vote must be made within 8 days after the deferral of the vote. Board Members discussed holding a special meeting within the next 2 weeks if the developer is expecting comments on the TIA this week. Vice-Chairman Wilson and Board Member Van de Riet further discussed traffic concerns and Town Council approval.

After the additional brief discussion, Board Member Couzens made a motion to approve the recommendation of CZ25.02.02 with the condition of Town Staff and NCDOT approval of the TIA with a statement that CZ25.02.02 is consistent and reasonable. The motion was approved unanimously after a second from Board Member Van de Riet.

6. Adjournment

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

The meeting adjourned at 7:48 pm.

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Robert Koehler, Chairman

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Brig Sheehy, Planning Technician



General Rezoning Application  
RZ25.03.01 – 0 Lawrence Daniel Dr

06.17.2025

Staff Report | Planning Board



# Request

## □ General Rezoning Request

Applicant, Davis Marsh, submitted a general rezoning request from **Mixed- Use 2 (MU-2)** to **Multi-Family Transitional (MFT)** at the location at parcel ID #07075291A, a property 1.126 acres in size at 0 Lawrence Daniel Dr.

**Neighborhood Meeting:**  
**04/29/2025**

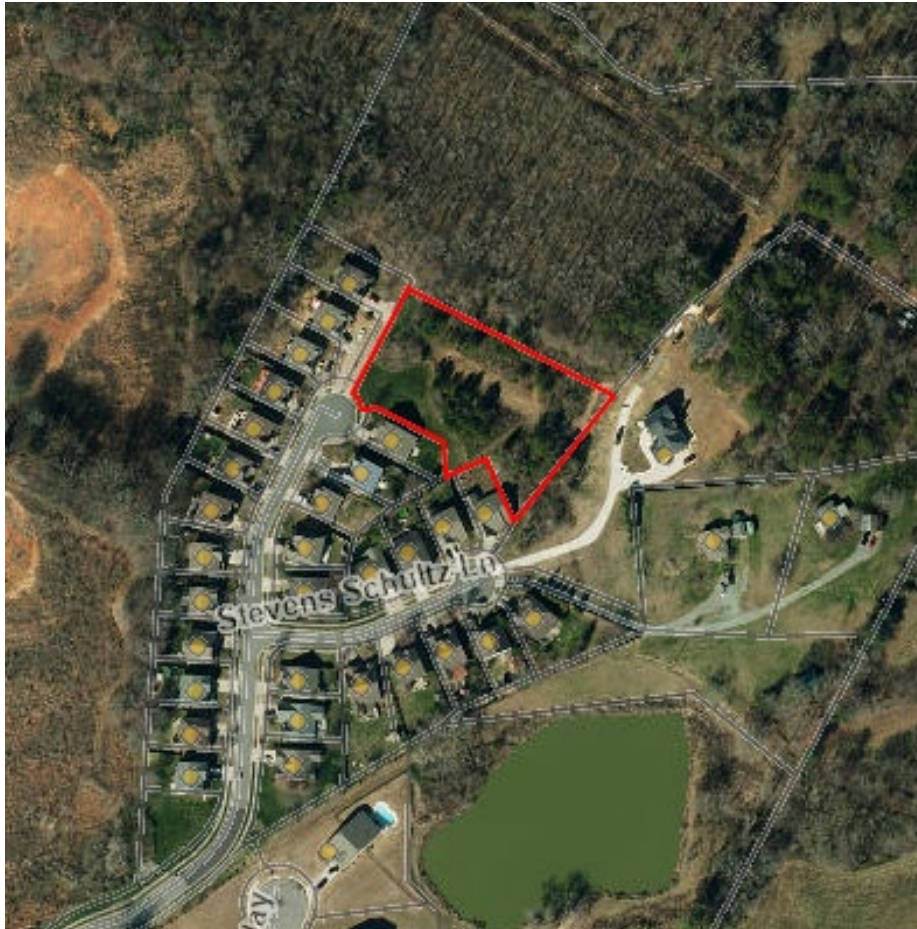


**Planning Board:**  
**06/17/2025**



**Town Council Hearing (TBD):**  
**07/14/2025**

# Aerial & Streetview



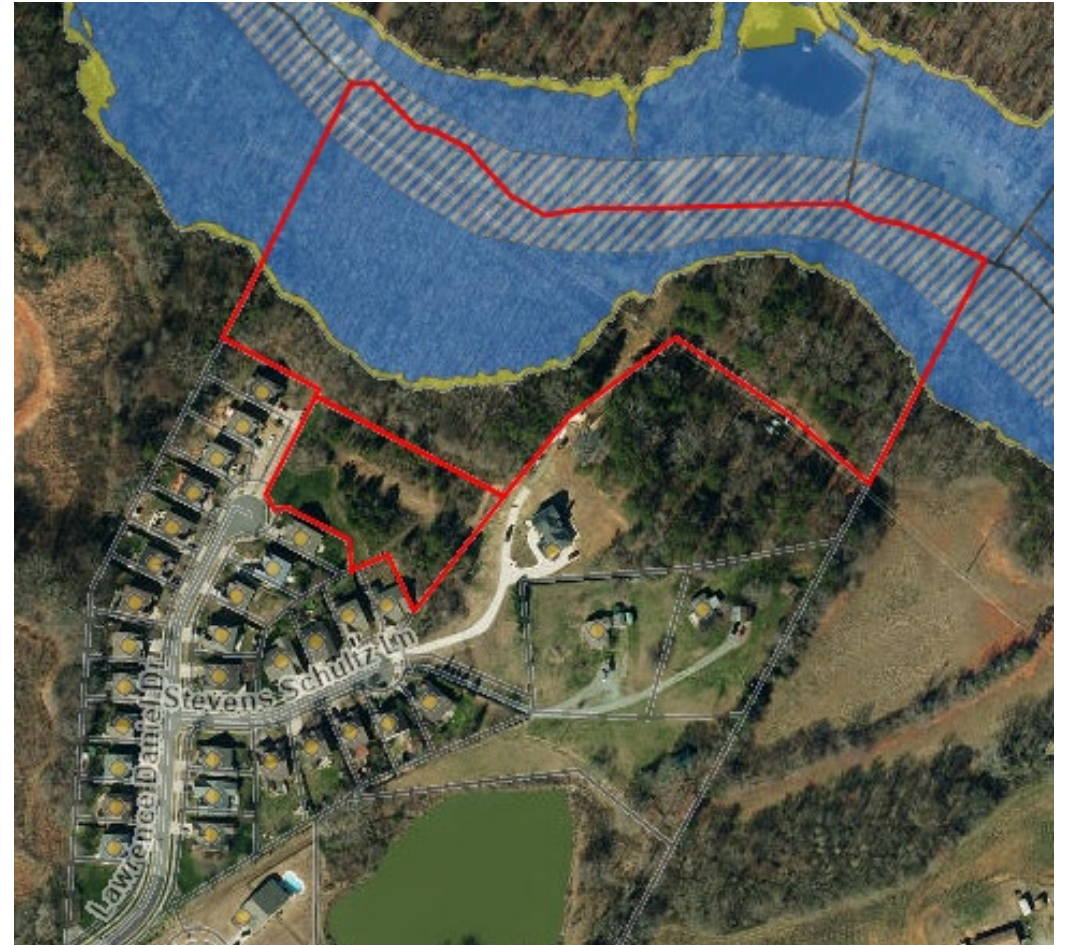




# History

- This property was recently subdivided into two separate parcels prior to applying for the rezoning.
- The rear acreage of the original parcel contains a considerably large floodplain and is mostly undevelopable.
- This rezoning only applies to the newly subdivided parcel with access to Lawrence Daniel Dr.

Original Parcel:





# More History

- In 2018, the Town of Stallings adopted a new Development Ordinance, which rezoned this property from R10 (medium-density residential) to MU-2 (mixed-use). This zoning change allowed for more commercial development on the land.
- This property connects to the Woodbridge neighborhood by an access point on Lawrence Daniel Dr. Prior to the zoning change in 2018, the entire Woodbridge neighborhood was also zoned R10 (now MFT).

2017 Zoning:

## STALLINGS ZONING DISTRICT

BC
CUGR
CUNRD
CUOLR
CZ
GC
GR
HI
LI
MFR
MR
NRD
OLR
R10
R15
R20
TC
MH1 Manufactured Home
MH2 Manufactured Home





# Project Summary

## Location:

- 0 Lawrence Daniel Dr

## Ownership:

- Douglas Marsh

## Current Zoning:

- MU-2

## Existing Use:

- Vacant

## Site/Project Size:

- 1.126 acres

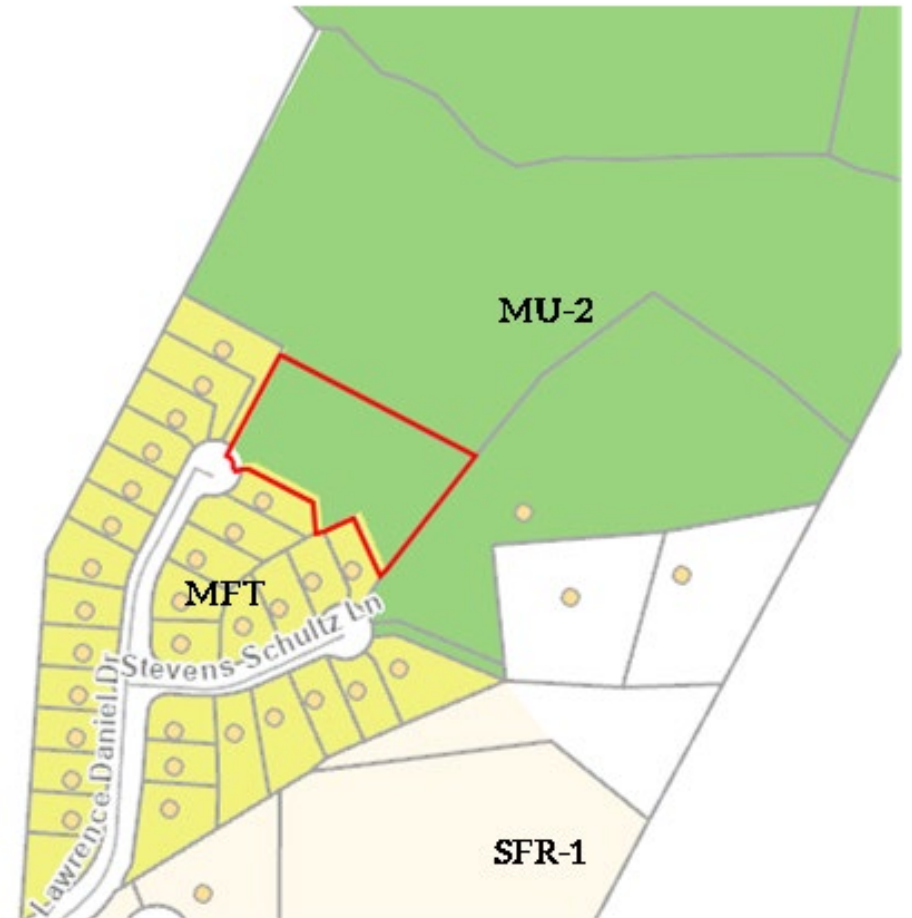
## Traffic Generation:

- N/A

## Current Zoning:

Stallings Zoning

- AG
- SFR-1
- SFR-2
- SFR-3
- MFT
- TC
- CIV
- MU-1
- MU-2
- C-74
- CP-485
- VSR
- IND
- BC
- CZ





# 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
- Industrial Center
- NCDOT Right of Way





# Idlewild Road Small Area Plan





# Staff Recommendation

- Staff recommends approval of RZ25.03.01 to rezone the property to Multi-Family Transitional (MFT). This rezoning will make the property consistent with the current Future Land Use Plan and Small Area Plan.
- This rezoning will:
  - Create a seamless transition between the adjacent MFT zoned neighborhood and align with approved plans.
  - Protect the character of the Woodbridge neighborhood by removing the potential for future commercial development.
- Staff understands the residents concerns about traffic and property values but believes that this rezoning will allow for the greatest use of the land with the smallest impact to the surrounding area.

# Vote and Statement of Consistency & Reasonableness



- **Step 1.**
  - Motion to recommend **Approval/Denial** for RZ25.03.01.
  
- **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 aligns with the Comprehensive Land Use Plan and Small Area Plan.



**PLANNING  
& ZONING**  
TOWN of STALLINGS

Questions?





## Statement of Consistency and Reasonableness

**ZONING AMENDMENT:** RZ25.03.01

**REQUEST:** Davis Marsh is requesting a general rezoning of the property located at 0 Lawrence Daniel Drive, identified as case RZ25.03.01, from MU-2 (Mixed Use-2) to MFT (Multifamily Residential).

**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 future land use of single-family residential is consistent with the request..

**Recommended** this the \_\_ day of \_\_\_\_\_, 2025.

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Planning Board Chair

Attest:

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Planning Staff



# Stallings, NC

0 Lawrence Daniel Dr.

# CASE RZ25.03.01

Neighborhood Meeting

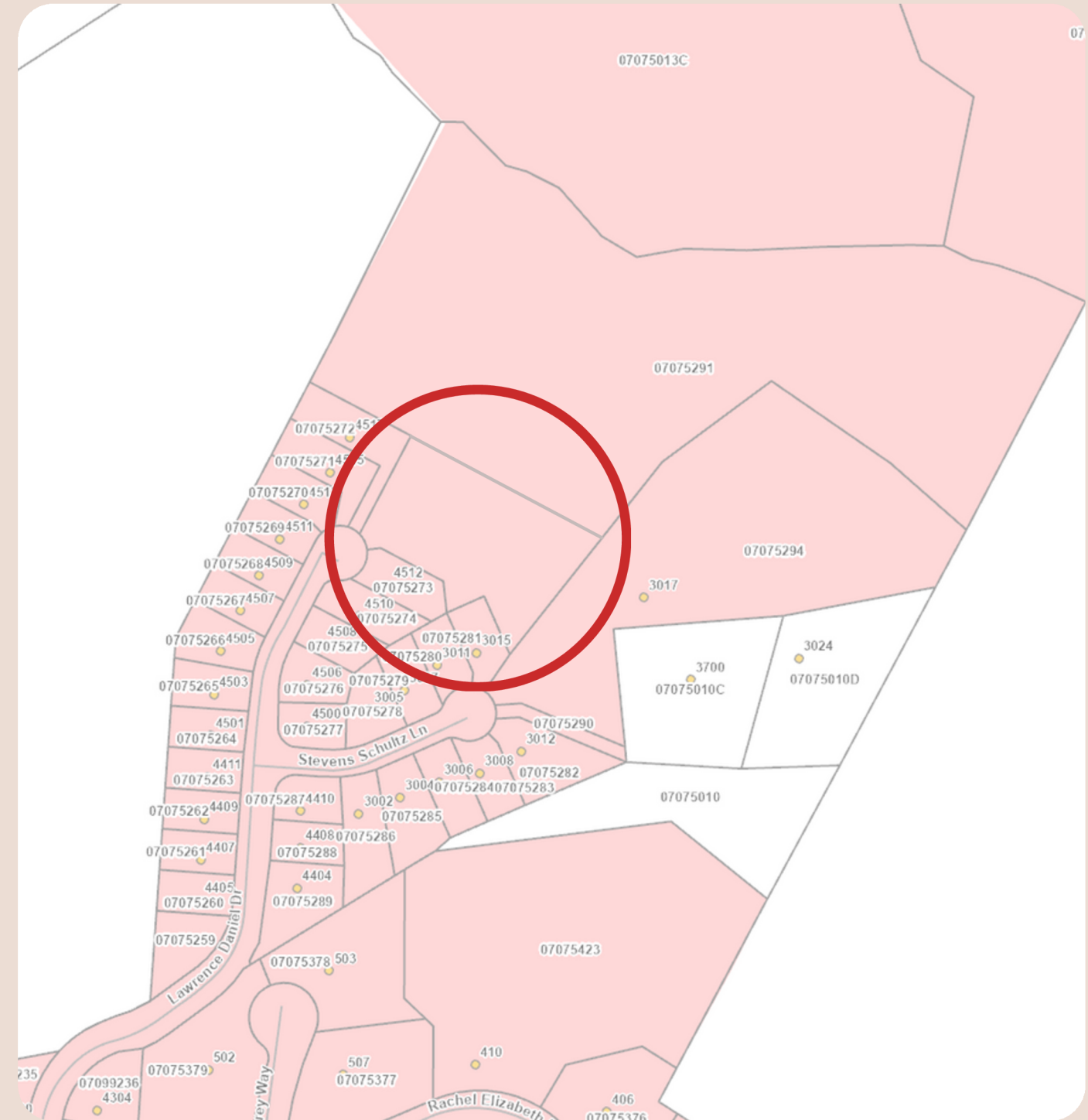
April 29<sup>th</sup>, 2025





# Site Information

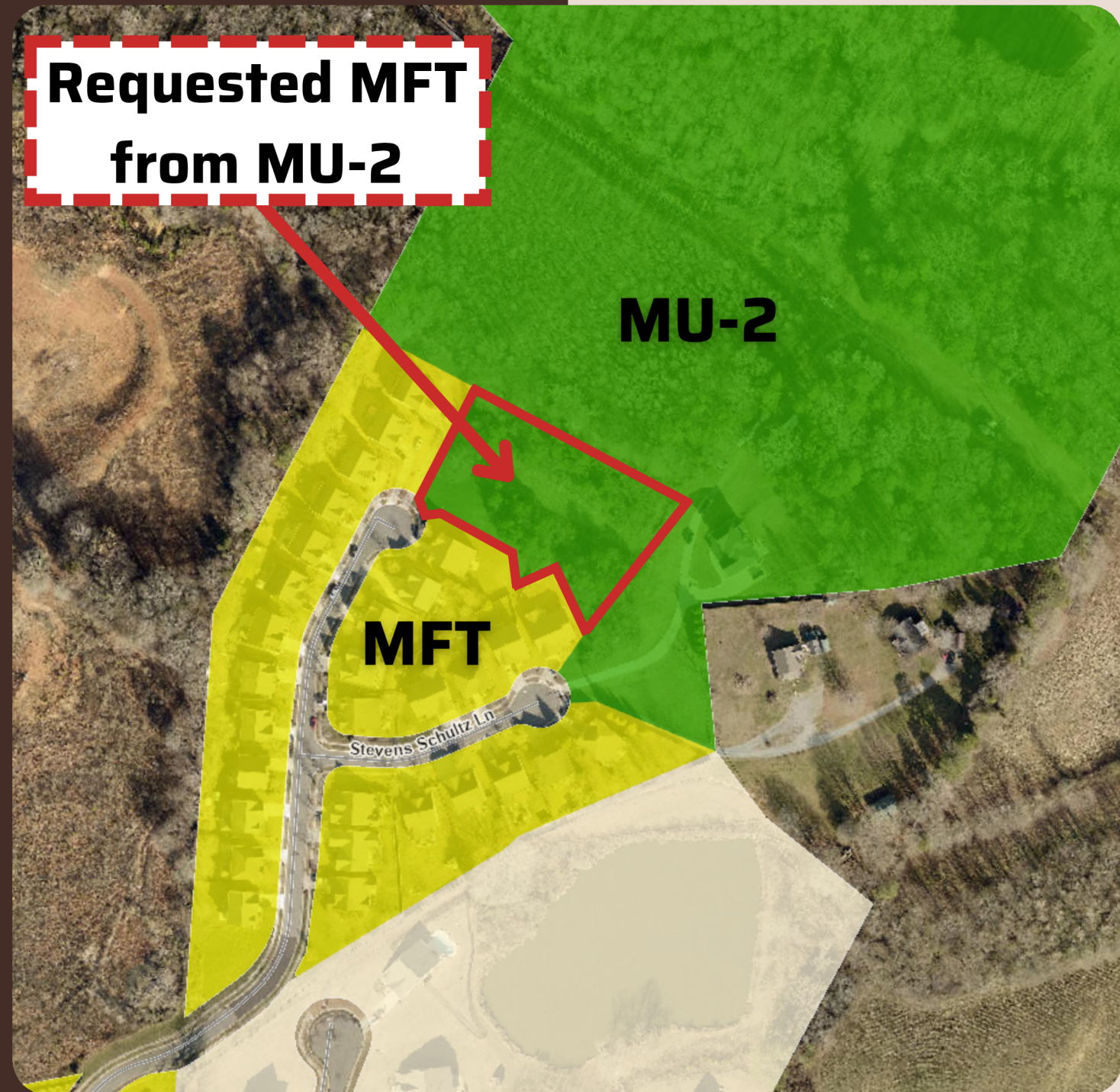
- Size : 1.216 Acres
- Access : Lawrence Daniel Dr
- Current Zoning : Mixed Use 2 (MU-2)
- Proposed Zoning : Multi-Family Transitional (MFT)





# Rezoning Request

Requesting that the site be rezoned to the Multi-Family Residential Transitional (MFT) zoning district to allow for uses permitted under Stallings regulations and to align with the existing zoning of the adjacent neighborhood.





# CURRENT ZONING (MU-2) LISTED USES



Business  
Offices



Hotels and  
Motels

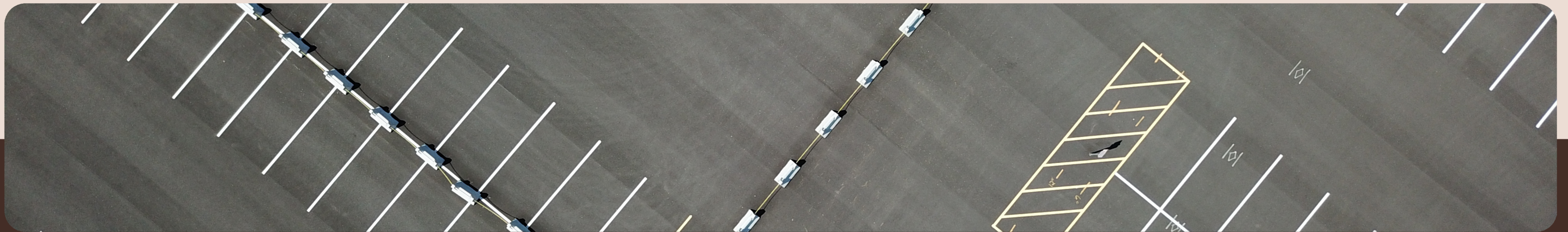


Bars



Funeral Home with  
Creamatorium

There are currently 92 listed uses for the current zoning of Mixed-Use 2, which range from bowling lanes to department stores.





# PROPOSED ZONING (MFT) LISTED USES



Athletic Fields



Yard sales



Single Family Home



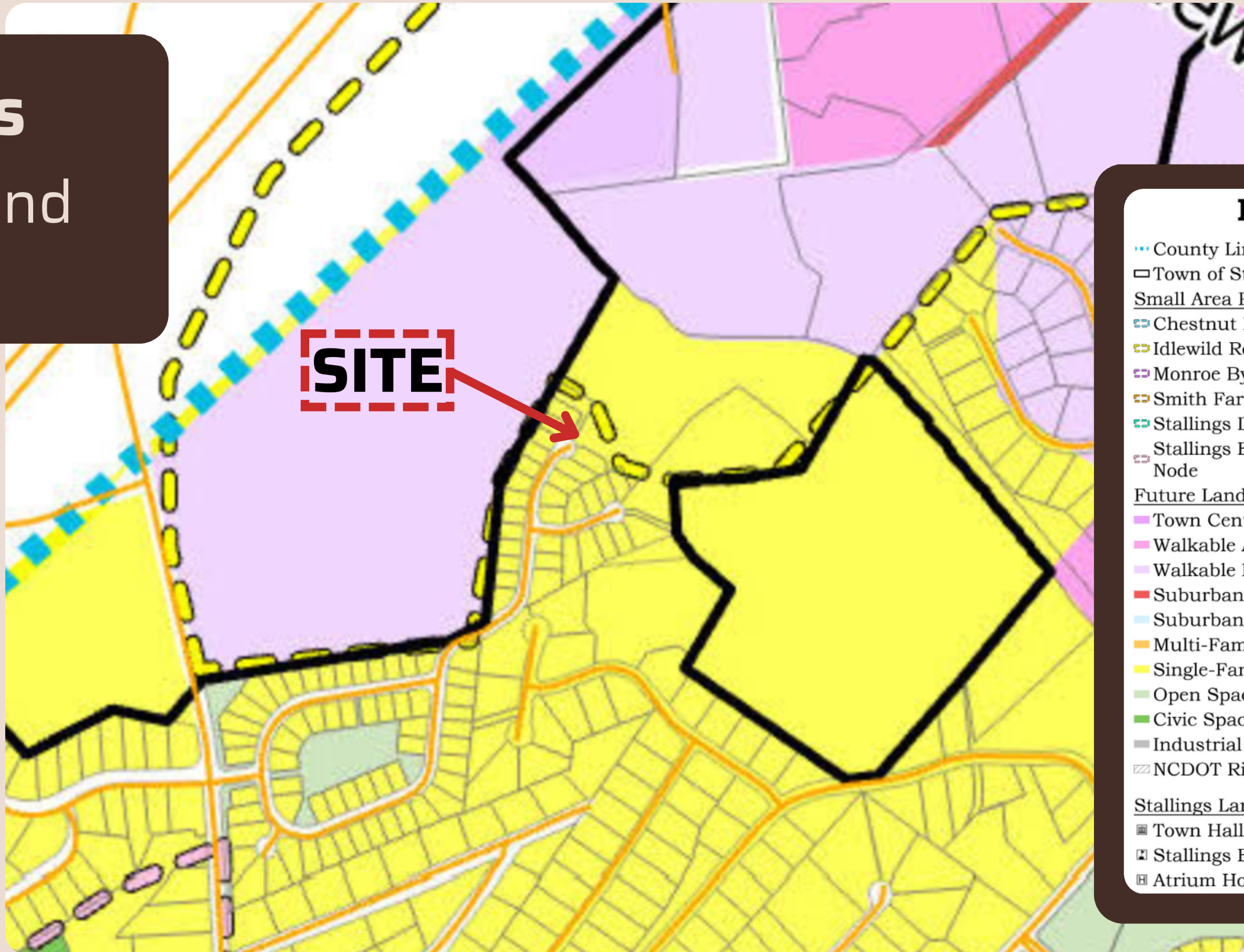
Family Care

There are currently only 7 listed uses for the proposed zoning of Multi-Family Transitional, which range from single family homes to accessory uses like swimming pools. Multi-family housing is not allowed in Multi-Family Transitional zoning, only detached single family.





# Stallings Future Land Use Map



## Legend

- County Line
- Town of Stallings Boundary
- Small Area Plans
- Chestnut Lane
- Idlewild Road Corridor
- Monroe Bypass
- Smith Farm Business District
- Stallings Downtown
- Stallings Elementary School Node
- 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
- Industrial Center
- NCDOT Right of Way
- Stallings Landmarks
- Town Hall
- Stallings Elementary School
- Atrium Hospital





**PLANNING & ZONING DEPARTMENT**  
**TOWN OF STALLINGS**  
**315 STALLINGS ROAD**  
**STALLINGS, NC 28104**  
**704-821-8557**

APPLICATION INFORMATION	
Date Filed:	
Application #:	
Fee Paid:	

# REZONING APPLICATION

\*Please reference the Fee Schedule for cost.

Zoning Information								
Current Zoning (Circle One)	AG	SFR-1	SFR-2	SFR-3	SFR-MH	MFT	TC	CIV
	MU-1	MU-2	C-74	CP-485	VSR	BC	IND	CZ
Proposed Zoning (Circle One)	AG	SFR-1	SFR-2	SFR-3	SFR-MH	MFT	TC	CIV
	MU-1	MU-2	C-74	CP-485	VSR	BC	IND	
Conditional Zoning	Yes	No						

\*Please review Article 5 of the Stallings Development Ordinance for requirements on map amendment/rezoning submittals.

Property Information			
Physical Property Address:			
Description of Rezoning:			
Parcel #:		Total Acreage:	
Property Owner(s):			
Owner(s) Address (if different from submittal address):			
Phone:		Email:	
If applicant is different than owner:			
Applicant Name:			
Applicant Address:			
Applicant Phone:		Applicant Email:	

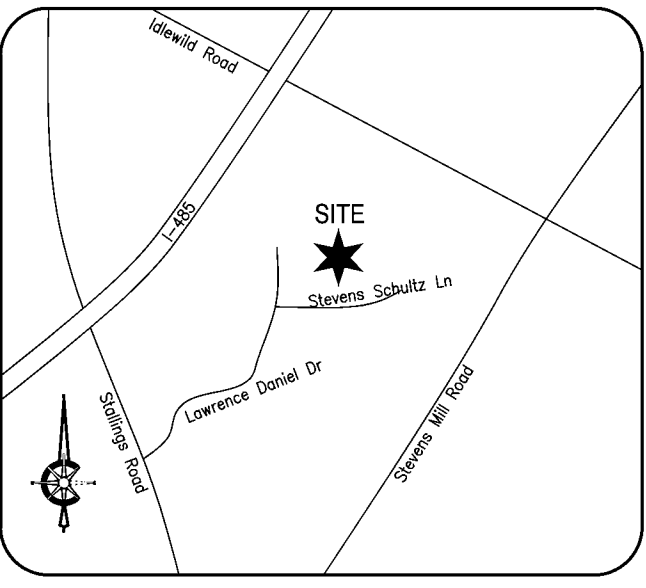
**\*Disclaimer:** All zoning applications are public records and by providing the above information, you agree that said information can be released to the public by request.

**Owner/Applicant Statement:**

I hereby certify that all information provided in this application is accurate to the best of my knowledge, and I acknowledge compliance with all requirements of the Town of Stallings Ordinances.

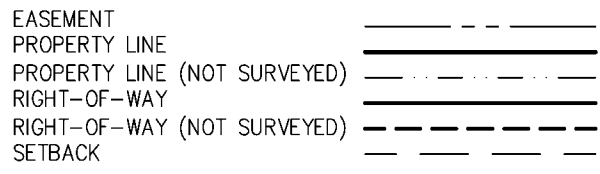
Signature (Owner or Owner Representative):  Date: \_\_\_\_\_

Signature of Zoning Official: \_\_\_\_\_ Date: \_\_\_\_\_



VICINITY MAP  
NOT TO SCALE

LINE LEGEND:



LEGEND:

- CGF - COMBINED GRID FACTOR
CP - CALCULATED POINT
D.B. - DEED BOOK
ECM - EXISTING CONCRETE MONUMENT
EIP - EXISTING IRON PIPE
EIR - EXISTING IRON ROD
EMM - EXISTING METAL MONUMENT
EN - EXISTING NAIL
NGS - NATIONAL GEODETIC SURVEY
NIR - NEW IRON ROD
NN - NEW NAIL
PG - PAGE
PIN - PARCEL IDENTIFICATION NUMBER
P.C. - PLAT CABINET
PSDE - PUBLIC STORM DRAINAGE EASEMENT
R/W - RIGHT-OF-WAY
SDE - STORM DRAINAGE EASEMENT
SSE - SANITARY SEWER EASEMENT
(T) - TOTAL

MAP REFERENCES:

D.B. 4763, PG. 68
P.C. I FILE 508-511
P.C. I FILE 552-553
P.C. I, FILE 462

Submitted electronically by Cornerstone Professional Land Surveying in compliance with North Carolina statutes governing recordable documents and the terms of the submitter agreement with the Union County Register of Deeds

ZONING:

SUBJECT PROPERTY ZONED: MU-2 (MIXED USE 8.4-6)

- MINIMUM LOT AREA: 6,000 SQ.FT.
MINIMUM LOT WIDTH: 40 FT.
MINIMUM FRONT SETBACK: 16 FT.
MINIMUM SIDE SETBACK: 5 FT.
MINIMUM REAR SETBACK: 12 FT.

FOR FURTHER INFORMATION CONTACT THE TOWN OF STALLINGS AT (704) 821-8557.

NOTE: USERS OF THIS PLAT MUST VERIFY ZONING RESTRICTIONS PRIOR TO DEVELOPMENT OF THIS SITE.

GENERAL SURVEY NOTES:

- 1. THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE PARCEL INTO 1 NEW LOT AS SHOWN AND A REMAINDER LOT.
2. ALL CORNERS MONUMENTED AS SHOWN.
3. NO RECOVERABLE NGS MONUMENT LOCATED WITHIN 2,000 FEET OF SUBJECT PROPERTY.
4. DISTANCES SHOWN HEREON ARE HORIZONTAL GROUND DISTANCES, UNLESS OTHERWISE NOTED.
5. AREA CALCULATIONS WERE DETERMINED BY COORDINATE COMPUTATION.
6. PHYSICAL IMPROVEMENTS MAY EXIST ON THIS PROPERTY THAT ARE NOT SHOWN HEREON.
7. BROKEN LINES, UNLESS DESCRIBED WITH A COURSE AND DISTANCE, INDICATE PROPERTY LINES NOT SURVEYED.
8. THE OFF-SITE RIGHT-OF-WAY SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY. THE UNDERSIGNED CERTIFIES ONLY TO THE RIGHT-OF-WAYS SURVEYED, AND DOES NOT CERTIFY TO THE RIGHT OF WAY WIDTH OF ANY ADJACENT PROPERTIES.
9. THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A TITLE COMMITMENT REPORT. CORNERSTONE PROFESSIONAL LAND SURVEYING, PLLC DOES NOT CLAIM THAT ALL MATTERS OF RECORD WHICH MAY OR MAY NOT AFFECT THE SUBJECT PROPERTY ARE SHOWN HEREON.
10. A PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 3710550000L (ZONE "AE"), DATED FEBRUARY 19, 2014.
11. PUBLIC STORM DRAINAGE EASEMENTS (PSDE) ARE MAINTAINED BY THE TOWN OF STALLINGS AND STORM DRAINAGE EASEMENTS (SDE) ARE MAINTAINED BY PRIVATE PROPERTY OWNERS.
12. THE PURPOSE OF THE (PUBLIC) STORM DRAINAGE EASEMENTS (SDE AND PSDE) ARE TO PROVIDE STORM WATER CONVEYANCE. BUILDINGS ARE NOT PERMITTED IN THE EASEMENT AREA. ANY OTHER OBJECTS WHICH IMPEDE STORM WATER FLOW OR SYSTEM MAINTENANCE ARE ALSO PROHIBITED.

REVIEW OFFICER:

Gus Nichols
REVIEW OFFICER OF UNION COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.
Signed by: Gus Nichols 3/27/2025

TOWN OF STALLINGS CERTIFICATE OF APPROVAL:

THIS PLAT OF MINOR SUBDIVISION MEETS THE REQUIREMENTS OF THE TOWN OF STALLINGS DEVELOPMENT ORDINANCE AS OF THIS 27 DAY OF MARCH, 2025 AND IS HEREBY APPROVED CONDITIONED UPON THE PLAT BEING REGISTERED IN THE OFFICE OF THE REGISTER OF DEEDS WITHIN SIXTY (60) DAYS OF SUCH APPROVAL AND RECEIPT OF RECORD ACCOMPANIED BY A PLAT PRESENTED TO THE TOWN OF STALLINGS PLANNING SERVICES DEPARTMENT.
DocuSigned by: Maja Hsiang 3/27/2025

CERTIFICATE OF OWNERSHIP AND DEDICATION

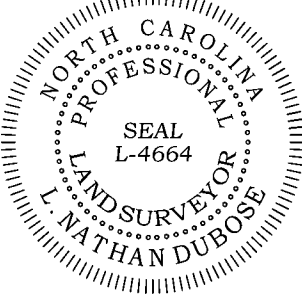
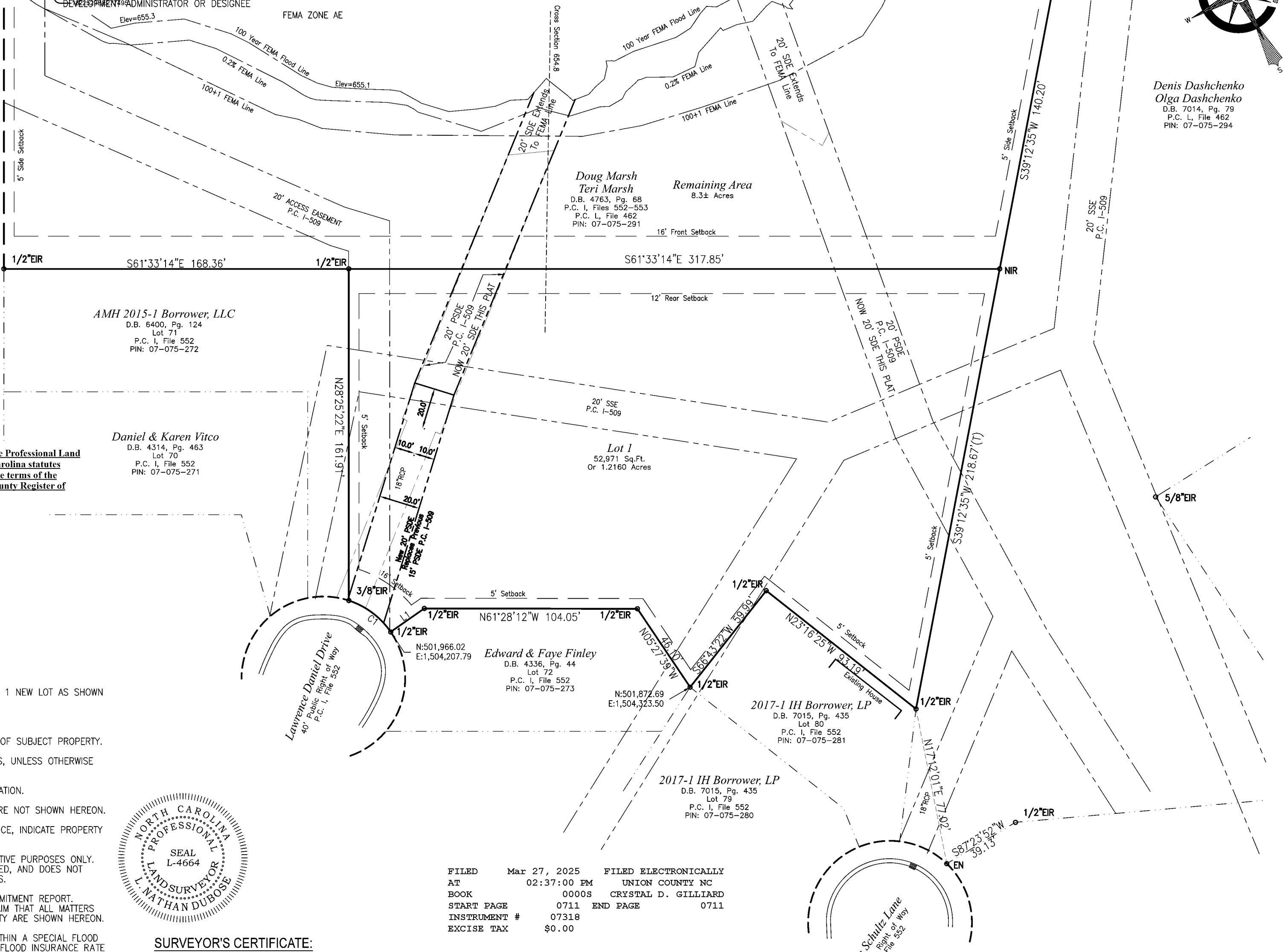
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE HEREBY ADOPT THIS PLAN OF SUBDIVISION WITH OUR FREE CONSENT AS OF THIS 26TH DAY OF MARCH, 2025.
DocuSigned by: Doug Marsh 3/26/2025
DocuSigned by: Teri Marsh 3/27/2025

OWNER:

DOUG & TERI MARSH
1625 AUSTIN CHANEY ROAD
WINGATE, NC 28174

Table with columns: CURVE, RADIUS, ARC LENGTH, CHORD BEARING, CHORD LENGTH. Row 1: C1, 40.00', 26.01', N24°41'11"W, 25.55'

Table with columns: LINE, BEARING, DISTANCE. Row 1: L1, S83°30'42"W, 20.03'



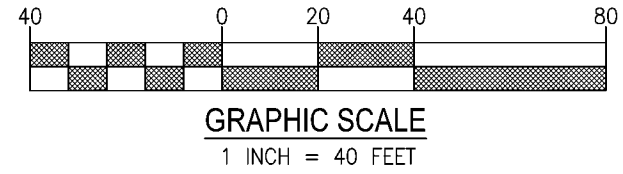
SURVEYOR'S CERTIFICATE:

I, L. NATHAN DUBOSE, CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION (DEED REFERENCE: D.B. 4763, PG. 68); THAT THE BOUNDARIES NOT SURVEYED ARE CLEARLY INDICATED AS DRAWN FROM INFORMATION AS REFERENCED ON THE FACE OF THIS PLAT; THAT THE POSITIONAL ACCURACY AS CALCULATED IS 0.10'+50PPM; THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED. WITNESS MY ORIGINAL SIGNATURE, LICENSE NUMBER AND SEAL THIS 26th DAY OF MARCH, A.D., 2025.

THIS PLAT CREATES A SUBDIVISION OF LAND WITHIN A COUNTY OR MUNICIPALITY THAT IS IN AN ORDINANCE THAT REGULATES PARCELS OF LAND.
L. NATHAN DUBOSE, PLS (L-4664) 3/26/2025

GPS CERTIFICATION (21 NCAC 56 .1607):

- 1. I, L. NATHAN DUBOSE, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:
(1) CLASS OF SURVEY: A (0.10'+50ppm)
(2) POSITIONAL ACCURACY: 95% CONFIDENCE LEVEL
(3) TYPE OF GPS FIELD PROCEDURE: REAL-TIME KINEMATIC
(4) DATES OF SURVEY: JANUARY 20, 2025
(5) DATUM/EPOCH: NAD83 (2011), NAVD88
(6) PUBLISHED/FIXED-CONTROL USE: NCVRS NETWORK
(7) GEIOD MODEL: GEIOD18 (CONUS)
(8) COMBINED GRID FACTOR(S): 0.9998527
(9) UNITS: US SURVEY FEET



GRAPHIC SCALE
1 INCH = 40 FEET

New Lot 1 = 52,971 Sq.Ft. or 1.2160 Acres

CORNERSTONE PROFESSIONAL LAND SURVEYING
NC LICENSE NO. P-2533
P.O. BOX 1296, MONROE, NC 28111
TEL. 704-956-5611
www.cornerstonepls.net

CORPORATE SEAL:
NORTH CAROLINA
CORNERSTONE PROFESSIONAL LAND SURVEYING, PLLC
P-2533
STATE OF NORTH CAROLINA

MINOR SUBDIVISION PLAT PREPARED FOR:
DOUG AND TERRI MARSH
LAWRENCE DANIEL DRIVE
STALLINGS, UNION COUNTY NORTH CAROLINA
DEED REFERENCE: BOOK 4763, PAGE 68
MAP REFERENCE: P.C. I, FILES 552-553
PARCEL ID: 07-075-291

Table with columns: DATE, SCALE, CREW, DRAWN, CHECKED. Includes drawing revisions table with columns: DATE, DESCRIPTION.

SHEET NUMBER: 1 OF 1

## **RZ25.03.01 NEIGHBORHOOD MEETING REPORT**

### **Minutes of Meeting – Regarding Rezoning Request RZ25.03.01**

**Date:** April 29th, 2025, 6:00 PM

**Location:** Stallings Government Center, 321 Stallings Rd

**Attendees:** See Sign-in Sheet

**Presenters:** Davis Marsh, Doug Marsh, Katie King

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#### **Overview**

The meeting was held to discuss a rezoning request (RZ25.03.01) for a 1.2-acre property located off Lawrence Daniel Drive in Stallings, NC, behind the Woodbridge community. The current zoning of the lot is Mixed-Use 2, and the request is to rezone it to Multi-Family Transitional (MFT) to align with the adjacent neighborhood.

Davis Marsh explained that the current zoning allows for a wide range of uses (up to 92), including business offices, hotels, bars, and funeral homes, while the proposed zoning would limit the uses to single-family homes, athletic fields, and family care facilities.

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#### **Key Points of Discussion**

- **Proposed Use:**  
Doug and Davis Marsh intend to sell the land to a builder to construct single-family homes. A maximum of four homes is expected, though limited by existing easements.
- **Traffic Concerns:**  
Residents voiced concerns about increased traffic on Lawrence Daniel Drive, especially during construction.
- **Property Access:**  
Access would be through the current cul-de-sac on Lawrence Daniel Drive.
- **Buffer and Setbacks:**  
Katie noted that new homes must be set back at least 12 feet from the road.
- **Water Pressure:**  
Residents raised concerns about already low water pressure and its potential impact from new development.



- **Rezoning Process:**

Katie explained that the rezoning must be approved by the planning board and town council, which may take two months or more.

- **Community Purchase Option:**

A resident asked if the community could buy the land; Davis Marsh said this could be considered after rezoning.

- **Property History:**

The lot was rezoned to mixed-use in 2018 as part of a town-wide update.

- **Floodplain:**

A portion of the property lies within a floodplain and is not developable.

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## **Public Concerns**

Main concerns included:

- Increased traffic
  - Construction disruption
  - Property value impacts
  - Water pressure
- 

## **Next Steps**

The rezoning request will proceed to the planning board and then the town council.

If approved, a builder will assess how many homes can be constructed.

Subdivision, if needed, will be handled through Union County.



Conditional Rezoning Application  
CZ25.02.01: Mill Creek Mult-Family Residential

06/17/2025

Planning Board Staff Report

# Request CZ25.02.01: Mill Creek Multi-Family Residential

- The applicant, Moore & Van Allen (assisting Mill Creek), requests an annexation and conditional rezoning to CZ-MU-2 for the following area:
  - ▣ 07105005A
  - ▣ 0 Hwy 74
  - ▣ 12.57-acre site
- The proposed development includes:
  - ▣ 300-324-unit multi-family residential community
  - ▣ Possible 6,000 sq ft commercial

# Zoning Context

- The **existing base zoning** for this property is **Union County Highway Commercial (HC)** which does **not** permit residential development by right or permit Stallings jurisdictional development authority .
  - ▣ As a result, the applicant must pursue an **Annexation** to Stallings and a **Conditional Zoning (CZ)** to allow multi-family residential use and request modifications to certain development standards, including setbacks, density, and land use mix.



# Site

Aerial:



Municipal:





# Submitted Site Plan (A)

SITE DEVELOPMENT DATA									
PARCEL ID	07105005A								
FIPS CODE	37179								
<b>ZONING</b>	<b>MU-1</b>								
FRONT SETBACK	16'								
REAR SETBACK	12'								
SIDE SETBACK	5'								
MAX BLDG HEIGHT	40'								
LANDSCAPE YARD BUFFER	TYPE A	40' AVG.	(36' MIN./65' MAX.)						
	<b>SF</b>	<b>AC</b>	<b>% OF SITE</b>						
SITE SIZE	547,583.00	12.57							
DETENTION PROVIDED	17,000.00	0.39	3%						
TREE CONSERVATION AREA (TCA) REQUIRED	32,854.00	0.75	6%						
TREE CONSERVATION AREA (TCA) PROVIDED	53,688.00	1.23	10%						
OPEN SPACE REQUIRED	65,709.96	1.51	12%						
OPEN SPACE PROVIDED	65,700.00	1.51	12%						
<b>DWELLING UNITS</b>									
	<b>BLDG QTY</b>	<b>1 BR/BLDG</b>	<b>1 BR TOTAL</b>	<b>2 BR/BLDG</b>	<b>2 BR TOTAL</b>	<b>3 BR/BLDG</b>	<b>3 BR TOTAL</b>	<b>DU TOTAL</b>	
TYPE A	2	18	36	18	36	0	0	0	72
TYPE B	1	6	6	6	6	0	0	0	12
TYPE A ALT	10	12	120	12	120	0	0	0	240
<b>TOTAL (PERCENT OF MIX)</b>	<b>13</b>	<b>50%</b>	<b>162</b>	<b>50%</b>	<b>162</b>	<b>0%</b>	<b>0</b>	<b>0</b>	<b>324</b>
<b>TOTAL GROSS BUILDING AREA (INCLUDING CLUBHOUSE)</b>									<b>314,652.00</b>
<b>REQUIRED PARKING</b>									
RESIDENT REQUIRED		1/1 BR	162	1/2 BR	162	2/3BR	0	0	324
<b>TOTAL REQ. PARKING</b>									<b>324</b>
<b>TOTAL PARKING PROVIDED</b>									<b>470</b>









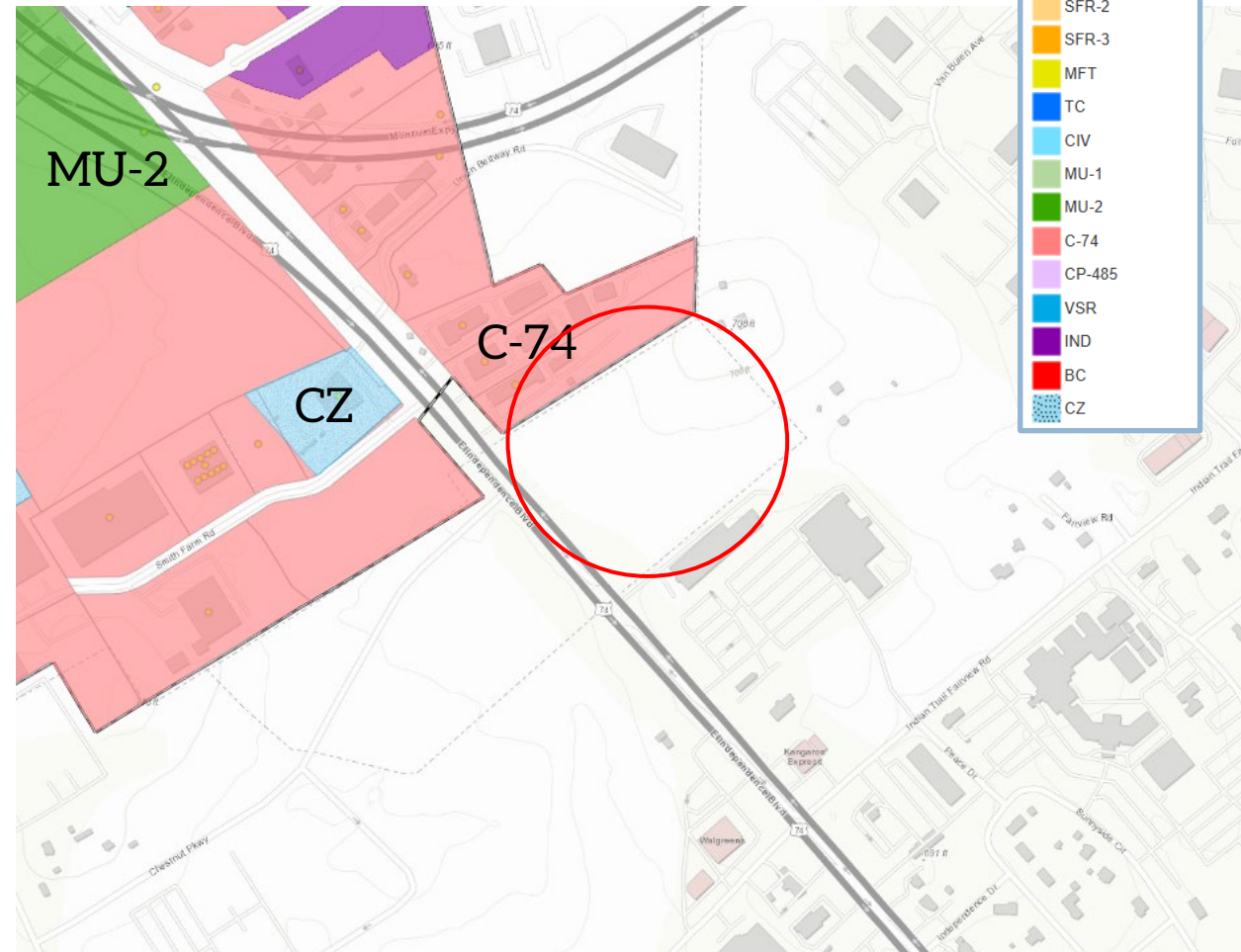




# Project Summary

<b>Location:</b>	0 Hwy 74
<b>Site/Project Size:</b>	12.57 Ac
<b>Open Space:</b>	Required (10%) Provided 15.1 ac (12%)
<b>Tree Save:</b>	Required (6%) Provided .75 ac (6%)
<b>Watershed</b>	Crooked Creek
<b>Small Area Plan</b>	None

## Current Zoning:



# Future Land Use



## 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

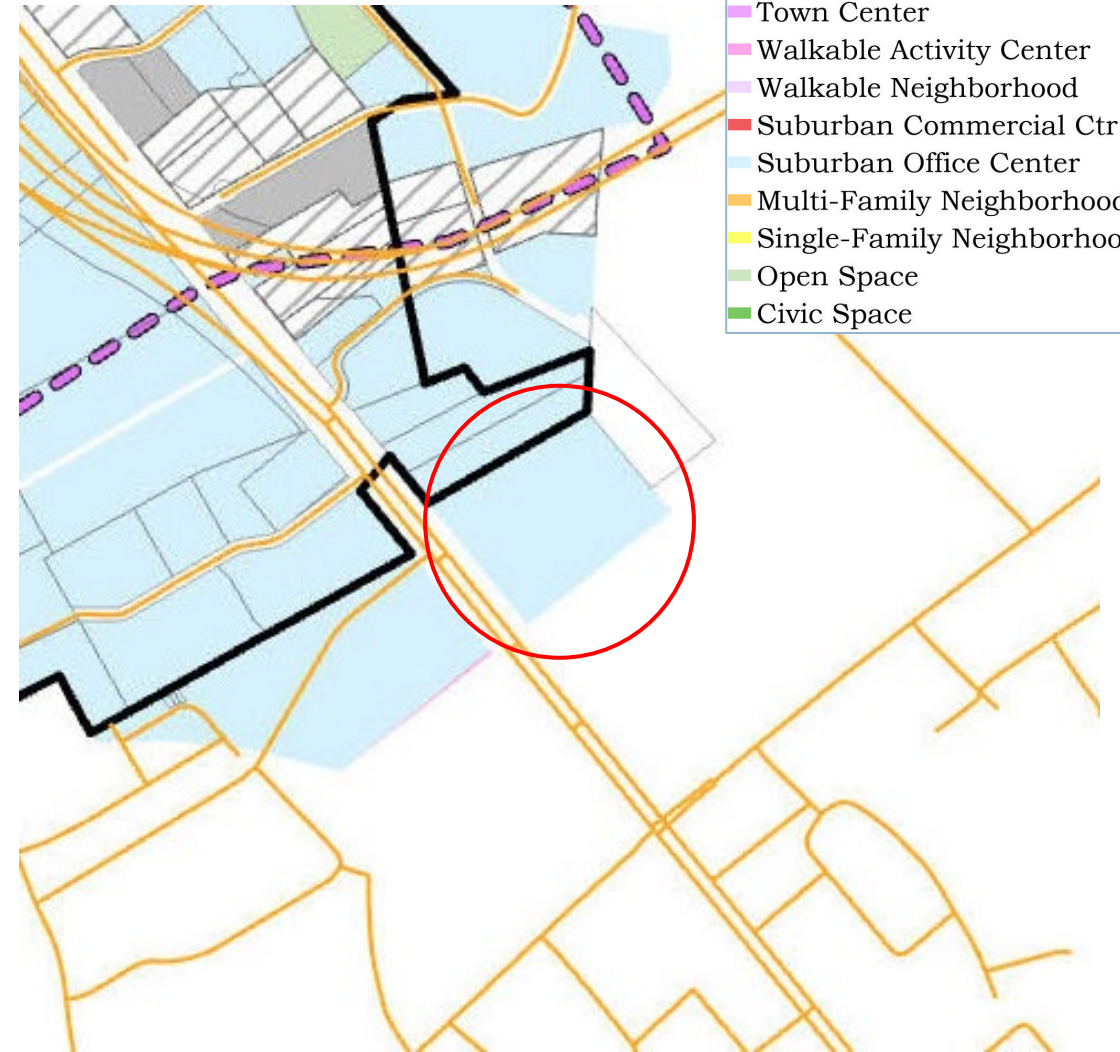
- Bank
- Copy and Printing Services
- Restaurants
- Government Services
- Flex Space
- Natural Areas
- Stormwater Retention



### 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



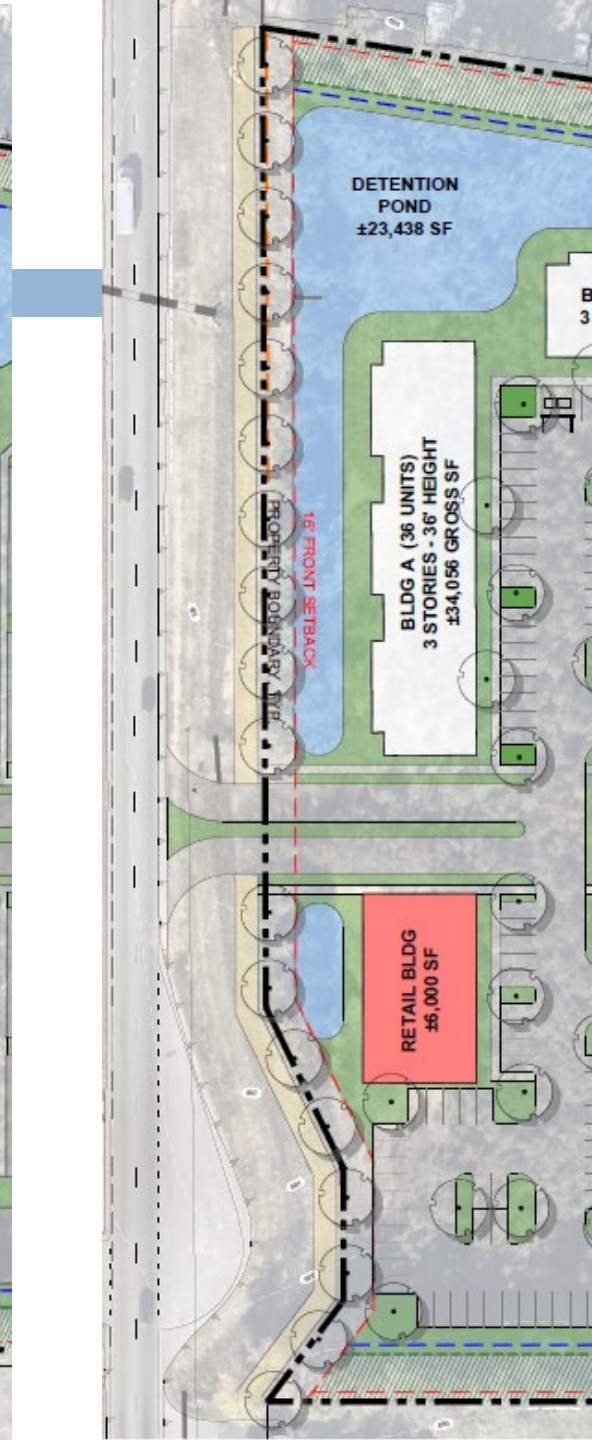
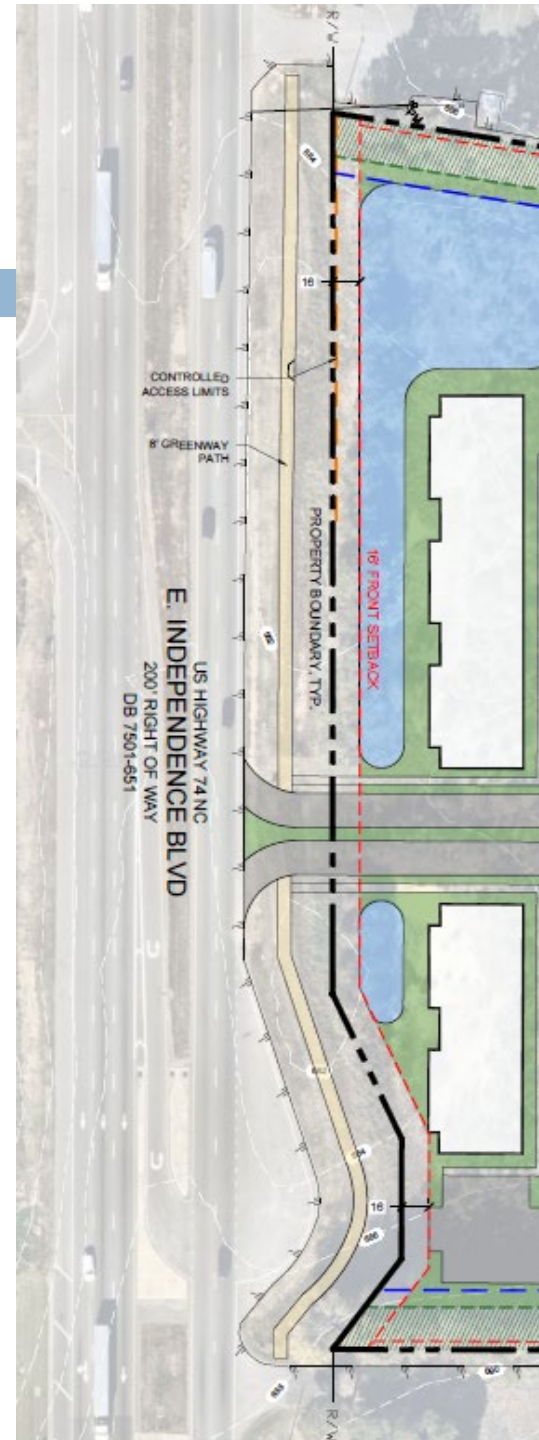
### Future Land Use Plan Place Types

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



# Greenway Master Plan

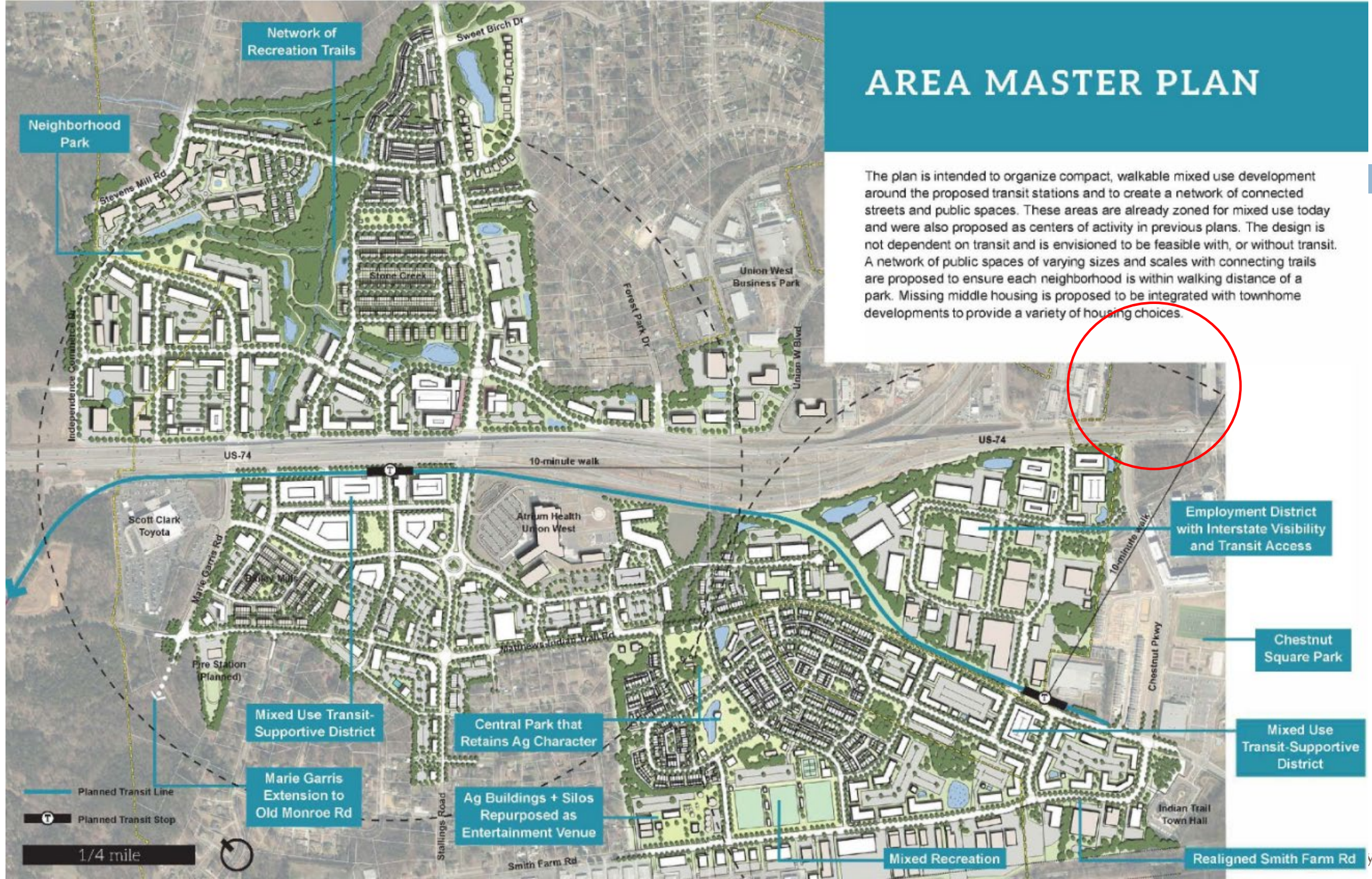
The Stallings Connect Greenway Master Plan does not identify this segment for a future Greenway Path along the property frontage, but the developer has included one due to staff request.





# AREA MASTER PLAN

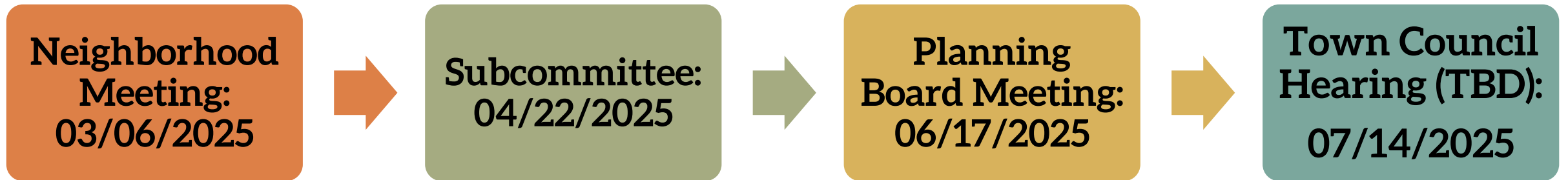
The plan is intended to organize compact, walkable mixed use development around the proposed transit stations and to create a network of connected streets and public spaces. These areas are already zoned for mixed use today and were also proposed as centers of activity in previous plans. The design is not dependent on transit and is envisioned to be feasible with, or without transit. A network of public spaces of varying sizes and scales with connecting trails are proposed to ensure each neighborhood is within walking distance of a park. Missing middle housing is proposed to be integrated with townhome developments to provide a variety of housing choices.





# Meetings

All rezonings are advertised per state statute, mailed notices within 500 ft of proposed rezoning, posted zoning signs on-site, posted in the newspaper, and additionally included on the website.





# Staff Recommendation

Staff recommends approval of CZ25.02.01 with the recommended added conditions, but only for the site plan that includes a commercial component.

The following conditions are recommended:

- Balconies shall be required on residential buildings.
- Architectural aesthetics, including building elevations, materials, and color palettes, must return to the Planning Board for approval prior to permitting.
- A minimum of 18 inches of exposed brick or stone is required on all sides of all structures.
- The commercial component must be constructed prior to the issuance of permits for more than two-thirds of the residential units.
- Internal streets and parking lots shall remain privately maintained.
- Vested rights shall be extended from 2 to 5 years.
- The commercial component shall not include vape shops, tobacco retailers, smoke shops, hookah bars, CBD product vendors, or similar uses.

This recommendation is supported by the following planning consistency findings:

- The proposed mix of commercial and residential uses aligns with the nearby adopted Small Area Plan for the surrounding area.
- The inclusion of a greenway connection is consistent with the goals of the Parks & Recreation Greenway Master Plan.
- The commercial outparcel reflects the established development pattern along Highway 74.

# Vote and Statement of Consistency & Reasonableness



## □ Step 1.

- Motion to recommend [Approval/Denial/or Deferral](#) of CZ25.02.01.

## □ Step 2.

- With a statement of consistency that the proposal is [Consistent/Inconsistent](#) and [Reasonable/Not Reasonable](#) with the goals of the Comprehensive Land Use Plan.

## □ Step 3.

- Example reasoning:
  - This Conditional Rezoning is [consistent/inconsistent](#) but [reasonable/not reasonable](#) with the goals of the Town.



**PLANNING  
& ZONING**  
TOWN of STALLINGS

Questions?





## Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ 25.02.01

REQUEST: The applicant, Moore & Van Allen on behalf of Mill Creek, is requesting annexation and conditional rezoning to CZ-MU-2 for a 12.57-acre site (parcel 07105005A, located at 0 Hwy 74) to allow for a 300–324-unit multi-family residential development with a potential 6,000 sq ft commercial component.

**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 proposed mix of commercial and residential uses aligns with the nearby adopted Small Area Plan for the surrounding area.
- 2) The inclusion of a greenway connection is consistent with the goals of the Parks & Recreation Greenway Master Plan.
- 3) The commercial outparcel reflects the established development pattern along Highway 74.

**Recommended** this the \_\_ day of \_\_\_\_\_, 2025.

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Planning Board Chair

Attest:

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Planning Staff

**MILL CREEK  
RESIDENTIAL  
STALLINGS – HWY 74  
ANNEXATION &  
REZONING  
#CZ25.02.01**

**Subcommittee Meeting  
April 22, 2024  
5:00 PM**

**Moore & Van Allen**



# DEVELOPMENT TEAM

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MILL CREEK™  
RESIDENTIAL

DEVELOPMENT



LandDesign.  
CREATING PLACES  
THAT MATTER.

DESIGN

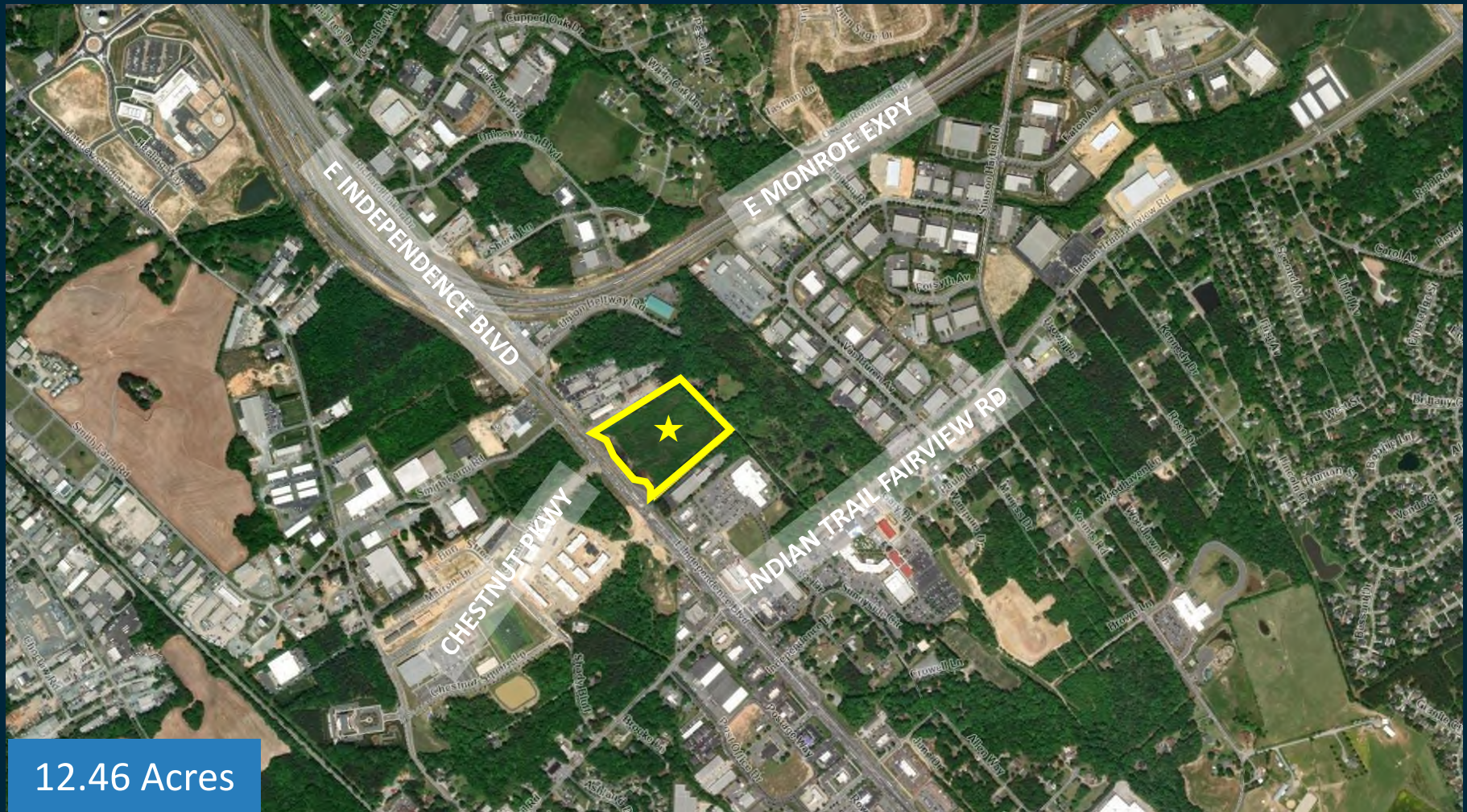


Moore & Van Allen

LAND USE



# AERIAL SITE CONTEXT

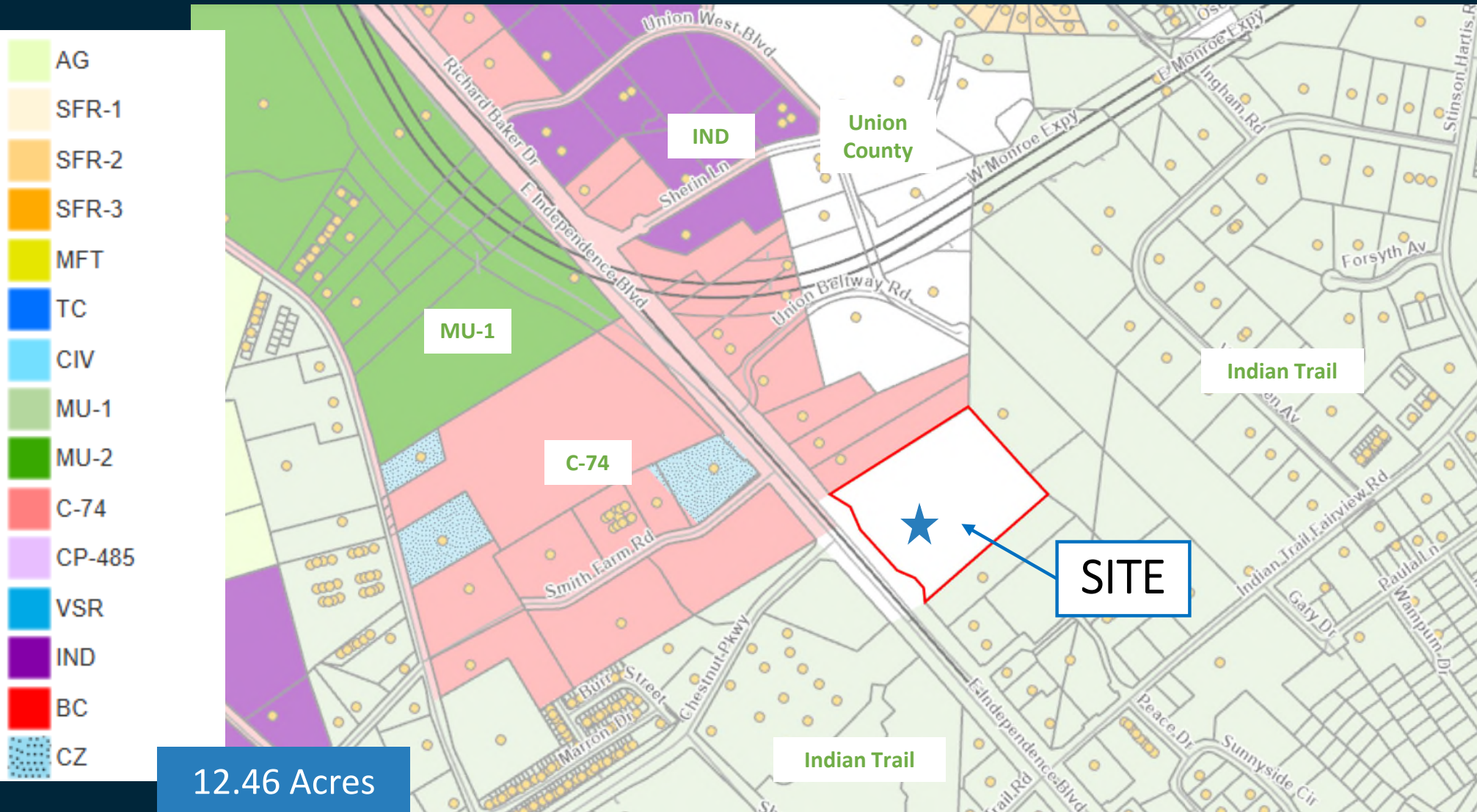


12.46 Acres

Site is located on the east side of E Independence Blvd., north of Indian Trail Fairview Rd., south of E Monroe Expressway and across the road from Chestnut Parkway.



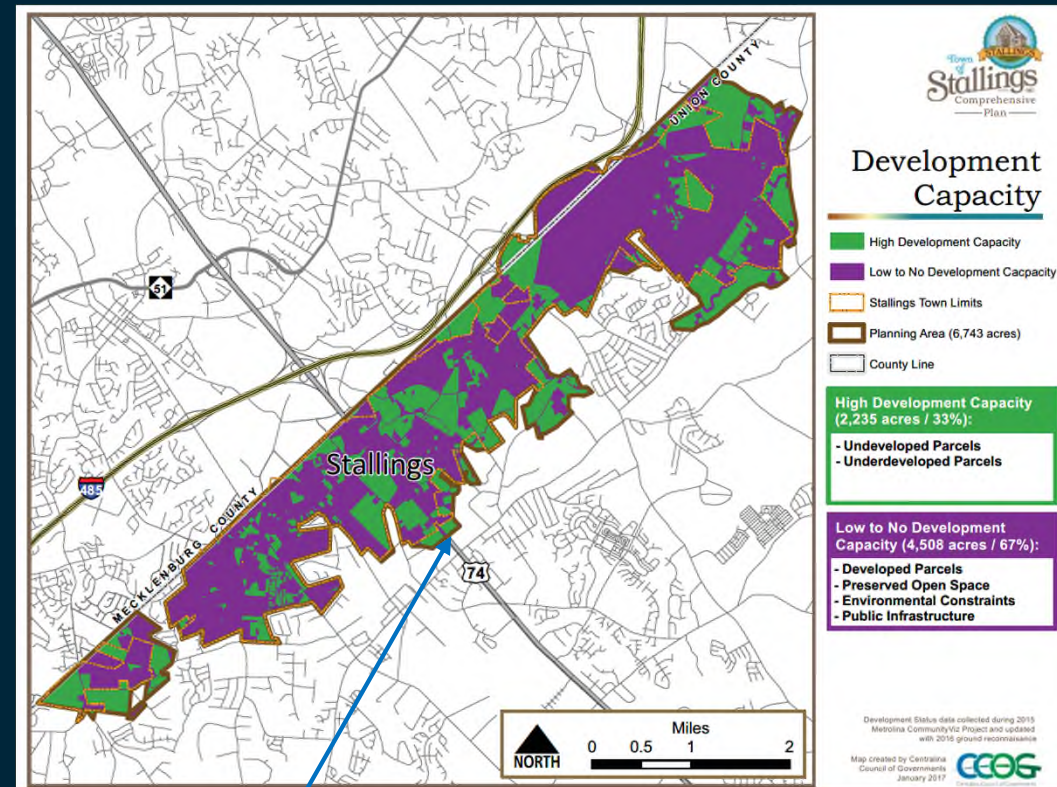
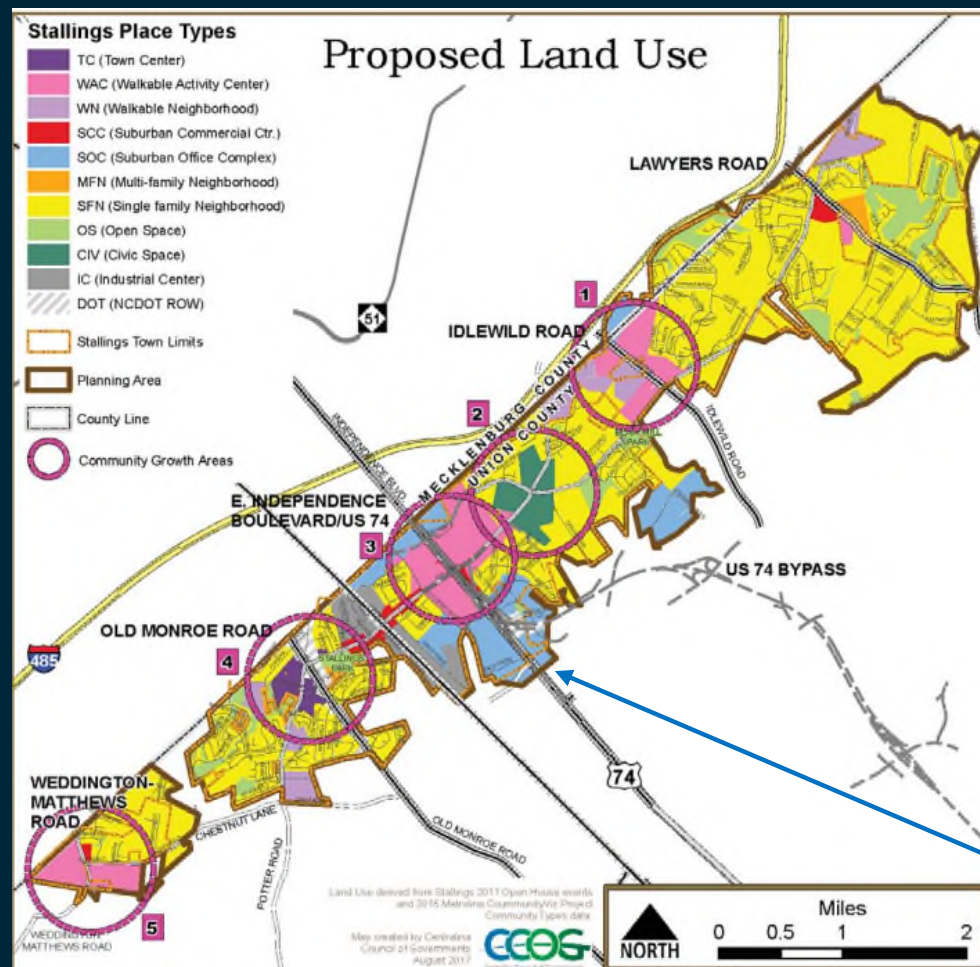
# ZONING MAP OF STALLINGS



- Site is zoned HC (Highway Corridor) – Union County
- Requested zoning: CZ – MU2 (Conditional Zoning, Mixed Use, 2) - Stallings



# STALLINGS COMPREHENSIVE PLAN



SITE



# PROPOSED SITE PLAN

12' GREENWAY PATH

OPEN SPACE

E INDEPENDENCE BLVD

ACCESS POINT

AMENITY AREA

## SITE DEVELOPMENT DATA

Acres: 12.57

Prop. Zoning: MU-2

Prop. Use: Up to 324 MF dwelling units

POT. FUTURE CONNECTION

OPEN SPACE

30' TYPE B BUFFER



# RENDERED IMAGE

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# PRECEDENT IMAGES - INTERIORS





# PRECEDENT IMAGES – AMENITY AREAS



# CONDITIONAL ZONING BENEFITS

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- Detailed site plan/ Certainty on layout
- Defined relationship between adjacent properties
- Certainty on buffers and setbacks
- Commitment to amenity areas
- Community engagement

# TENTATIVE REZONING SCHEDULE:

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<b>COMMUNITY MEETING:</b>	March 6, 2025
<b>ANNEXATION READINGS:</b>	March 10, 2025 & March 24, 2025
<b>SUBCOMMITTEE:</b>	April 22, 2025
<b>PLANNING BOARD:</b>	May 20, 2025
<b>TOWN COUNCIL:</b>	June 9, 2025



**THANK YOU**





East Coast Granite of Charlotte - Design Center  
Countertop store

Four Seasons Auto  
Used car dealer

Parkdale Building Companies

Odyssey Auto  
Car dealer

Exhibit World

Fitness Connection

D-BAT Baseball & Softball Academy

Enterprise Rent-A-Car

Sweet Union Brewing

MSA Swim

Biscuitville  
Breakfast

Cook Out

Morningstar Storage

Waffle House  
Breakfast

JP Collegiate

Circle K  
Convenience store

Taco Bell  
Fast Food

Happy Nails

Walgreens  
Drugstore

Circle K  
A

NAPA Auto Parts  
Auto parts store

Popeyes  
Louisiana Kitchen

Best Auto Deals  
Car dealer





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Town of  
**Stallings**

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315 Stallings Road ▪ Stallings, North Carolina 28104

## Annexation:

### Information and procedure for voluntary contiguous annexation:

1. The petition presented to Town Council must describe the area proposed for annexation and be signed by ALL owners of real property in the area, with no exceptions. Each petitioner must sign the Petition in the presence of a Notary Public. A sample Petition is attached.
2. Each Petition must be accompanied by metes and bounds description, preferably in disk format, and two original mylars, with surveyor's seals affixed, suitable for recording in the Union County Register of Deeds office. The following shall be included on each mylar:

Annexation survey not subject to county subdivision regulations

\_\_\_\_\_

Date

\_\_\_\_\_

Union County Planning Dept.

3. The signed Petition(s) must be presented to the Town Administrator of the Town Clerk at least ten days prior to the regularly scheduled meeting of the Town Council in order for it to be placed on that agenda for consideration by the Council.
4. If the Town Council accepts the Petition(s), the Council will direct the Town Clerk to certify the sufficiency of the Petition. If the Petition is found to be in order, then a public hearing date will be set. Following the hearing, the Council may then consider passing an ordinance annexing the area described in the Petition. The ordinance may be effective upon adoption or on any specified date within six months of adoption of the ordinance.

Questions should be directed to the Town Administrator of the Town Clerk at 704-821-8557



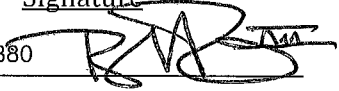
**Petition Requesting Annexation**

Date: December 2, 2024

To the Town Council of the Town of Stallings, North Carolina:

1. We, the undersigned owners of real property, respectfully request that the area described in paragraph two below be annexed into the Town of Stallings.
2. The area to be annexed is contiguous to the Town of Stallings and the boundaries of such territory are as follows:

**See Attached Survey Map.**

<u>Printed Name</u>	<u>Lot Number</u>	<u>Address</u>	<u>Signature</u>
Bruce H. Griffin III	Tract 2 6898-717	PO Box 1806, Rockingham NC 28380	

STATE OF NORTH CAROLINA

COUNTY OF RICHMOND

I, HEATHER LAROW, a Notary Public for said County and State, do hereby certify that BRUCE H GRIFFIN III personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Witness my hand and official seal, this 27 day of JAN, 2025



Heather Larow

Notary Public

My commission expires:

2-15-28



Town of  
**Stallings**

315 Stallings Road • Stallings, North Carolina 28104

## Zoning Map Amendment/Rezoning Application

**\*Please reference the Fee Schedule for cost.**

Application # (Staff): \_\_\_\_\_

Date Filed: \_\_\_\_\_

Community Meeting Date (If Applicable): \_\_\_\_\_

Planning Board Date: \_\_\_\_\_

Town Council/Hearing Date:  
\_\_\_\_\_

Zoning Map Amendment - Conventional	
Less than 2 acres	
2-10 acres	
Greater than 10 acres	
Zoning Map Amendment – Conditional Zoning	
Less than 2 acres	
2-10 acres	
Greater than 10 acres	<input checked="" type="checkbox"/>
Conditional Use Permit Request	
Zoning Text Amendment - UDO	

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

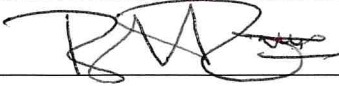
I (we) the undersigned do hereby respectfully make application and request the Planning Board and Town Council to amend the zoning map of the Town of Stallings: In support of this application, the following facts are shown:

<b>Conditional District Zoning?</b>	<u>Yes</u> No
<b>Current Zoning (Circle One)</b>	<i>SFR-1   SFR-2   SFR-3   SFR-MH   SRF-MH   MU-1   MU-2</i> <i>MFT   AG   TC   CIV   C-74   CP-485   VSR   IND</i>
<b>Proposed Zoning (Circle One)</b>	<i>SFR-1   SFR-2   SFR-3   SFR-MH   MU-1   <u>MU-2</u>   MFT</i> <i>AG   TC   CIV   C-74   CP-485   VSR   IND</i>
<b>Overlay Districts (If Applicable): (Circle One)</b>	<i>TNDO   SCO   HIO</i>

Physical Property Address: NA - 0 Hwy 74  
PID - 07105005A

**Description of Rezoning:**  
Conditional Rezoning from Union County HC to MU-2 to allow for a residential development with up to +/- 288 multi-family units.



Tax Parcel Number(s) (PID Number): <b>07105005A</b>		Total Acreage: <b>12.57</b>
Property Owner(s): Bruce H. Griffin, III 		
Owner's Address: <b>PO Box 1806</b>		
City: Rockingham	State: NC	Zip: 28380
Contact Phone Number : 910-995-7178	Property Owner Email Address: mikegriffinchrysler.com	
Applicant Name if different than owner: Justin Houston	Applicant's Address: 1001 Morehead Square Drive, Suite 300, Charlotte NC 28203	
Applicant Email Address : jhouston@mcrtrust.com	Applicant's Phone Number: 704-942-7639	

**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 REQUIREMENTS**

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

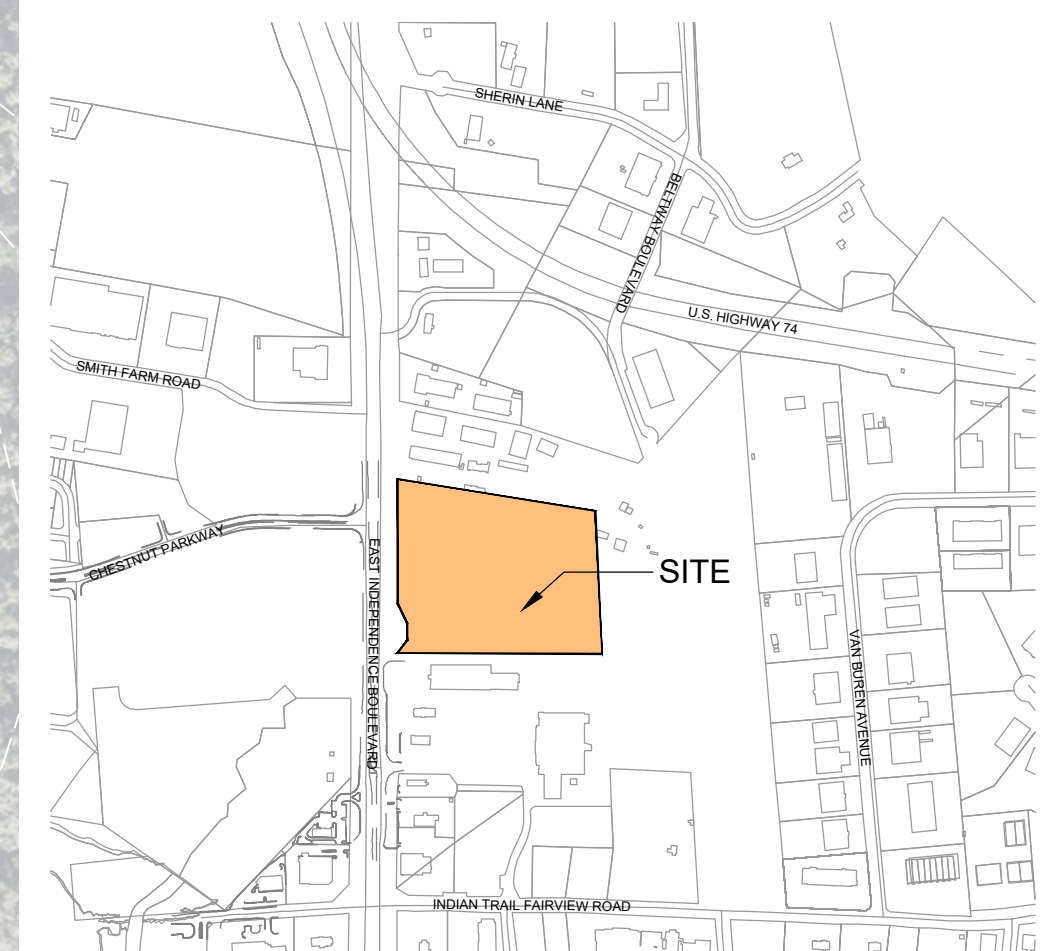
If a Conditional District (CD) is requested, you must list the specific sections of the Unified Development Ordinance from which you seek changes. You may list these on a separate sheet of paper.

- 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.





ADJACENT PROPERTIES					
LOT #	PARCEL ID	OWNER FIRST	OWNER LAST	ADDRESS	ZONING AND USE
1	07105006G	SMITH FARM LLC.		5100 SMITH FARM ROAD MATTHEWS, NC 28105	RBD COMMERCIAL
2	07105005E	JANICE BIVENS LEMOND HEIRS, SNYDER ET AL		424 BUBBLING WELL ROAD MATTHEWS, NC 28105	RBD COMMERCIAL
3	07105005D	CHESTNUT PARK ACQUISITION LP.		1400-3280 BLOOR STREET WEST TOWER, 14TH FLOOR ETOBICOKE, ON M5X 2X3, CANADA	DTD COMMERCIAL
4	07084345Q	COOK OUT INDIAN TRAIL ET AL		1414 YANCEYVILLE STREET SUITE 300 GREENSBORO, NC 27405	RBD COMMERCIAL
5	07084348	DENNIS AND PHYLLIS ROGERS		PO BOX 177 INDIAN TRAIL, NC 27079-0177	RBD COMMERCIAL
6	M7084345A	SF PROPERTIES 3 LLC.		1235 EAST BOULEVARD SUITE E 131 CHARLOTTE, NC 28203	RBD COMMERCIAL
7	M7081013A	SF GROUP LLC.		1235 EAST BOULEVARD SUITE E 131 CHARLOTTE, NC 28203	SF-1 RESIDENTIAL
8	07081013B	BARLAS PROPERTIES LLC.		4625 DAVIS FARMS DRIVE CUMMING, GA 30040	SF-1 RESIDENTIAL
9	07105002	EYAD AND FERAS SHAKHTUR		13700 PORTPATRICK LANE MATTHEWS, NC 28105	C-74 COMMERCIAL
10	07105003	STORE MASTER FUNDING VI LLC. TECT AMERICA CORPORATION		9450 BRYN MAWR SUITE 500 ROSEMONT, IL 60018	C-74 COMMERCIAL



VICINITY MAP  
 SCALE = 1" = 800'

**PRELIMINARY  
 -FOR REVIEW ONLY-**

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

XXXXX XXXXXXXX ### 12/9/24  
 ENGINEER REG.# DATE

**NOT FOR  
 CONSTRUCTION**

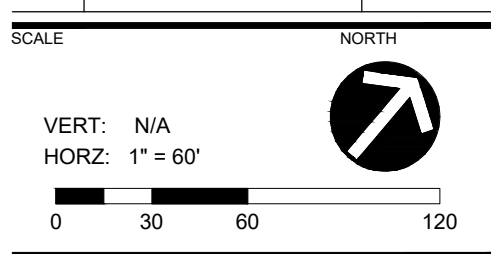
**MILL CREEK**

MILL CREEK RESIDENTIAL  
 UNION COUNTY

LANDDESIGN PROJ# 1024020

**REVISION / ISSUANCE**

NO.	DESCRIPTION	DATE
1	REZONING	01.23.2025
2	REZONING	04.17.2025



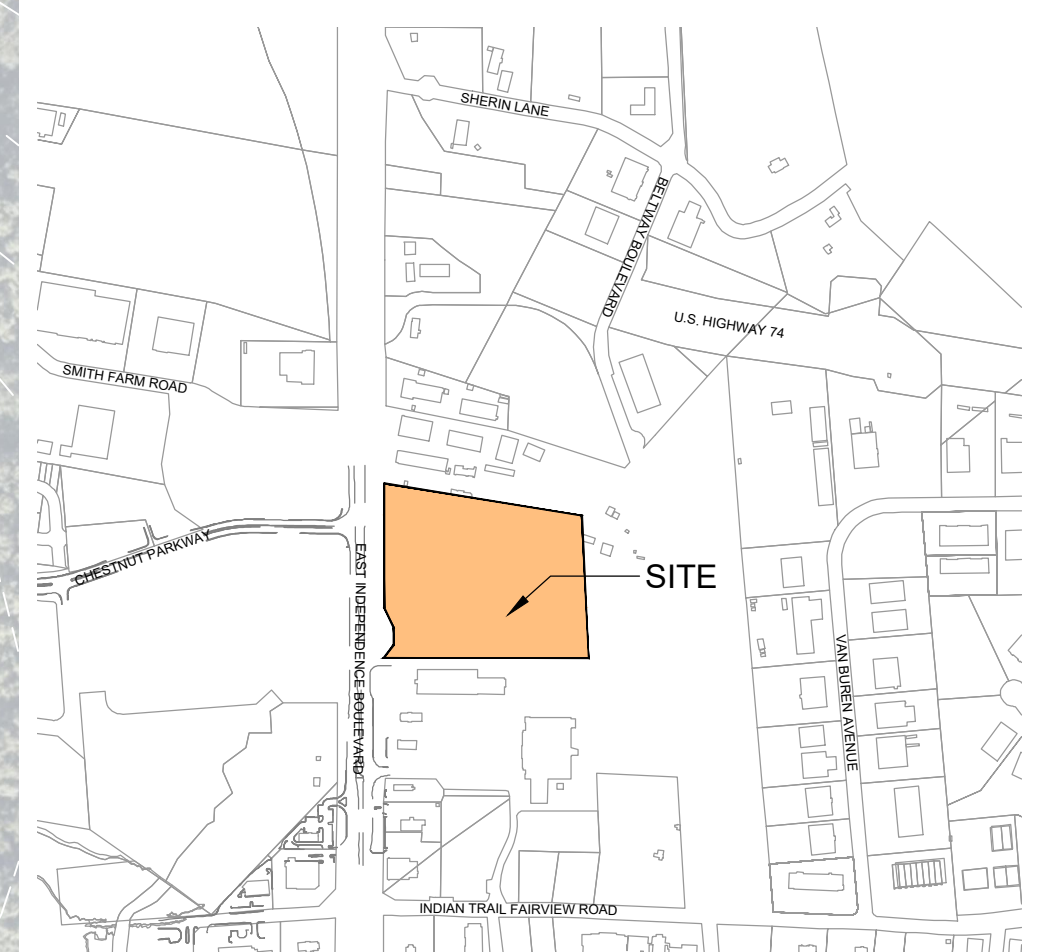
**EXISTING CONDITIONS PLAN**

SHEET NUMBER  
**RZ1-00**



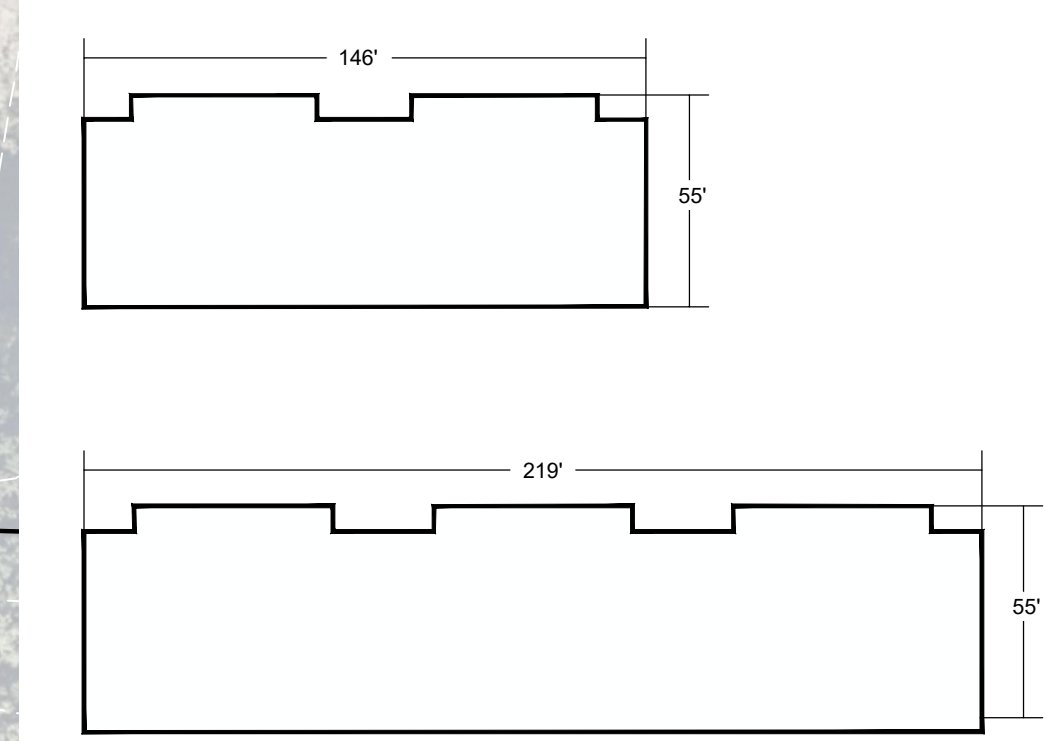


SITE DEVELOPMENT DATA			
PARCEL ID	071000051		
REG CODE	31101		
BOUNDARY	MIS		
REAR SETBACK	12'		
SIDE SETBACK	5'		
LANDSCAPE YARD BUFFER	TYPE B 30' AVG	(25' MIN)	(35' MAX)
FRONT SETBACK	16'		
SITE SIZE	547,583.00	12.57	% OF SITE
RETENTION PROVIDED	17,000.00	0.39	3%
TREE CONSERVATION AREA	2,444.14		
PLANTING PROVIDED	23,730.00	1.71	10%
OPEN SPACE PROVIDED	24,758.30	1.86	10%
OPEN SPACE PROVIDED	65,700.00	1.11	12%
DWELLING UNITS			
	BLDG QTY	1 BR BLDG	2 BR BLDG
TYPE A	2	98	36
TYPE B	1	6	6
TYPE A/T	10	120	12
TOTAL UNITS OF MIX	13	162	50%
TOTAL GROSS BUILDING AREA (INCLUDING CLUBHOUSE)			314,652.00
REQUIRED PARKING			
RESIDENT REQUIRED	111 BR	162	11.2 BR
TOTAL REQ. PARKING			21,308
TOTAL PARKING PROVIDED			470



VICINITY MAP  
SCALE = 1" = 800'

TYP. BUILDING DIMENSIONS  
SCALE = N.T.S.



KEY MAP

SEAL  
**PRELIMINARY - FOR REVIEW ONLY.**  
THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:  
XXXXXX XXXXXXXX ###  
ENGINEER REG.# DATE

**NOT FOR CONSTRUCTION**

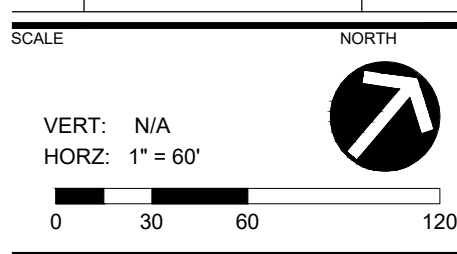
PROJECT  
**MILL CREEK**

MILL CREEK RESIDENTIAL  
UNION COUNTY

LANDDESIGN PROJ.# 1024020

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING	01.23.2025
2	REZONING	04.17.2025



SHEET TITLE  
**SCHEMATIC SITE PLAN**

SHEET NUMBER  
**RZ2-00**



PLANT SCHEDULE		
SYMBOL	CODE	BOTANICAL / COMMON NAME
<b>TREES</b>		
	MED CAN	MEDIUM CANOPY TREE
		MEDIUM CANOPY TREE

NOTES:  
1. TREE SPECIES TO BE DETERMINED AT TIME OF PERMITTING AND SHALL BE COORDINATED WITH URBAN FORESTRY.

PLANTING REQUIREMENTS	
TOTAL SITE AREA:	12.57 AC
OPEN SPACE	
REQUIRED:	12%
(12.57 * .12 = 1.51 AC)	1.51 AC
PROVIDED:	12%
	65,700 SF
	1.51 AC
TREE CONSERVATION AREA (TCA)	
REQUIRED:	6%
(12.57 * .06 = 0.75 AC)	0.75 AC
PROVIDED:	10%
	1.21 AC
LANDSCAPE YARD BUFFER:	TYPE B
	25' MIN. WIDE

**PARKING LOT PLANTING**  
11.6-4 (B) *Planting Rate.* For every fifteen hundred (1,500) square feet of vehicular use area (VUA), one (1) deciduous tree and four (4) shrubs must be planted. At least seventy-five (75%) percent of the trees shall be large maturing species. Trees and shrubs must be planted within fifteen (15') feet of the VUA to meet the requirement.

TOTAL VEHICULAR USE AREA:	178,813 SF
REQUIRED:	114 TREES
1 TREE/ 1,500 SF VUA	
(170,700 / 1,500 = 113.8 TREES)	
PROVIDED:	95 TREES
	*19 TREES IN TCA (16%)

\*11.9-3 *Parking Lots.* For new, expanded, or rebuilt parking lots where trees are being preserved adjacent to the parking lot in order to meet the parking lot planting requirements, trees preserved in a TCA and within fifteen (15') feet of the parking lot may be used to satisfy up to fifty (50%) percent of the required number of parking lot trees. Non-TCA trees located within the parking area may count towards up to one hundred (100%) percent of the requirement. Trees in the TCA counted toward planting yard requirements may not count for required parking lot trees.

KEY MAP

SEAL  
**PRELIMINARY - FOR REVIEW ONLY -**

THESE DOCUMENTS ARE FOR DESIGN REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMIT PURPOSE. THEY ARE PREPARED BY, OR UNDER THE SUPERVISION OF:

XXXXXX XXXXXXXX ### 1/21/25  
ENGINEER REG.# DATE

**NOT FOR CONSTRUCTION**

PROJECT  
**MILL CREEK**

MILL CREEK RESIDENTIAL  
UNION COUNTY

LANDDESIGN PROJ.# 1024020

REVISION / ISSUANCE

NO.	DESCRIPTION	DATE
1	REZONING	01.23.2025
2	REZONING	04.17.2025

SCALE NORTH  
VERT: N/A  
HORZ: 1" = 60'  
0 30 60 120

SHEET TITLE  
PLANTING PLAN

SHEET NUMBER  
**RZ3-00**









**MILL CREEK**  
**Development Standards**  
**April 17, 2025**

**Rezoning Petition**

**PURPOSE STATEMENT**

The proposed project is approximately 12.57 acres located on the north side of Independence Boulevard, north of Indian Trail Fairview Road, south of the Monroe Expressway, in the jurisdictions of Stallings, NC (the “Site”). The request is to rezone the property to Mixed Use District -2 (MU-2) – Conditional, in order to allow the development of the site with multi-family residential community.

**1. General Provisions:**

- a. **Site Location.** These Development Standards, the Technical Data Sheet, Schematic Site Plan, and related graphics form the Rezoning Plan (collectively referred to as the “Rezoning Plan”) associated with the Rezoning Petition filed by Mill Creek Residential Trust, (the “Petitioner”) to accommodate development of the site with three hundred and twenty-four (324) multi-family residential dwelling units, clubhouse, and associated accessory structures.
- b. **Zoning Districts/Ordinance.** Development of the Site will be governed by the Rezoning Plan as well as the applicable provisions of the Town of Stallings Development Ordinance (the “Ordinance”). Unless the Rezoning Plan modifies the standards or establishes more stringent standards as part of the conditional site plan, the regulations established under the Ordinance for the MU-2 zoning classifications shall govern all development taking place on the Site, subject to the provisions provided below.
- c. **Graphics and Alterations.** The schematic depictions of the lot, parking areas, sidewalks, overall layout, building elevations, driveways, streets, open space areas and other development matters and site elements (collectively the “Development/Site Elements”) set forth on the Rezoning Plan should be reviewed in conjunction with the provisions of these Development Standards. The layout, locations, sizes and formulations of the Development/Site Elements depicted on the Rezoning Plan are graphic representations of the Development/Site elements proposed. Minor changes to the Rezoning Plan not anticipated at this stage of the proposed development will be reviewed and approved as allowed by Ordinance.

**2. Permitted Uses and Development Area Limitations:**

- a. The Site may be developed with up to three hundred and twenty-four (324) multi-family dwelling units, clubhouse, and any incidental or accessory uses permitted in the MU-2 zoning district under the Ordinance.



**3. Transportation Improvements:**

- a. **Stallings and NCDOT Standards.** All public roadway improvements will be subject to the standards and criteria of Stallings and NCDOT, as applicable, to the roadway improvements within their respective road system authority. Public streets within the site shall follow Town of Stallings typical local street sections as set forth on the Rezoning Plan.
- b. **Right-of-way Conveyance.** IF APPLICABLE BUT ONLY TO THE EXTENT APPLICABLE, the Petitioner will dedicate via fee simple conveyance any additional right-of-way indicated on the Rezoning Plan as right-of-way to be dedicated, the additional right-of-way will be dedicated prior to the issuance of the first certificate of occupancy.

**4. Access and Parking.**

- a. The Site will be accessed from NC Highway 74 as generally depicted on the Rezoning Plan.
- b. Cross access easements shall be provided to adjacent parcels as generally depicted on the Rezoning Plan.
- c. The alignment of the internal vehicular circulation and driveways may be modified by the Petitioner to accommodate changes in traffic patterns, parking layouts and any adjustments required for approval by the Town of Stallings in accordance with published standards.

**5. Streetscape, Landscaping and Buffer:**

- a. A forty (40) foot wide Type A landscape buffer shall be provided in accordance with Article 11.6 of the Ordinance and as generally depicted on the Rezoning Plan.
- b. A Tree Conservation Area shall be provided in accordance with Article 11.8 as generally depicted on the Rezoning Plan.
- c. Screening and landscaping shall conform with the standards and treatments specified in the Ordinance.
- d. Compacted clay or fill shall be removed from tree planting areas and replaced with garden soil to a depth of 24-30 inches with a minimum volume of 274 cubic feet.



**6. Environmental Features**

- a. The location, size, and type of storm water management systems depicted on the Rezoning Plan are subject to review and approval as part of the full development plan submittal and are not implicitly approved from an engineering perspective with this rezoning. Adjustments may be necessary in order to accommodate actual storm water treatment requirements and natural site discharge points.

**7. Open Space & Amenity Areas:**

- a. A minimum of 12% of the Site shall be set aside as open space and 6% of that shall be publicly accessible recreation space per Article 21 of the Ordinance. The site shall include up to two (2) public amenities from the following list:
  - i. cabana
  - ii. dog park
  - iii. tot lot/ playground
  - iv. greenway
  - v. Shading elements such as shade structures or additional trees planted in a manner to provide consistent shade in the space.
  - vi. Seating options that include moveable tables and chairs. Other seating elements to be considered include seating walls, swings or interactive furniture, and immovable benches.
- b. Open space shall comply with the standards of the Ordinance.
- c. Amenity areas are generally depicted on the site plan; final location may be adjusted during site plan approval.

**8. Signage:**

- a. All signs placed on the Site will be erected in accordance with the requirements of the Ordinance.

**9. Amendments to the Rezoning Plan:**

- a. Future amendments to the Rezoning Plan (which includes these Development Standards) may be applied for by the then Owner per the CZ amendment process set forth in Article 5.4-3 (F.)

**10. Binding Effect of the Rezoning Application:**

- a. If this Rezoning Petition is approved, all conditions applicable to the development of the Site imposed under the Rezoning Plan will, unless amended in the manner provided herein



and under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective heirs, devisees, personal representatives, successors in interest or assigns.

**11. Miscellaneous Provisions:**

- a.** Trash removal for individual units shall be provided by the multi-family management company internal to the building.



**COMMUNITY MEETING REPORT FOR REZONING PETITION NO. CZ25.02.01**

**Petitioner:** Mill Creek Residential  
**Rezoning Petition No.:** CZ25.02.01  
**Property:** ±12.57 acres located along the west side of Hwy 74 in Stallings

This Community Meeting Report is being filed with the Town of Stallings pursuant to Section 5.3-1.B. of the Stallings Development Ordinance.

**PERSONS AND ORGANIZATIONS CONTACTED WITH DATES AND EXPLANATIONS OF HOW CONTACTED:**

A representative of the Town of Stallings mailed a written notice of the date, time and details of the Community Meeting to the individuals and organizations set out on **Exhibit A** by depositing the Community Meeting Notice in the U.S. mail on 2/20/2025. A copy of the written notice is attached as **Exhibit B**.

**TIME AND DATE OF MEETING:**

The Community Meeting required by the Ordinance was held on Thursday, March 6, 2025, at 6:00 p.m. The meeting location was Town of Stallings Government Center, 321 Stallings Road, Stallings, North Carolina, 28104.

**PERSONS IN ATTENDANCE AT MEETING:**

The Petitioner's representatives at the required Community Meeting were Justin Houston and Alex Eyssen with Mill Creek Residential. Also in attendance was Lisa Thompson with Moore & Van Allen, PLLC and Max Hsiang and Brig Sheehy with the Town of Stallings.

**SUMMARY OF ISSUES DISCUSSED AT MEETING:**

No one from the public attended the meeting.

cc: Stallings Town Council  
Max Hsiang, Town of Stallings Planning & Zoning Director  
Justin Houston, Mill Creek Residential  
Bridget Grant and Lisa Thompson, Moore & Van Allen, PLLC



## Exhibit A

### Adjacent Owners:

SF GROUP LLC  
1235 E BLVD SUITE E #131  
CHARLOTTE, NC 28203

BARLAS PROPERTIES LLC  
4625 DAVIS FARMS DR  
CUMMING, GA 30040

ROGERS DENNIS J  
PO BOX 177  
INDIAN TRAIL, NC 280790177

2032 UNION BELTWAY LLC  
11908 THREE VISTAS CT  
CHARLOTTE, NC 28277

STORE MASTER FUNDING VI LLC  
%TECTA AMERICA CORP  
ROSEMONT, IL 60018

LIQUID MANAGEMENT LLC  
231 POST OFFICE DR STE B-8  
INDIAN TRAIL, NC 280797678

SNYDER JANICE BIVENS LEMMOND HEIRS  
ET AL  
324 BUBBLING WELL RD  
MATTHEWS, NC 28105

KAY FAMILY INVESTMENTS LLC  
105 HOLLYRIDGE RD  
SPARTANBURG, SC 29301

13607 INDEPENDENCE LLC  
13607 E INDEPENDENCE BLVD  
INDIAN TRAIL, NC 28079

SHAKHTUR FERAS I  
13700 PORTPATRICK LN  
MATTHEWS, NC 28105

CHESTNUT PARK ACQUISITION LP  
1400-3280 BLOOR ST W  
, 8

DEPARTMENT OF TRANSPORTATION  
1546 MAIL SERVICE CENTER  
RALEIGH, NC 27611

SF GROUP LLC  
1235 EAST BLVD STE E#131  
CHARLOTTE, NC 28203

SF GROUP LLC  
1235 EAST BLVD STE E#131  
CHARLOTTE, NC 28203

SF PROPERTIES 3 LLC  
1235 EAST BLVD STE E #131  
CHARLOTTE, NC 28203

COOK OUT INDIAN TRAIL ET AL  
1414 YANCEYVILLE ST STE 300  
GREENSBORO, NC 27405

GRIFFIN BRUCE H III  
PO BOX 1806  
ROCKINGHAM, NC 28380

SMITH FARM PROPERTIES LLC  
5100 SMITH FARM RD  
MATTHEWS, NC 28105

LITTLE JUDY R MOORE  
2515 ROUND TABLE RD  
MONROE, NC 28110

LIQUID MANAGEMENT LLC  
231 POST OFFICE DR STE B-8  
INDIAN TRAIL, NC 280797678

SNYDER JANICE BIVENS LEMMOND HEIRS  
ETAL  
324 BUBBLING WELL RD  
MATTHEWS, NC 28105

SF PROPERTIES 3 LLC  
1235 EAST BLVD STE E #131  
CHARLOTTE, NC 28203

GRETZ STEPHANIE S  
4732 HOMESTEAD PL  
MATTHEWS, NC 281048905

SF GROUP LLC  
1235 EAST BLVD STE E#131  
CHARLOTTE, NC 28203

SF GROUP LLC  
1235 EAST BLVD STE E#131  
CHARLOTTE, NC 28203



**EXHIBIT B**

**NEIGHBORHOOD MEETING NOTICE  
PETITION # CZ25.02.01**

Subject: Rezoning Petition No. CZ25.02.01  
Petitioner/Developer: Mill Creek Residential  
Current Land Use: Vacant  
Existing Zoning: HC (Highway Corridor) - Union County  
Rezoning Requested: CZ - MU-2 (Conditional Zoning - Mixed Use, 2) - Stallings  
Proposed Use: Multi-Family – 324 Units

**Date and Time of Meeting:** **Thursday, March 6, 2025, at 6:00 PM**

**Location of Meeting:** ***Town of Stallings Government Center  
321 Stallings Road  
Stallings, North Carolina 28104***

**Meeting Registration:** ***Please send an email to [CommunityMeeting@mvalaw.com](mailto:CommunityMeeting@mvalaw.com) to register to attend the meeting and reference petition: MCR-Stallings.***

Date of Notice: 2/20/2025

Moore & Van Allen is assisting Mill Creek Residential (the “Petitioner”) on a recently filed request to annex and rezone an approximately 12.57-acre site located along the west side of Hwy 74, south of Union Beltway Rd., and north of Indian Trail Fairview Rd. (the “Site”) in Stallings, North Carolina from HC in Union County to the MU-1 zoning district in Stallings. The request is to allow the Site to be developed with a multi-family residential community. Access to the site will be from E. Independence Blvd.

The Petitioner will hold a **Community Meeting** to discuss this rezoning proposal with nearby property owners. The Town of Stallings Planning & Zoning Department’s records indicate that you are an owner of property near the Site.

**Accordingly, we are extending an invitation to participate in the upcoming Community Meeting to be held on Thursday, March 6, 2025, at 6:00 p.m. The location for the meeting is the Town of Stallings Government Center, 321 Stallings Road, Stallings, North Carolina, 28104.**

***Please send an email to [CommunityMeeting@mvalaw.com](mailto:CommunityMeeting@mvalaw.com) by March 5<sup>th</sup> to register to attend the Community Meeting and reference petition: MCR-Stallings. Please note that while registration is not required to attend, we encourage those interested to register in advance.***

Representatives of the Petitioner look forward to discussing this exciting rezoning proposal with you at the Community Meeting. Thank you.

cc: Stallings Town Council  
Max Hsiang, Town of Stallings Planning & Zoning Director  
Justin Houston, Mill Creek Residential  
Bridget Grant, Moore & Van Allen, PLLC  
Lisa Thompson, Moore & Van Allen, PLLC

13985021v3



**Exhibit B (Cont.)**

**Site location:**



13085071-2





Conditional Rezoning Application

CZ25.02.03:

3919 & 3927 Pleasant Plains Town Center (1)

06/17/2025

Planning Board Staff Report

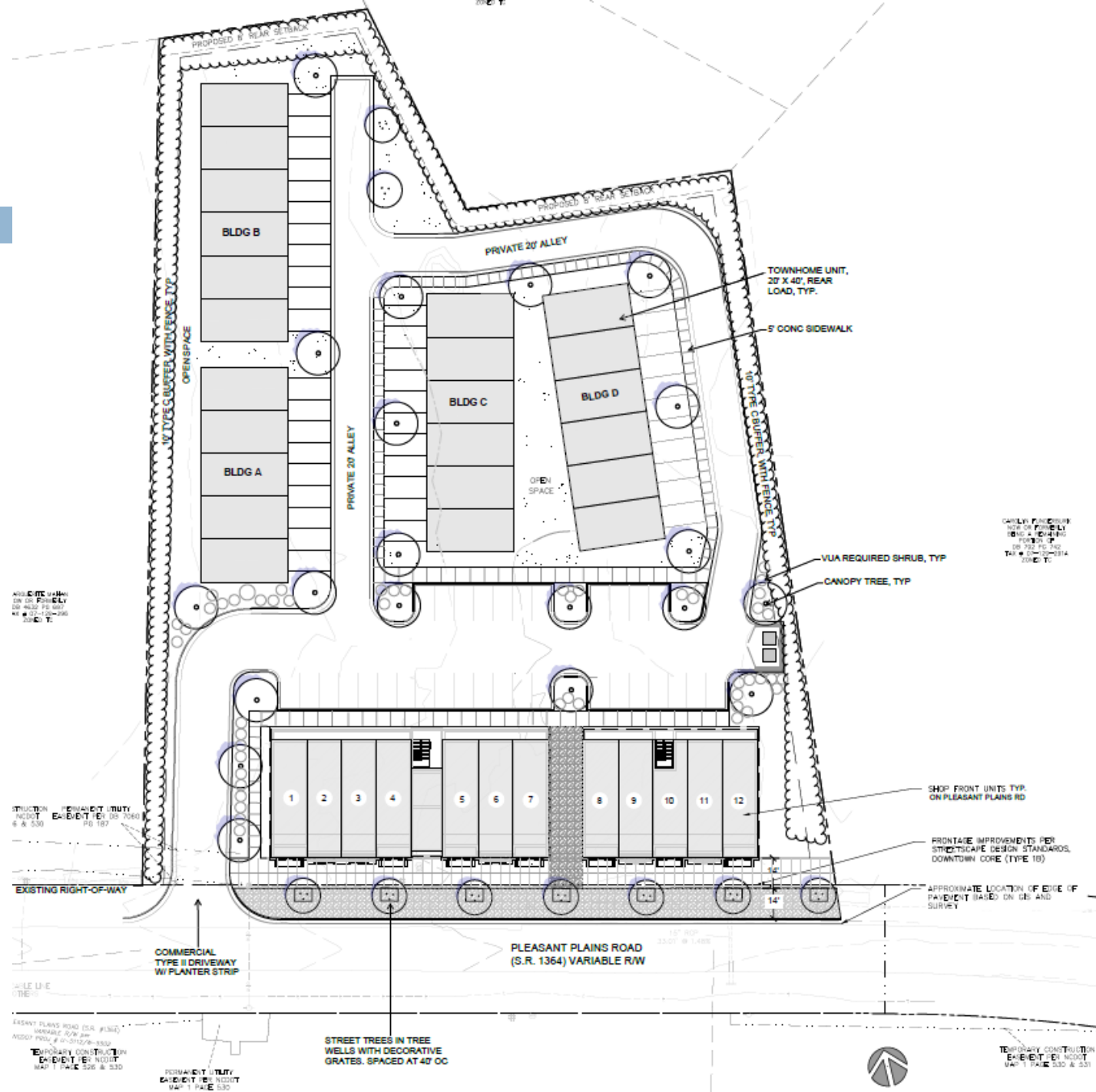


# Request CZ25.02.03: 3919 & 3927 Pleasant Plains Town Center (1)

- The applicant, MONA-T LLC, requests conditional rezoning to CZ-TC for the following parcels:
  - ▣ 07129296B and 07129296C
  - ▣ 3919 & 3927 Pleasant Plains Rd
  - ▣ 2.63 Acres
- The proposed development includes:
  - ▣ 12 shopfront units (commercial/retail on the bottom and residential up top)
  - ▣ 23 townhomes in the rear



# Site Plan



# Zoning Context

---

- The **existing base zoning** for this property is **Town Center (TC)**, which does **not** permit attached-residential development by right.
  - As a result, the applicant must pursue **Conditional Zoning (CZ)** to allow residential use and request modifications to certain development standards, including setbacks, density, and land use mix.



# Site

Aerial:



Municipal:





# Site





# Project Summary

<b>Location:</b>	3919 & 3927 Pleasant Plains Rd
<b>Site/Project Size:</b>	2.63 ac
<b>Open Space:</b>	N/A - Town Center
<b>Tree Save:</b>	N/A - Town Center
<b>Watershed</b>	Twelvemile
<b>Greenway Master Plan</b>	N/A
<b>TIA</b>	N/A

## Current Zoning:

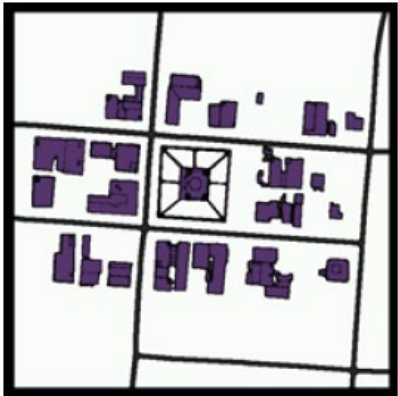


Stallings Zoning

AG
SFR-1
SFR-2
SFR-3
MFT
TC
CIV
MU-1
MU-2
C-74
CP-485
VSR
IND
BC
CZ



# Future Land Use



## Town Center

A town center satisfies daily economic, entertainment and community needs for surrounding neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activity. Buildings in a town center typically stand two or more stories in height with non-residential uses on the ground floor and residential units above storefronts. Surrounding urban neighborhoods are relatively compact and support moderate- to high-density housing options, including small, lot single-family homes, townhomes, condominiums, or apartments.



## Primary Land Uses

- Municipal Government Buildings
- Community Facilities
- Post Office
- Townhome
- Apartment
- Sit Down Restaurant
- Community-Serving Commercial
- Professional Office
- Live/Work/Shop Units



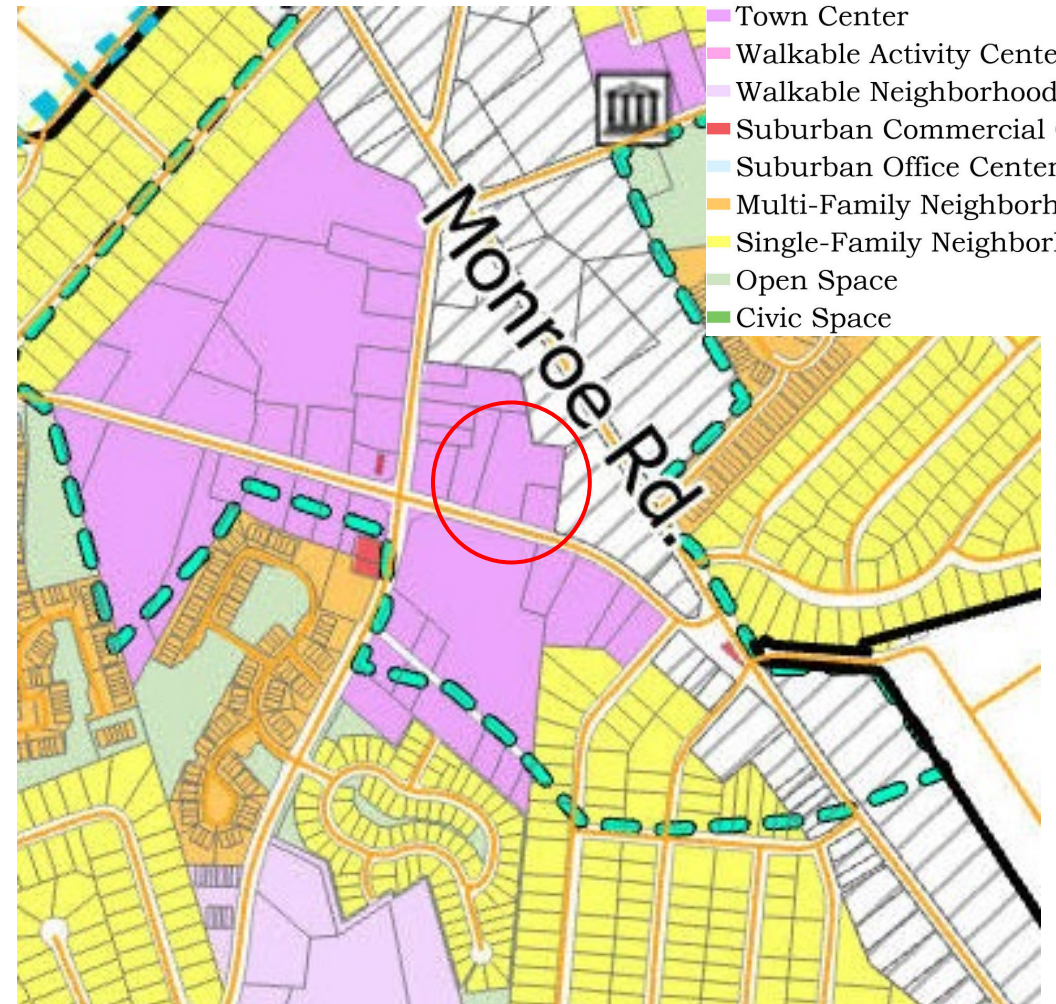
## Secondary Land Uses

- Bank
- Farmers Market
- Pocket Park

## 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



## 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



>> vicinity map



>> illustrative site plan



>> proposed land use

- land use legend:
- ATTACHED RESIDENTIAL
  - MULTI-FAMILY
  - MIXED USE
  - RETAIL
  - OFFICE
  - WORKPLACE
  - CIVIC
  - UTILITY
  - SURFACE PARKING
  - STRUCTURED PARKING
  - MUNICIPAL LIMITS

>> bird's-eye rendering

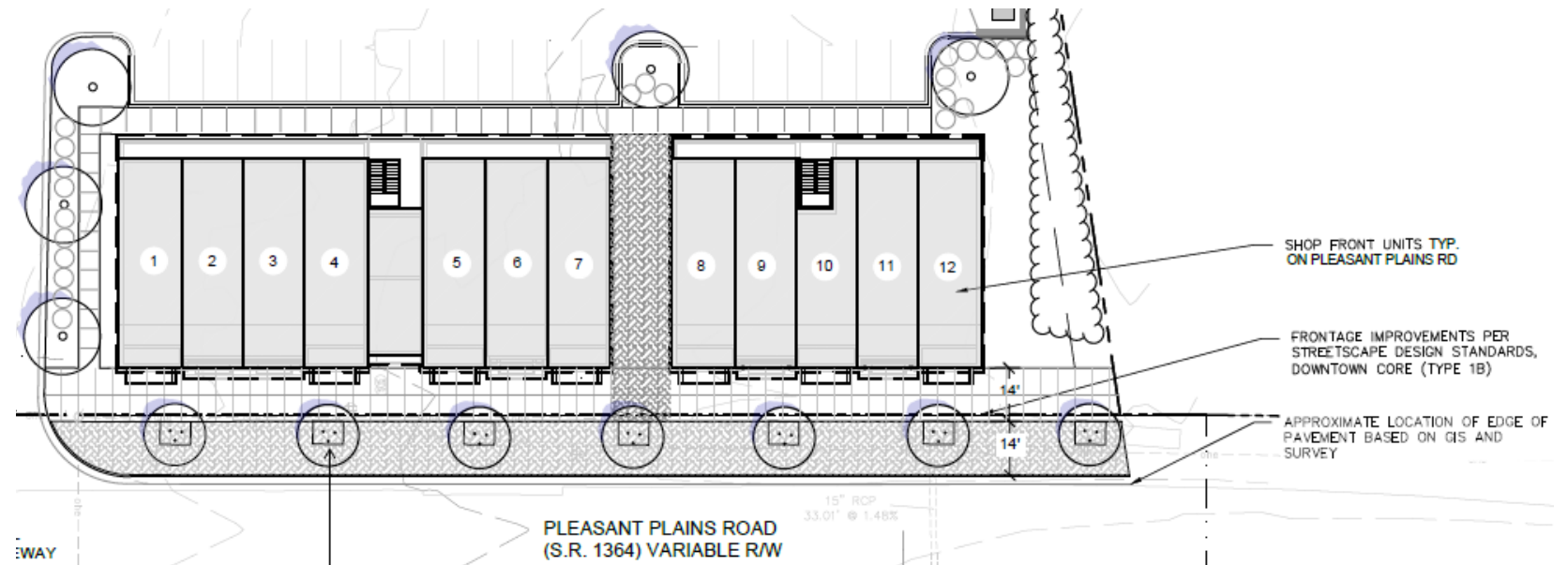
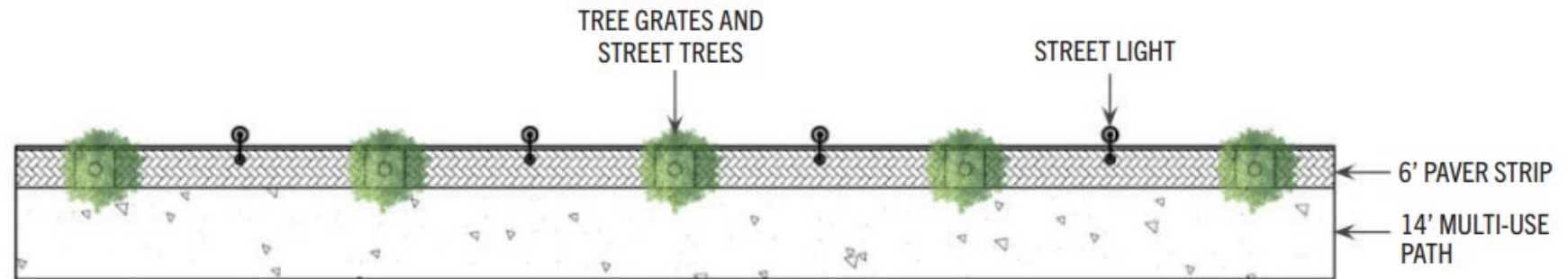


>>key ideas

- 1 A new Town Hall will be located adjacent to the existing Town Hall.
- 2 A walkable, mixed-use core will establish a Town center.
- 3 Provide for a street section that increases vehicular capacity while maintaining downtown character.
- 4 On-street parking is provided along Stallings Road.

# Streetscape Master Plan

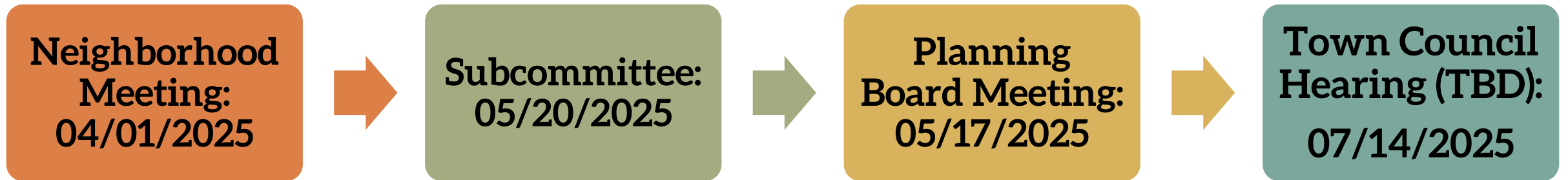
The Stallings Streetscape Design Standards and Details Plan identifies this segment for a future Suburban Town Center Streetscape along the property frontage. The applicant is providing commercial fronting the streetscape along Pleasant Plains Rd.





# Meetings

All rezonings are advertised per state statute, mailed notices within 500 ft of proposed rezoning, posted zoning signs on-site, posted in the newspaper, and additionally included on the website.



# Staff Recommended Conditions

- Staff recommends approval of CZ25.02.03 with staff suggested conditions.
  - Preliminary List of Potential Conditional Zoning Conditions:
  - General Compliance and Permitting
    - All required permits from federal, state, or local authorities must be obtained before construction begins.
    - Development must substantially conform to the approved concept plan, including layout, building design, and site features. Any significant changes require Town approval.
    - Vesting rights are extended from 2 to 5 years due to current sewer capacity limitations.
  - Site Design and Layout
    - Shopfront buildings will comply with the Shopfront lot type and Townhomes will comply with Attached House lot type in Article 9. The maximum building height is limited to 45 feet and 3 stories plus optional rooftop deck for both.
    - Development is limited to a maximum of 12 shopfront units and 23 townhomes.
    - Construction of shopfront units must begin before permits for townhome construction are issued.
    - Streetscape layout and materials must comply with the Stallings Streetscape Master Plan.
    - Streetscape will be dedicated to the Town.
    - Roads, alleys, and parking areas within the development will remain privately owned and maintained.
  - Architecture and Materials
    - All building elevations, exterior materials, and color palettes must be approved by the Planning Board before permitting.
    - Prohibited exterior materials include vinyl, EIFS, and Masonite. Vinyl may be used only for windows, doors, trim, and railings.
    - A minimum of 18 inches of exposed brick or stone is required at the base frontage of all units.
    - The property name must incorporate “Mill” and/or “Stone” to align with Town Center branding guidelines.
  - Residential Requirements
    - Each townhome must include a two-car garage and a two-car driveway.
- Site Features and Restrictions
- A minimum of 1 to 2 EV charging stations must be installed on-site.
  - Prohibited uses include vape shops, tobacco sales, CBD retailers, smoke shops, hookah lounges, and similar businesses.



# Staff Recommendation

- Staff recommends approval of CZ25.02.03 with staff suggested conditions.
  - ▣ This recommendation is based on the following planning consistency findings:
    - The request aligns with the Comprehensive Land Use Plan.
    - The proposed use supports the Town Center Future Land Use designation.
    - The combination of commercial and residential uses is consistent with the adopted Town Center Small Area Plan.
    - The inclusion of a Streetscape Design aligns with the Stallings Streetscape Design Standards and Details Plan.

# Vote and Statement of Consistency & Reasonableness



- **Step 1.**
  - Motion to recommend [Approval/Denial](#) for CZ25.02.03.
  
- **Step 2.**
  - With a statement of consistency that the proposal is [Consistent/Inconsistent](#) and [Reasonable/Not Reasonable](#) with the goals of the Comprehensive Land Use Plan.
  
- **Step 3.**
  - Example reasoning:
    - This Conditional Rezoning is [consistent/inconsistent](#) but [reasonable/not reasonable](#) with the goals of the Town.





**PLANNING  
& ZONING**  
TOWN of STALLINGS

Questions?



## Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ 25.02.03

REQUEST: The applicant, MONA T LLC, is requesting a conditional rezoning to CZ-TC for a 2.63-acre site (parcels 07129296B and 07129296C) to allow development for 12-shopfront units and 23 Townhomes in Town Center.

**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 request aligns with the Comprehensive Land Use Plan.
- 2) The proposed use supports the Town Center Future Land Use designation.
- 3) The combination of commercial and residential uses is consistent with the adopted Town Center Small Area Plan.
- 4) The inclusion of a Streetscape Design aligns with the Stallings Streetscape Design Standards and Details Plan.

**Recommended** this the \_\_ day of \_\_\_\_\_, 2025.

---

Planning Board Chair

Attest:

---

Planning Staff





PLANNING & ZONING DEPARTMENT  
 TOWN OF STALLINGS  
 315 STALLINGS ROAD  
 STALLINGS, NC 28104  
 704-821-8557

APPLICATION INFORMATION	
Date Filed:	
Application #:	
Fee Paid:	

ATTN: MAX HSIANG

## REZONING APPLICATION

\*Please reference the Fee Schedule for cost.

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

\*Please review Article 5 of the Stallings Development Ordinance for requirements on map amendment/rezoning submittals.

Property Information	
Physical Property Address:	3919 Pleasant Plains Road and 3927 Pleasant Plains Road
Description of Rezoning:	Conditional Rezoning to accommodate the proposed residential building types within the existing Town Center (TC) zoning district.
Parcel #:	07129296B & 07129296C
Total Acreage:	2.63 Acres
Property Owner(s):	MONA-T LLC
Owner(s) Address (if different from submittal address):	MONA-T LLC, Mailing Address: 3919 PLEASANT PLAINS RD MATTHEWS, NC 281045955
Phone:	704-254-3586
Email:	amowlavi32@gmail.com
If applicant is different than owner:	
Applicant Name:	
Applicant Address:	
Applicant Phone:	
Applicant Email:	

\*Disclaimer: All zoning applications are public records and by providing the above information, you agree that said information can be released to the public by request.

**Owner/Applicant Statement:**

I hereby certify that all information provided in this application is accurate to the best of my knowledge, and I acknowledge compliance with all requirements of the Town of Stallings Ordinances.

Signature (Owner or Owner Representative):

Date: 2-24-2025

Signature of Zoning Official:

Date:



**SURVEYOR'S CERTIFICATION**

To MONA-T LLC, as follows:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 4.5, 7(A), 7(B-1), 8, 9, 11, and 13 of Table A thereof. The fieldwork was completed on July 30th, 2024.

DATE OF MAP: 8/5/2024

**PRELIMINARY**  
NOT FOR SALES OR CONVEYANCES

MARK C. CARTER  
PLS # L-5102

I, MARK C. CARTER, CERTIFY THAT THIS MAP WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY:

1. CLASS OF SURVEY: A
2. POSITIONAL ACCURACY: 0.04 US FEET
3. TYPE OF GPS FIELD PROCEDURE: REAL TIME KINEMATICS NETWORK
4. DATES OF SURVEY: 04/04/2024
5. DATUM/EPOCH: NAD83/2011/NAVD 88
6. PUBLISHED/FIXED CONTROL USE: NGS MONUMENT "PLEASANT"
7. GEOID MODEL USED: GEOID 2016
8. COMBINED GRID FACTOR: 0.99984438
9. UNITS: US SURVEY FEET

MARK C CARTER NCLPS L-5102 DATE

**NOTES**

1. AREA CALCULATED BY COORDINATE COMPUTATION.
2. HORIZONTAL DATUM: NAD 83
3. VERTICAL DATUM: NAVD 88
4. ADJOINING PROPERTY OWNERS NAMES WERE TAKEN FROM UNION COUNTY TAX OFFICE RECORDS, AND ARE CONSIDERED AS NOW OR FORMERLY.
5. IRON RODS AT ALL CORNERS UNLESS NOTED.
6. THIS MAP IS SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS AND PRELIMINARY PLAN WHICH MAY BE OF RECORD.
7. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES, MEASURED WITH ELECTRONIC MEASURING DEVICES.
8. LOT SUBJECT TO ALL ZONING ORDINANCES OF THE TOWN OF STALLINGS. BUILDER/OWNER MUST VERIFY THAT LOT IS IN COMPLIANCE WITH ALL TOWN AND COUNTY ORDINANCES PRIOR TO ANY LAND DISTURBANCE OR CONSTRUCTION.
9. THIS SURVEY WAS PERFORMED WITH THE BENEFIT OF FIRST AMERICAN TITLE INSURANCE COMPANY POLICY # 5011400-30315599 DATED JUNE 29, 2021.
10. SETBACKS SHOWN ARE PER CURRENT ZONING ORDINANCES UNLESS OTHERWISE NOTED. REFER TO THE ZONING ORDINANCE FOR POSSIBLE ADJUSTMENTS TO THESE MINIMUM DIMENSIONS SHOWN IN THE SITE NOTES BELOW.
11. SUBJECT PROPERTY ZONING: TC
12. SUBJECT PROPERTY IS LOCATED WITHIN THE EAST FORK TWELVE MILE CREEK WATERSHED AND A PORTION OF CROOKED CREEK STREAM WATERSHED. PROPERTY MAY BE SUBJECT TO BUILT UPON RESTRICTION NOT SHOWN. REFER TO THE TOWN OF STALLINGS UNIFIED DEVELOPMENT ORDINANCE, SECTION 19 FOR INFORMATION.
13. ANY AND ALL UNDERGROUND UTILITIES SHOWN HERE ARE CONSIDERED APPROXIMATE LOCATION. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. THE UNDERGROUND UTILITIES SHOWN WERE PARTIALLY MARKED AT THE TIME OF THIS SURVEY. CONFIRM CONNECTION OF THE UNDERGROUND UTILITIES BEFORE ANY CONSTRUCTION.

**SCHEDULE B, PART II - EXCEPTIONS**

Per ALTA Title Policy Commitment No. 2021061462-NC, effective June 29th, 2021.

-Schedule B Exceptions pertain to the subject property as follows:

- Exception 1 - (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Exception 2 - Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Exception 3 - Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Exception 4 - Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- Exception 5 - Any mineral or mineral rights leased, granted or retained by current or prior owners.
- Exception 6 - Taxes and assessments for the year 2021 and subsequent years, not yet due and payable.
- Exception 7 - Covenants, Reservations, Easements and Restrictions appearing of record of the Union County Registry, and any amendments, if any. NOTE: Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c).
- Exception 8 - No coverage is provided as to the amount of acreage or square footage of the Land.
- Exception 9 - Encroachments, overlaps, overhangs, unrecorded easements, violated restrictive covenants, defects in the quantity of ground, lack of access, violated plot building lines, or any matters not of record, which would be disclosed by an accurate survey and inspection of the Land.
- Exception 10 - Title to that portion of the land lying within the bounds of any roads or highways; and/or rights of the public and others entitled thereto in and to the use of that portion of the insured premises within the bounds of street or roadway, if any.
- Exception 11 - Sewer Right of Way, Connection application and Use Agreement recorded in Book 471 at Page 653, Union County Registry.
- Exception 12 - No liability is assumed with respect to any defects in the title recorded, existing or appearing of record prior to July 21, 1993.
- Exception 13 -

**SITE NOTES:**

BUILDING SETBACK REQUIREMENTS (MINIMUM) ZONED TC

FRONT: 0' - 10' OFF THE EDGE OF SIDEWALK

REAR YARD: 8 FEET

MINIMUM LOT WIDTH: 0 FEET

THE FRONT SETBACK IS MEASURED FROM THE BACK OF SIDEWALK OR THE AVERAGE ALIGNMENT OF EXISTING BUILDINGS WITHIN THE SAME BLOCK AND SAME SIDE OF THE STREET, PROVIDED THAT BUILDINGS WITH GREATER THAN SIX (6) FEET OF DEVIATION SHALL NOT BE CONSIDERED IN THE COMPUTATION PER THE TOWN OF STALLINGS DEVELOPMENT ORDINANCE, SECTION 8.4.4

FLOOD NOTE:  
NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN A SPECIAL FLOOD HAZARD AREA PER F.E.M.A. FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 371046900, DATED: OCTOBER 16, 2006.

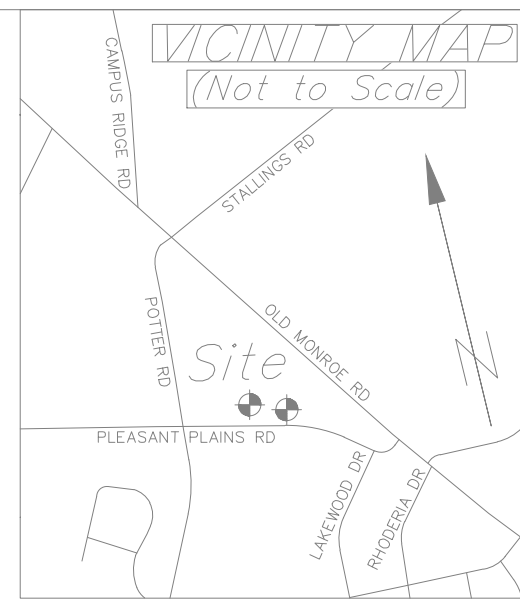
**3919 PLEASANT PLAINS RD - LEGAL DESCRIPTION**

Beginning at a magnetic nail set in the centerline of Pleasant Plains Road, being the common corner of Mona-T LLC (Deed Book 4862, Page 239) and Marguerite Mahan (Deed Book 4632, Page 697), said point being located S 58°38'49" E a distance of 105.99' to a #4 rebar found on the northern margin of the Right of Way of Pleasant Plains Road, thence from said Beginning Point N 15°50'16" E a distance of 30.11' to a #5 rebar found in the Right of Way of Pleasant Plains Road, thence along the same line, continuing 393.93' to a #5 rebar found, a total distance of 424.04', to the common corner of Mona-T LLC (Deed Book 4862, Page 239), Marguerite Mahan (Deed Book 4632, Page 697) and Melonie and Cathy Teeter (Deed Book 4188, Page 869) and Carolyn Funderburk (Deed Book not found), being the common corner of Mona-T LLC (Deed Book 4862, Page 239), Melanie and Cathy Teeter (Deed Book 4188, Page 144) and Alpha Omega Development Inc (Deed Book 4188, Page 869), thence S 11°32'06" E a distance of 104.09' to a #4 rebar found, being the common corner of Mona-T LLC (Deed Book 4862, Page 239) and Alpha Omega Development Inc (Deed Book 4188, Page 869), thence S 83°47'29" E a distance of 124.27' to a 3/4" iron pipe found, being the common corner of Mona-T LLC (Deed Book 4862, Page 239), Alpha Omega Development Inc (Deed Book 4188, Page 869) and Carolyn Funderburk (Deed Book not found), thence S 06°21'08" W a distance of 173.00' to a #4 rebar set, being the common corner of Mona-T LLC (Deed Book 4862, Page 239), Carolyn Funderburk (Deed Book 792, Page 742) and Mona-T LLC (Deed Book 8153, Page 149), thence N 80°24'22" W a distance of 121.71' to a 1/2" iron pipe found, thence S 13°10'44" W a total distance of 180.67' to a magnetic nail set in the centerline of Pleasant Plains Road, passing a #5 rebar found at 150.57' in the northern margin of the Right of Way of Pleasant Plains Road, thence N 75°20'20" W a distance of 162.80' to the Point and Place of Beginning, Containing an area of 89,743.94 square feet, 2,060 Acres.

**3927 PLEASANT PLAINS RD - LEGAL DESCRIPTION**

Beginning at a magnetic nail set in the centerline of Pleasant Plains Road, being the common corner of Mona-T LLC (Deed Book 8153, Page 149) and Mona-T LLC (Deed Book 4862, Page 239), said point being located S 65°57'20" E a distance of 184.65' from a #5 rebar found in the northern margin of the Right of Way of Pleasant Plains Road, thence from said Beginning Point N 13°10'44" E a total distance of 180.67' to a 3/4" iron pipe found, passing a #5 rebar found at 30.10' in the Right of Way of Pleasant Plains Road, thence S 80°24'22" E a distance of 121.71' to a #4 rebar set, also being the common corner of Mona-T LLC (Deed Book 8153, Page 149) and Carolyn Funderburk (Deed Book not found) thence S 06°21'08" W a distance of 193.49' to a magnetic nail set in the centerline of Pleasant Plains Road, passing a #4 rebar found at 162.98' in the northern margin of the Right of Way of Pleasant Plains Road, thence N 75°18'04" W a distance of 144.52' to the Point and Place of Beginning, Containing an area of 0.569 Acre, 24,806.64 square feet, more or less

NOT TO SCALE



1213 W morehead st ste 450  
charlotte, nc 28208  
P 704.334.3303  
urbandesignpartners.com  
nc firm no: P-0418 sc coa no: C-03044

FOR REFERENCE ONLY

02/28/2025

Frank Aroojj  
MONA-T, LLC  
3919 Pleasant Plains Rd.  
Matthews, NC 28104

Pleasant Plains Mixed Use  
Existing Conditions  
3919 Pleasant Plains Rd., Matthews, NC 28104

NO. DATE: BY: REVISIONS:

Project No: 24-CLT-222  
Date: 02.28.2025  
Sheet No:

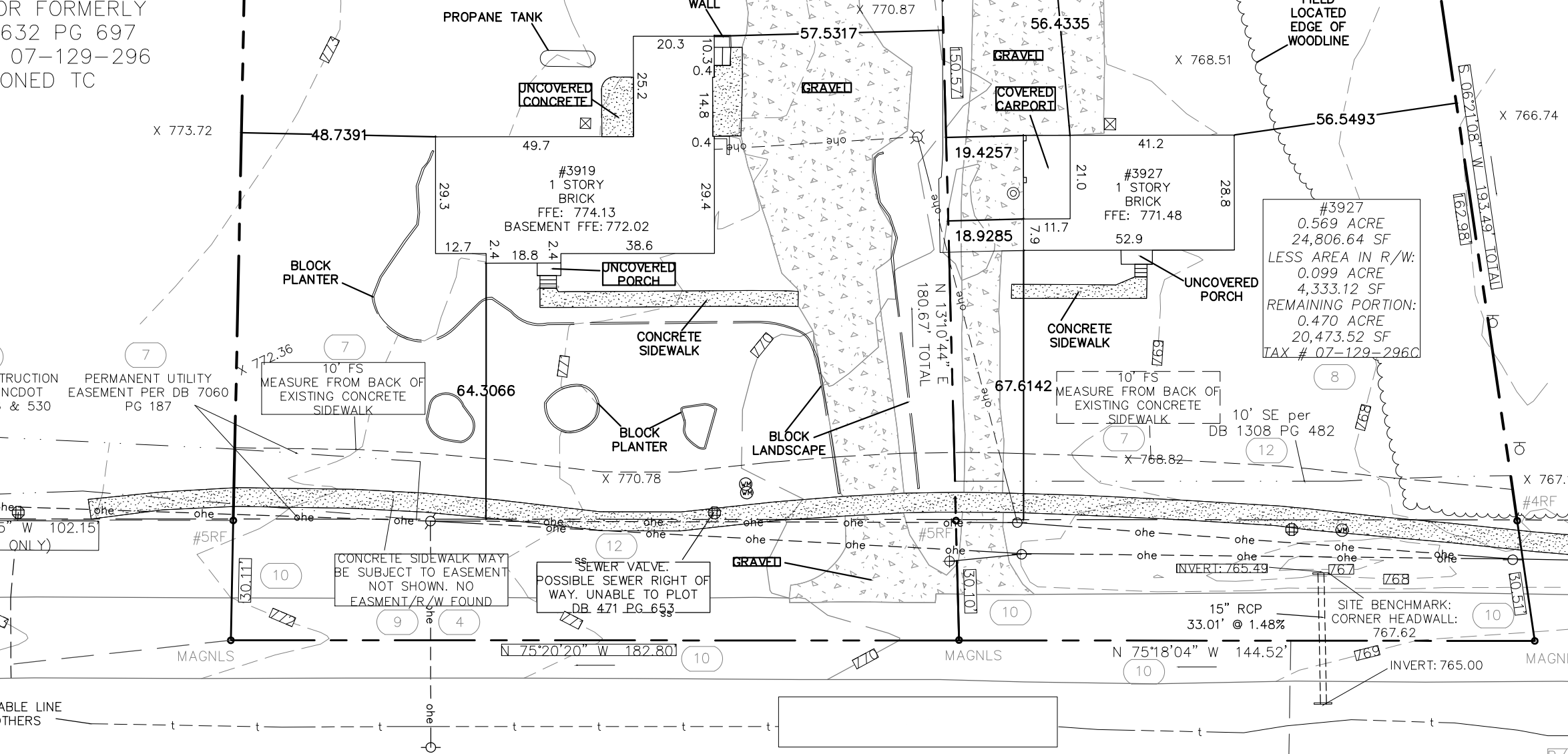
RZ-1.0

**LEGEND**

MAGNLS	MAGNETIC NAIL SET
CP	COMPUTED POINT
IPF	IRON PIPE FOUND
RF	REBAR FOUND
RS	REBAR SET
R/W	RIGHT-OF-WAY
SF	SQUARE FEET
PC	PLAT CABINET
DB	DEED BOOK
PG	PAGE
FS	FRONT SETBACK
RY	REAR YARD
SY	SIDE YARD
---	EXTERIOR PROPERTY LINE
---	ADJOINER PROPERTY LINE
---	R/W LINE
---	BUILDING SETBACK LINE
---	OVERHEAD UTILITY LINE
---	WOOD FENCE
---	CHAINLINK FENCE
---	SIDEWALK EASEMENT (SE)
---	WOOD LINE
---	15" RCP
---	TEMPORARY CONSTRUCTION EASEMENT
---	PERMANENT UTILITY EASEMENT
---	EXISTING SPOT ELEVATION
---	CONCRETE
---	GRAVEL
○	UTILITY POLE
⊗	HVAC
⊕	LIGHT POLE
⊖	SEWER VALVE
⊙	WATER METER
⊚	DUKE NEW POWER POLE
⊛	SATELLITE POLE
⊜	SERVICE POLE
⊝	OLD FENCE POST

CAROLYN FUNDERBURK  
NOW OR FORMERLY  
BEING A REMAINING  
PORTION OF  
DB 792 PG 742  
TAX # 07-129-291A  
ZONED TC

MARGUERITE MAHAN  
NOW OR FORMERLY  
DB 4632 PG 697  
TAX # 07-129-296  
ZONED TC



PLEASANT PLAINS ROAD (S.R. #1364)  
VARIABLE R/W per  
NCDOT PROJ # U-5112/W-5502

TEMPORARY CONSTRUCTION  
EASEMENT PER NCDOT  
MAP 1 PAGE 530 & 531

TEMPORARY CONSTRUCTION  
EASEMENT PER NCDOT  
MAP 1 PAGE 526 & 530

PERMANENT UTILITY  
EASEMENT PER NCDOT  
MAP 1 PAGE 530

ALTA/ NSPS SURVEY  
AT PROPERTY KNOW AS  
3919 PLEASANT PLAINS ROAD &  
3927 PLEASANT PLAINS ROAD  
PARCEL # 07-129-296B, DB 4862 P 239  
PARCEL # 07-129-296C, DB 8153 P 149  
CITY OF STALLINGS, UNION COUNTY, NC  
FOR: PERSIS NOVA

PHOENIX LAND SURVEYING, INC  
3316 OLD MONROE ROAD  
STALLINGS, NORTH CAROLINA 28104  
PH: (704)-335-1655  
EMAIL: INFO@PHOENIX-SURVEYING.COM  
FIRM # C-3912

Land Surveying  
Land Planning

FIELD WORK: MC, JF, RM ~ MAPPING: JF, DZ  
PROJ # 1092-05-01 3919 PLEASANT PLAINS RD





1213 W. MOREHEAD ST. SUITE 450  
CHARLOTTE, NC 28208  
P. 704.334.3303  
URBANDESIGNPARTNERS.COM

nc firm no: P-0418 sc coa no: C-03044

PRELIMINARY DRAWING  
FOR REVIEW PURPOSES ONLY

02/28/2025

Frank Aroojj  
MONA-T, LLC  
3919 Pleasant Plains Rd.  
Matthews, NC 28104

Pleasant Plains Mixed Use  
Rezoning Site Plan  
3919 Pleasant Plains Rd. Matthews, NC 28104

NO.	DATE:	BY:	REVISIONS:

Project No: 24-CLT-222  
Date: 02.28.2025  
Sheet No:

RZ-2.0

DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	07129296B & 07129296C
TOTAL SITE AREA:	2.63 AC (114,562.8 SF)
EXISTING ZONING:	TC - TOWN CENTER
PROPOSED ZONING:	CZ - CONDITIONAL ZONING
SETBACKS:	0-10' FROM EDGE OF SIDEWALK
FRONT:	0'
SIDE:	8'
REAR:	8'
PROPOSED USE:	SHOP FRONT: UNITS & ATTACHED RESIDENTIAL
MAX BUILDING HEIGHT:	25'
MAX. DENSITY:	24 UNITS / ACRE
BUILDING GFA:	SHOP FRONT BUILDING 1: 7,060 SF SHOP FRONT BUILDING 2: 4,455 SF
UNIT COUNT:	SHOP FRONT: 12 SHOP FRONT TOWNHOMES: 23 TOWNHOMES
VEHICULAR PARKING:	REQUIRED: 1.5 SPACES/1000 SF = 18 SPACES PROPOSED: RETAIL: 1/UNIT = 23 SPACES RESIDENTIAL: PER ORDINANCE
TREE CONSERVATION AREA:	N/A

**NOTE:**

SETBACKS ARE BY THE LOT/BUILDING TYPE STANDARDS AND THEN BY ZONING DISTRICT. TC HAS A 0-10' BUILD-TO-LINE OF EDGE OF SIDEWALK.

ACCORDING TO STALLINGS ORDINANCE, TOWN CENTER ZONING DISTRICT REQUIRES THAT A BUILD-TO-LINE FROM ANY STREET BE 0'-10' OFF EDGE OF A SIDEWALK PER SECTION 13.6-1 OF THE STALLINGS ORDINANCE. OR THE AVERAGE ALIGNMENT OF EXISTING BUILDINGS WITHIN THE SAME BLOCK AND SAME SIDE OF THE STREET, PROVIDED THAT BUILDINGS WITH GREATER THAN 6' OF DEVIATION SHALL NOT BE CONSIDERED IN THIS COMPUTATION. UNDER NO CONDITIONS SHALL A BUILDING BE PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY.

REQUIRED VUA PLANTING = 15,000 VUA/1500 = 10 TREES / 40 SHRUBS  
 PROPOSED VUA PLANTING = PER ORDINANCE  
 PERIMETER SCREENING FOR TYPE C BUFFER  
 1020 LF / 100 = 10.2 RATIO  
 41 EVERGREEN TREES  
 21 CANOPY TREES  
 31 UNDERSTORY TREES  
 174 SHRUBS

**CONDITIONAL REZONING NOTES**

- I. General Provisions**
- These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by MONA-T, LLC (the "Petitioner") to accommodate redevelopment on an approximately 2.63-acre site located at 3919 and 3927 Pleasant Plains Road in the Town of Stallings, more particularly depicted on the Rezoning Plan (the "Site"). The Site is comprised of Tax Parcel Number 07129296B and 07129296C.
  - Development of the Site will be governed by the Rezoning Plan, these Development Standards and the applicable provisions of the Town of Stallings Unified Development Ordinance (the "Ordinance").
  - Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Town Center (TC) zoning district shall govern the development and use of the Site.
  - The development and street layout depicted on the Rezoning Plan are schematic in nature and are intended to depict the general arrangement of such uses and improvements on the Site. Accordingly, the ultimate layout, locations and sizes of the development and site elements depicted on the Rezoning Plan are graphic representations of the proposed development and site elements, and they may be altered or modified in accordance with the setback, yard, landscaping and tree save requirements set forth on this Rezoning Plan and the Development Standards, provided, however, that any such alterations and modifications shall be minor in nature and not materially change the overall design intent depicted on the Rezoning Plan.
  - Future amendments to the Rezoning Plan and/or these Development Standards may be applied for by the then owner(s) of the Site in accordance with the provisions of the Ordinance.
  - The total number of principal buildings to be developed on the Site shall be not be limited except to the extent expressly limited by the regulations established under the Ordinance for the TC zoning district.

- II. Land Use**
- Non-Residential uses are intended to activate the Pleasant Plains Road street frontage and shall comply with the Shop Front Building Type Standards, identified in Section 9.6 of the ordinance.
  - Non-residential uses identified below shall be permitted within the TC zoning district, subject to compliance with all applicable requirements of the Town of Stallings Unified Development Ordinance (UDO) and the following conditions:
    - Coworking Spaces – Flexible office spaces for individuals or small businesses seeking shared work environments.
    - Professional Services – Including consulting, design, legal, real estate, accounting, and other similar business services.
    - Personal Services – Establishments providing services such as hair and nail salons, tailor services, dry cleaning, laundry, and other personal care businesses.
    - Health and Wellness – Establishments offering services aimed at physical and mental well-being, including fitness centers, yoga studios, massage therapy, physical therapy, and wellness coaching.
    - Creative Studios – Spaces for artistic creation and production, including photography, painting, graphic design, music, or other creative industries.
    - Event or Meeting Spaces – Facilities available for hosting small community events, conferences, and meetings.
- Note: The total floor area dedicated to any non-residential use or combination of non-residential uses listed above shall not exceed 15,000 square feet in aggregate. This limit is intended to ensure that the development remains in keeping with the scale and character of the TC zoning district and as stipulated in the Shop Front Building Type code section.

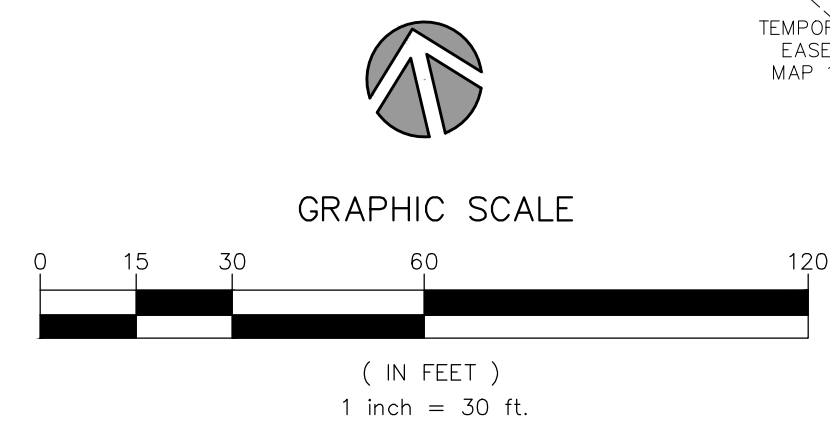
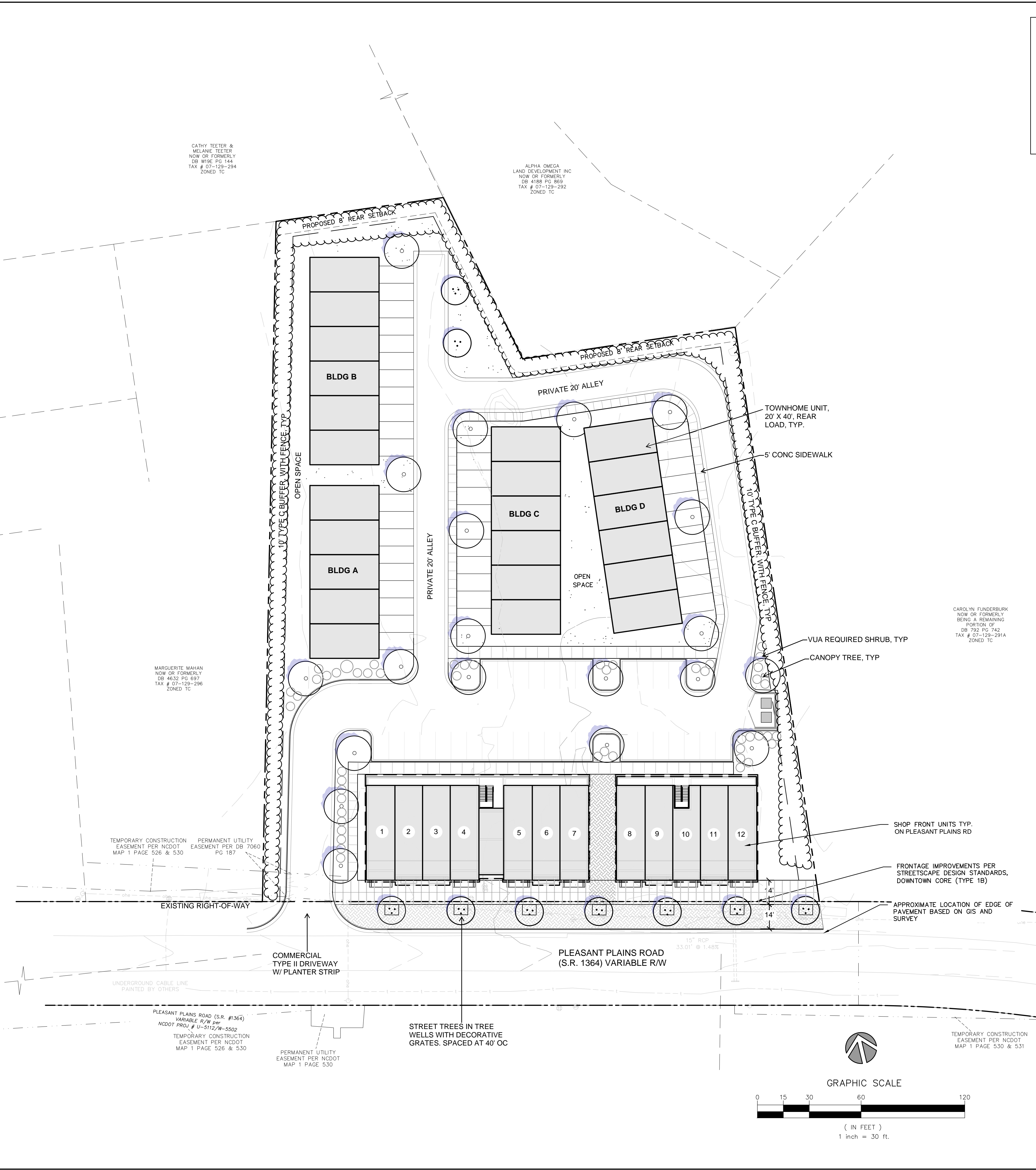
- III. Site Specific Standards for Consideration**
- To support the development's unique design vision and promote a high-quality, context-sensitive outcome, the applicant intends to pursue deviation from zoning specific standards to accommodate the envisioned development to the site, subject to approval by the Town's Planning and Zoning Department. These standards are intended to provide flexibility in the implementation of certain design elements, including but not limited to:
- Frontage – Right sizing the frontage setback and improvements on Pleasant Plains Road to accommodate the Town Streetscape Design Standards, Downtown Core Type 1B with 28' setback from existing curb. This would be a 10' reduction from the 38' Type 1A, which does not complement the existing character and adjacent conditions.
  - Site Layout and Parking – Deviation from internal public streets to private alleys for rear loaded townhome units, fronting common open space. Flexibility in parking design, access points, and circulation to accommodate innovative site planning approaches that prioritize pedestrian accessibility while ensuring effective traffic flow while achieving site layout efficiency.
  - Buffers – Reduction from the Town's perimeter buffer requirement from a 40' Type A buffer to a site specific 10' Type C buffer with fence, to better align the development with the site's constraint and irregular lot form while maintaining compliance with the Town Center Zoning District's transformative vision for the area.
- The application of these site specific design standards shall be reviewed and approved by the Town of Stallings, ensuring that any proposed deviations from the standard requirements will still align with the community's broader planning goals, such as walk-ability and pedestrian infrastructure, sustainable growth, and mixed-use development that is compatible with the town center character.

- IV. Transportation**
- Vehicle access to the Site shall be as generally depicted on the Rezoning Plan. The placement and configuration of the vehicular access points are subject to any minor modifications required to accommodate final site and construction plans and designs and as required for approval by the Town of Stallings or NCDOT.
  - The alignment of internal private drives, vehicular circulation areas, and driveways are subject to minor modification during the permitting process to accommodate change in traffic patterns, parking layouts, and/or any adjustments required by the Town of Stallings or NCDOT.

- V. Environmental Features**
- The petitioner shall comply with the Town of Stallings / Union County approved and adopted Post Construction Stormwater Ordinance.

- VI. Signage**
- All signage installed on Site shall comply with the requirements of the Town of Stallings Unified Development Ordinance.

- VII. Binding Effect of the Rezoning Documents and Definitions**
- If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Plan and these Development Standards will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of the Petitioner and subsequent owners of the Site and their respective successors in interest and assigns.
  - Throughout these Development Standards, the terms, "Petitioner" and "Owner" or "Owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of the Petitioner or the owner or owners of any part of the Site from time to time who may be involved in any future development thereof.







# MEMO

---

To: MONAT LLC  
From: Max Hsiang, Planning Director  
Date: June 10, 2025  
RE: Preliminary Staff Comments – CZ25.02.03 3919 & 3927 Pleasant Plains Town Center (1)

---

This memo summarizes initial staff feedback regarding the conditional zoning request CZ25.02.03 3919 & 3927 Pleasant Plains Town Center (1). The applicant is requesting a conditional zoning to CZ-TC to develop 12 Shopfront units mixed-use residential and 23 Townhomes.

Feedback is based on the current site plan and may evolve as the project proceeds through further review and public input.

---

## Planning and Zoning Preliminary Comments

- **Site Layout Concerns:** The proposed layout does not consider potential future buildout, expansion, or integration with surrounding parcels. In particular, the orientation of Building D appears misaligned and may be visually or functionally awkward when adjacent parcels are developed.
  - **Parcel Connectivity:** The plan should include road connections or easements to adjacent parcels to ensure interconnectivity and avoid creating isolated (landlocked) areas. This supports long-term integration within the broader Town Center zoning.
  - **Shopfront Units:**
    - Include the width and depth dimensions of each shopfront unit.
    - Provide a brief explanation of what constitutes a “shopfront” to clarify intended use and design.
    - Submit any market research or examples supporting the feasibility of shopfront units in this location.
    - Confirm whether shopfront apartments will include balconies and how these will be accessed.
    - Address building code requirements for ventilation, soundproofing, and fire safety in these units.
  - **Townhomes:**
    - Clarify whether each townhome will include a garage. Garages are preferred due to existing parking concerns.
    - Provide the length and width of driveways for each unit.
- 

## Preliminary List of Potential Conditional Zoning Conditions

### General Compliance and Permitting

- All required permits from federal, state, or local authorities must be obtained before construction begins.
- Development must substantially conform to the approved concept plan, including layout, building design, and site features. Any significant changes require Town approval.
- Vesting rights are extended from 2 to 5 years due to current sewer capacity limitations.

### Site Design and Layout

- Shopfront buildings will comply with the Shopfront lot type and Townhomes will comply with Attached House lot



type in Article 9. The maximum building height is limited to 45 feet and 3 stories plus optional rooftop deck for both.

- Development is limited to a maximum of 12 shopfront units and 23 townhomes.
- Construction of shopfront units must begin before permits for townhome construction are issued.
- Streetscape layout and materials must comply with the Stallings Streetscape Master Plan.
- Streetscape will be dedicated to the Town.
- Roads, alleys, and parking areas within the development will remain privately owned and maintained.

### **Architecture and Materials**

- All building elevations, exterior materials, and color palettes must be approved by the Planning Board before permitting.
- Prohibited exterior materials include vinyl, EIFS, and Masonite. Vinyl may be used only for windows, doors, trim, and railings.
- A minimum of 18 inches of exposed brick or stone is required at the base frontage of all units.
- The property name must incorporate “Mill” and/or “Stone” to align with Town Center branding guidelines.

### **Residential Requirements**

- Each townhome must include a two-car garage and a two-car driveway.

### **Site Features and Restrictions**

- A minimum of 1 to 2 EV charging stations must be installed on-site.
- Prohibited uses include vape shops, tobacco sales, CBD retailers, smoke shops, hookah lounges, and similar businesses.

---

### **Engineering Comments**

- Comments are located on the Site Plan.

---

### **Stallings Parks & Recreation Comments**

- N/A

---

### **Fire Marshal Comments**

- Concerned with apparatus turning radius, hydrant flow.

---

### **Urban Forestry Comments**

- I do not recommend allowing a 10' reduction of front yard setback.
- Note that the frontage along Pleasant Plains would require street trees in engineered tree wells such as GreenBlue Arborsystem, SilvaCells, or a similar advanced system approved by the Town of Stallings. These tree wells are not simple metal boxes (aka tree coffins). These engineered tree systems are then filled with an approved soil mix, not construction fill or compacted clay. The Town has not yet decided which species

it will choose for its streetscape, but the street tree species will be the Town's choice to maintain consistency across the downtown area.

- Aside from the street trees, the Town would require that each tree planting location have clay soil/fill removed and replaced with high quality garden soil to a depth of 24 -30 inches and a minimum of 274 cu ft. Trees should be medium-sized canopy tree tolerant of urban conditions, such as black gum, European hornbeam, Chinese pistache (male clones only), and Japanese zelkova.



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APRIL 1, 2025

# COMMUNITY MEETING



# AGENDA

WELCOME

ZONING INFORMATION

SITE CONTEXT AND RELEVANT INFORMATION

TOWN CENTER ZONING DISTRICT

SITE DESIGN

BUILDING & LOT TYPES

QUESTIONS



# ZONING INFORMATION

CASE NUMBER: CZ25.02.03 – PLEASANT PLAINS CZ

CASE TYPE: CONDITIONAL REZONING

APPLICANT: MONA-T LLC, ARMON MOWLAVI

EX ZONING/USE: TOWN CENTER (TC) / SINGLE-FAMILY RESI

PROP ZONING: CONDITIONAL ZONING TOWN CENTER (CZ-TC)

WHY: ACCOMMODATE THE VISION FOR 12 SHOP-FRONT  
COMMERCIAL UNITS AND UP TO 23 TOWNHOME UNITS



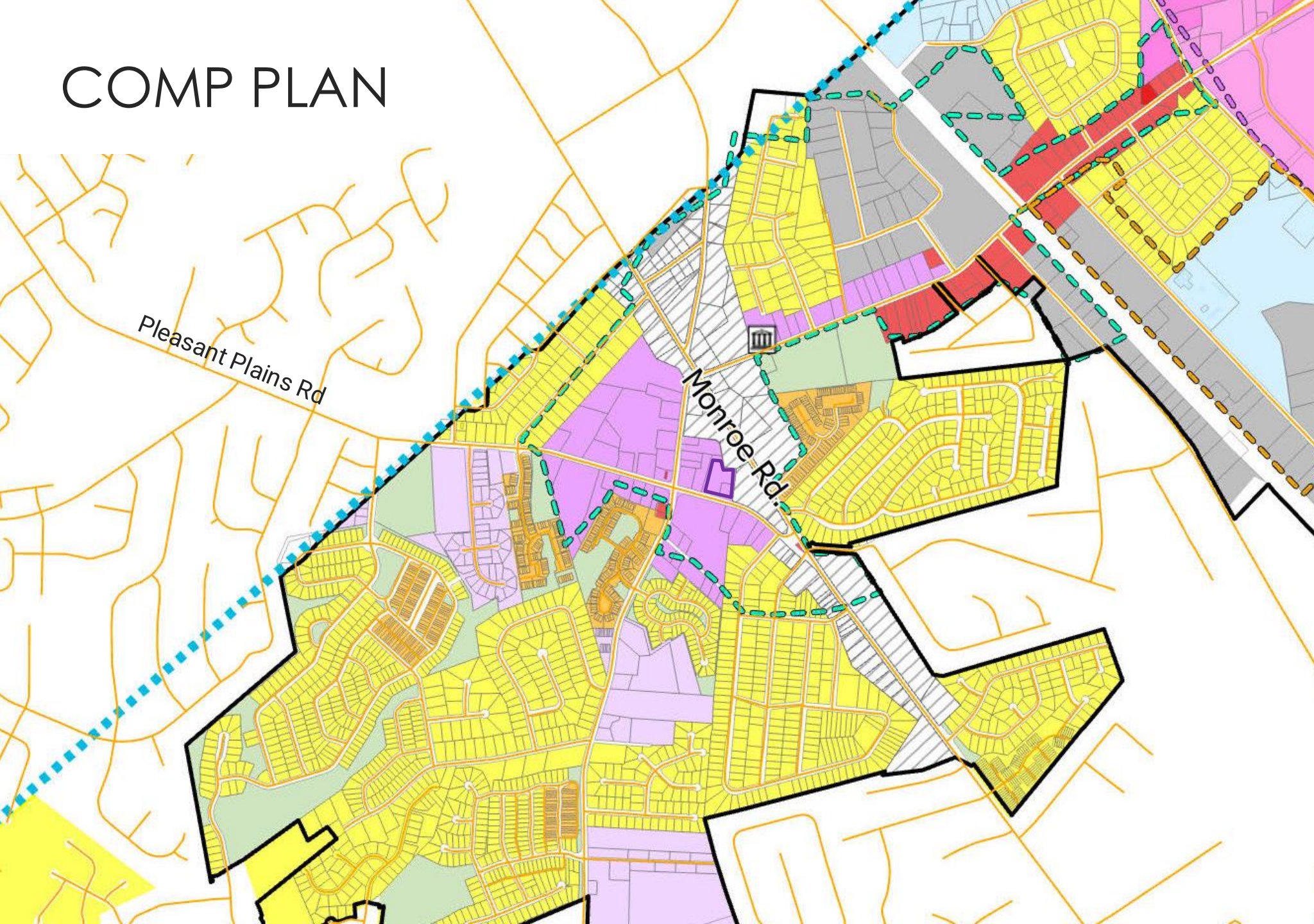
# COMP PLAN

## Town of Stallings Future Land Use Map

**Effective Date:  
March 25, 2024**

### Legend

-  County Line
-  Town of Stallings Boundary
- Small Area Plans
-  Chestnut Lane
-  Idlewild Road Corridor
-  Monroe Bypass
-  Smith Farm Business District
-  Stallings Downtown
-  Stallings Elementary School Node
- 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
-  Industrial Center
-  NCDOT Right of Way
- Stallings Landmarks
-  Town Hall
-  Stallings Elementary School
-  Atrium Hospital





# TOWN CENTER (TC)

Provides for new development, revitalization, reuse, and infill development in Stallings's core downtown.

Allowed building/lot types in this district are Urban Workplace, Shopfront, Detached House, Attached House, Multi-family Building, and Civic Building.

The development pattern seeks to integrate shops, restaurants, services, workplaces, civic, educational, religious facilities, and higher density housing in a compact, pedestrian-oriented environment.

The Town Center District serves as the hub of the surrounding neighborhoods and of the broader community.



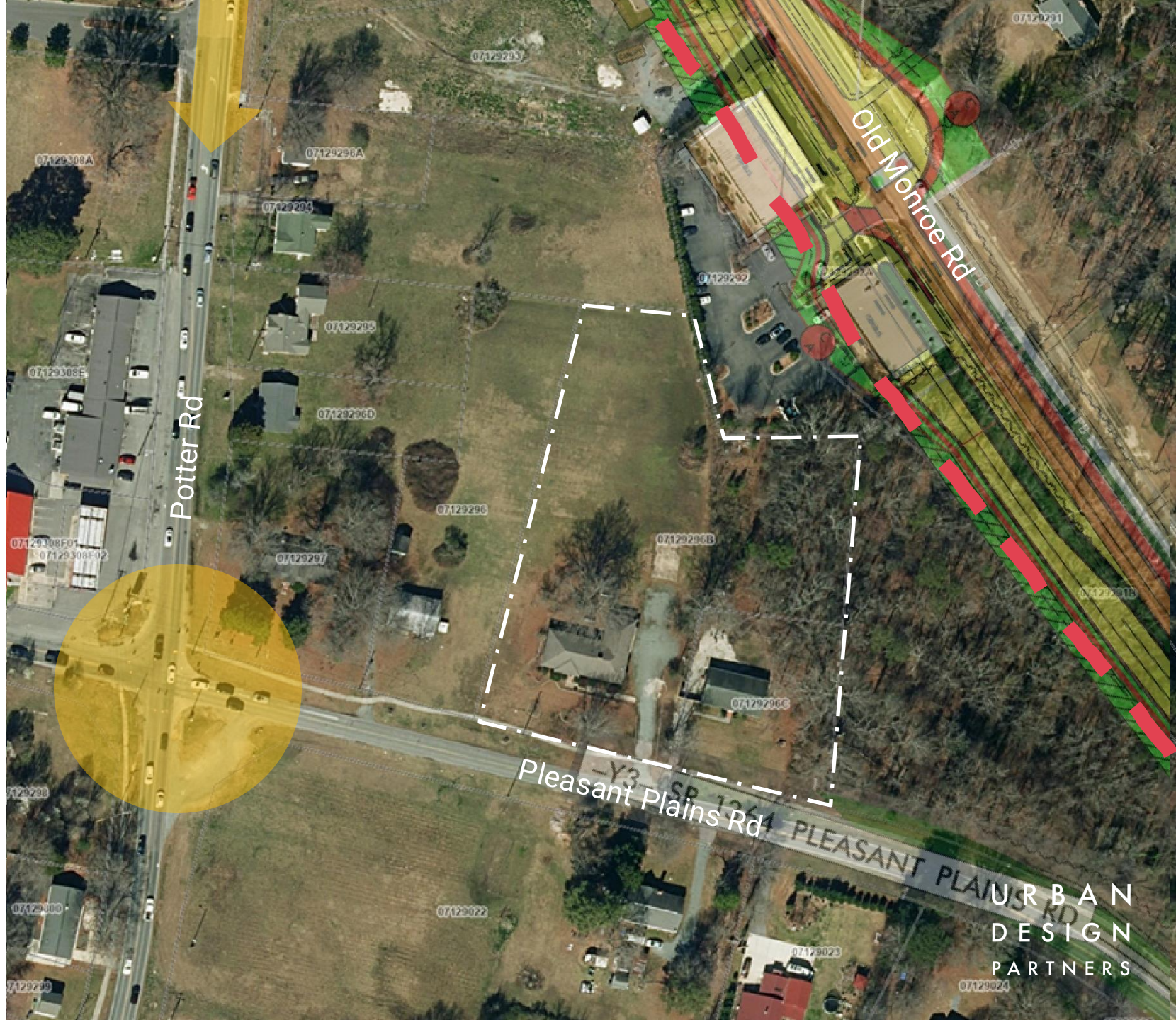
# SITE INFORMATION



3919 PLEASANT PLAINS RD

3927 PLEASANT PLAINS RD

2.63 ACRES





# ARCHITECTURAL PRECEDENT

The architecture of most homes in Stallings, NC, reflects a mix of **traditional suburban** styles with a focus on comfort and functionality

Predominant features include **covered porches, brick or stone facades, board-and-batten or vinyl siding**

## Residential Character

- Traditional homes: single story, brick, traditional floor plans, large front yards
- New homes: two-story, brick and/or siding, open floor plans, layout efficiency, modern design motifs





# SHOP-FRONT

## COMMERCIAL LOT & BLDG TYPE

Is a small-scale structure that can accommodate a variety of uses, including retail, restaurant, light commercial, and residential uses above.

A group of shop-front buildings can be combined to form a mixed-use neighborhood center.

Hotels, inns, and conference centers may be placed in shop-front or mixed-use buildings.

Structures shall be designed to encourage pedestrian activity and interest.





# SHOP-FRONT CHARACTER IMAGERY

Blended Architectural Style

Contextual Scale up to 3 Stories

Emphasis on First Floor Experience / Street Activation

Pedestrian Comfort & Scale





# ATTACHED HOUSE

## LOT TYPE & BLDG STANDARDS

The attached house is a row-house, a Town house, or a duplex.

Groups of attached house buildings that are not integrated into a pedestrian oriented mixed-use urban pattern shall not be permitted within Stallings.

Attached house structures should complement the neighborhood through their design, location on the site, and building materials.





# ATTACHED HOUSE

## CHARACTER IMAGERY

Two-Story Townhomes

Blended Building Materials

Covered Porches

Front Load & Rear Load

Well Connected





# SITE PLAN



SITE DATA	
ACRES:	± 2.63 AC
PIN:	07129296B,07129296C
EXISTING ZONING:	TC (TOWN CENTER)

DEVELOPMENT SUMMARY	
PROPOSED ZONING:	CZ (CONDITIONAL ZONING)
MAXIMUM DENSITY:	24 UNITS/AC
PROPOSED USE:	SHOP FRONT & ATTACHED RESIDENTIAL
SETBACKS:	
• FRONT:	0'-10' FROM EDGE OF SIDEWALK
• SIDE:	0'
• REAR:	8'
MAX BUILDING HEIGHT:	25'
RESIDENTIAL:	23 DU TOTAL
• TOWNHOMES (BUILDINGS 1-4):	23 UNITS
COMMERCIAL:	11,515 SF TOTAL
• SHOP FRONT (BUILDING 5):	7 (7,060 SF TOTAL)
• SHOP FRONT (BUILDING 6):	5 (4,455 SF TOTAL)
PARKING:	PER ORDINANCE
• REQUIRED:	41 SPACES
» RETAIL:	18 SP (1.5 SP/1000 SF)
» RESIDENTIAL:	23 SP (1 SP/ 1 DU)
• PROPOSED:	
» RETAIL:	PER ORDINANCE
» RESIDENTIAL:	PER ORDINANCE
TREE CONSERVATION AREA:	N/A

- NOTES**
1. THIS PLAN IS CONCEPTUAL IN NATURE AND IS SUBJECT TO CHANGE.
  2. THIS EXHIBIT WAS PREPARED USING AVAILABLE RECORD INFORMATION, GIS MAPS, RECORD PLANS, AERIAL IMAGERY, AND LAND RECORDS.
  3. THIS PLAN WILL BE SUBJECT TO REVIEW AND APPROVAL BY LOCAL AND STATE PLANNING AND ENGINEERING REVIEW AGENCIES.
  4. THE WORK OF THIS PRODUCT IS THE PROPERTY OF URBAN DESIGN PARTNERS, PLLC. NO USE OR REPRODUCTION OF THIS PLAN IS PERMITTED WITHOUT WRITTEN AUTHORIZATION FROM URBAN DESIGN PARTNERS, PLLC.
  5. SETBACKS ARE BY THE LOT/BUILDING TYPE STANDARDS AND THEN BY ZONING DISTRICT. TC HAS A 0'-10' BUILD-TO-LINE OFF EDGE OF SIDEWALK.
  6. ACCORDING TO STALLINGS ORDINANCE, TOWN CENTER ZONING DISTRICT REQUIRES THAT A BUILD-TO-LINE FROM ANY STREET BE 0'-10' OFF EDGE OF SIDEWALK PER SECTION 13.6-1 OF THE STALLINGS ORDINANCE. OR THE AVERAGE ALIGNMENT OF EXISTING BUILDINGS WITHIN THE SAME BLOCK AND SAME SIDE OF THE STREET, PROVIDED THAT BUILDINGS WITH GREATER THAN 6' OF DEVIATION SHALL NOT BE CONSIDERED IN THIS COMPUTATION. UNDER NO CONDITIONS SHALL A BUILDING BE PERMITTED WITHIN THE PUBLIC RIGHT-OF-WAY.



# ANTICIPATED TIMELINE

## REZONING PROCESS

COMMUNITY MEETING: APRIL 1<sup>ST</sup>

SUBCOMMITTEE: MAY 27

PLANNING BOARD: JUNE 17

TOWN COUNCIL: JULY 14

*TENTATIVE MEETING SCHEDULE, SUBJECT TO CHANGE*



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***Thank You***



## Community Meeting Minutes

April 1, 2025, 6:00 – 6:45 pm at Stallings Town Hall

CZ25.02.03 - Pleasant Plains Mixed Use

Purpose: Fulfillment of the required community meeting for the pursued Rezoning from TC to CZ-TC to accommodate up to 12 shop-front commercial units with upper floor residential and up to 23 Attached House, townhome units.

### Attendees:

Janet Graham: Community

Katie King: Town of Stallings

Sandra Adcock: Community

Armon Mowlavi: Applicant

Josh Jolley: Community

Eddie Mowlavi: Applicant

Max Hsiang: Town of Stallings

Steven Singleton: Urban Design Partners

The applicant's consultant, Urban Design Partners (UDP), welcomed attendees, briefly touched on the agenda and moved relatively unimpeded through the presentation.

Questions posed during the meeting included those below:

1. Question: Will there be parking on Pleasant Plains?  
Response: No, parking will be permitted by NCDOT on Pleasant Plains
2. Question: What are Pleasant Plains traffic counts?  
Response: UDP indicated average daily traffic counts were available online from NCDOT, though current number was not known during the meeting
3. Question: When will Potter Road construction be completed?  
Response: The anticipated completion date is June 2026, per latest project update
4. Question: Concern over removal of existing trees and impacts to wildlife (*posed by two attendees after the meeting, outside town hall*)  
Response: UDP shares the sentiment and always attempts to minimize disturbance when possible.

- a. Subject property has some existing trees on the western edge, also the low point of the site.
- b. Many trees are anticipated to be removed though much of the eastern property line will be preserved to comply with the landscape buffer.

***Disclaimer:*** *These meeting minutes summarize discussions from the rezoning community meeting and are provided for informational purposes only. They do not represent official decisions or legally binding commitments. While every effort has been made to ensure accuracy, errors or omissions may occur. Attendees are encouraged to verify details independently before relying on this summary for decision-making.*