



September 16, 2025
 Stallings Government Center
 321 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

Planning Board Meeting Agenda

#	Time	Item	Presenter	Action Requested/Next Step
	6:00 pm	Invocation Call the Meeting to Order	Chair	N/A
1.		Agenda Approval	Chair	Approve/Amend Agenda Motion: I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: -----
2.		Approval of Minutes A. August 19, 2025, Minutes	Chair	Approve/Amend Minutes Motion: I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: -----
3.		Text Amendment TX25.09.01 – Conditional Zoning and Mixed-Use Update A. Staff requests an update to Articles 5 and 8 of the Stallings Development Ordinance to clarify where Conditional Zonings (CZ) are allowed and require Mixed-Use (MU) districts to incorporate a true mix of uses. B. Statement of Consistency and Reasonableness	Max Hsiang, Planning Director	Recommendation Motion: I make the motion to recommend: 1) Approval of the request as presented. 2) Defer the request to ----- 3) Deny the request as submitted.
4.		Adjournment	Chair	Motion: I make the motion to adjourn.

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

The Planning Board of the Town of Stallings met for their regularly scheduled meeting on August 19, 2025, at 6:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28104.

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

Planning Board members absent: Glenn Watson

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

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler called the meeting to order at 6:02 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 Couzens.

2. Approval of Minutes

A. July 15, 2025, Minutes

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

3. RZ25.06.01

- A. Stallings Church, Inc. requests a general rezoning for 1125 Stallings Rd from IND to CIV and for 0 Stallings Rd from SFR-3 to CIV.
- B. Statement of Consistency and Reasonableness.

GIS Planning Technician Sheehy presented RZ25.06.01 general rezoning request by Stallings Church, Inc to change the parcels zoning from IND to CIV and SFR-3 to CIV. The change would make the properties consistent with the current use of the property and bring a consistency to the parcels owned by Stallings Church. GIS Planning Technician Sheehy stated that staff recommends approval of this general rezoning.

After a brief discussion with staff and representatives from Stallings Church, Inc, Vice-Chairman Wilson made the motion to approve the recommendation of RZ25.06.01. The motion was unanimously approved after a second from Board Member Paren. Vice-Chairman Wilson made the motion to approve a statement that RZ25.06.01 is inconsistent but reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Van de Riet.

4. TX25.08.01

- A. Staff requests an update to the TIA Ordinance in Article 7 of the Stallings Development Ordinance to improve clarity, efficiency, and consistency of existing TIA procedures.
- B. Statement of Consistency and Reasonableness.

Engineering Director Parker presented TX25.08.01 text amendment request to update the TIA Ordinance in Article 7 of the Stallings Development Ordinance. The change would improve efficiency, reduce delays, maintain oversight and accountability through third-party review, reduce risk and workload for town staff, and would align the Ordinance with best practices across peer municipalities in the region. Engineering Director Parker stated that staff recommends approval of this text amendment.

After a brief discussion, Board Member Couzens made the motion to approve the recommendation of TX25.08.01 with a statement that TX25.08.01 is consistent and reasonable. The motion was approved unanimously after a second from Vice-Chairman Wilson.

5. Adjournment

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

The meeting adjourned at 6:25 pm.

Robert Koehler, Chairman

Brig Sheehy, Planning Technician



MEMO

To: **Planning Board**
From: Max Hsiang, Planning Director
Date: 9/16/2025
Re: **TX25.09.01** – Conditional Zoning and Mixed-Use Update

Request:

The purpose of this amendment is to clarify Conditional Zonings (CZ) within the Stallings Development Ordinance. Under the current language in Section 5.4-2, CZ is available for “any of the Primary General Use District classifications.” This has resulted in broader applications than Council may have intended. Council has also directed that mixed-use zoning in Mixed Use (MU) districts must require a true mix of uses.

Background:

The Town has experienced an extraordinary number of development requests this year for Conditional Zonings and in areas of Mixed-Use. In the past we added language restricting Development Agreements because they added record growth to the community. Based on the guidance of our land use attorneys, and to better manage growth, staff propose limiting CZ applications where they are already located in the Use Table. Council has further requested that CZ in MU districts require both residential and non-residential components to promote balanced development.

Summary of Proposed Text Amendment:

TX25.09.01 amendment will:

1. Amend the use table and restrict CZ to uses explicitly marked “CZ” in Table 8.1.
2. Allow CZ applications only when the designated “CZ” use is the primary use, not just an accessory, incidental, or temporary use.
3. Require that residential projects in MU districts include at least one non-residential use (retail, commercial, or office) to maintain a balanced mix in the community.

Affected Articles:

- Article 5.4 (Conditional Zoning): Amend Sections 5.4-1 and -2 to limit eligibility and require that CZ be the primary use.
- Article 8.3 (District Definitions): Amend definition of CZ.
- Article 8.4-6 (Mixed Use Districts): Establish required mix of uses.
- Article 8.1 (Table of Uses): Amend to clearly identify where CZ and MU are permitted.

Proposed Amendments:

5.4 Conditional Zoning

Article 5.4-1 Purpose.

Conditional zoning is established to provide for flexibility in the development of property while ensuring that the development is compatible with neighboring uses. Conditional zoning affords a degree of certainty in land use decisions not possible when rezoning to a Primary General Use District. **Conditional zoning may only be**

applied when a specific use is identified with the symbol "CZ" in the Table of Uses, and only when that use is the primary use of the proposed development. Additional standards and regulations may be attached to a proposed development to ensure compatibility with the surrounding uses and with applicable adopted plans in accordance with the requirements of this section.

5.4-2 Conditional zoning districts.

~~Conditional zoning is available for any of the Primary General Use District classifications enumerated in Article 8 of this Ordinance and shall be indicated on all zoning maps and other official documents with the prefix, "CZ " (e.g., "CZ-AG", "CZ-IND", etc.). (Amended September 23, 2019)~~

The following provisions shall apply for conditional zoning:

- (A) Conditional zoning shall only be available for those specific uses identified with the symbol 'CZ' in Table 8.1 of this Ordinance. Conditional zoning shall not be permitted for any use that is not expressly designated with a 'CZ' in the Table of Uses. Requests for conditional zoning may not request deviation from Article 5.4.
- (B) The use identified with 'CZ' must constitute the primary use of the request. Although components may be permitted in the proposal, conditional zoning may not be sought solely for an alternate primary use, accessory use, temporary use, or incidental component of a development.
- (C.) Where Conditional Zoning requests involve residential projects in the MU-1, MU-2, or TC districts, the Town Council may require, as a condition of approval, the inclusion of at least one non-residential use (retail or office) as part of the development to promote a balanced mix of uses consistent with adopted land use plans.

Article 8.3 Description of Districts

~~The Conditional Zoning Districts (CZ) are established as companion districts to the general use districts, except for the overlay zones. References in this Ordinance to a general use district shall also be construed to include the corresponding conditional zoning district.~~ Conditional zoning districts are companion districts that may only be applied when a specific use is identified with the symbol 'CZ' in the Table of Uses, and only when that use is the primary use of the proposed development. Each conditional zoning district is intended to accomplish the purposes of the corresponding general use district through the development of identified uses at a specific location in accordance with a site plan approved by the Town Council. All regulations which apply to a general use district also apply to the corresponding conditional zoning district. Additional reasonable site plan conditions which may be required by the Town Council and agreed to by the petitioner as part of the rezoning process also apply.

Article 8.4-6 Mixed Use Districts (MU-1 and MU-2)

(I.) Minimum Mix of Uses.

- (1.) All new developments incorporating residential uses in the MU-1 and MU-2 zoning districts shall include a minimum of two (2) distinct land uses from the categories of residential, retail/commercial, or office identified as listed in the Table of Uses.
- (2.) No single use shall comprise more than seventy-five percent (75%) of the total gross floor area of the development.

(3.) The Development Administrator shall determine compliance at the time of site plan review.

Article 8.1 Table of Uses

Section 1 General Use Changes

1. Line 41 Breweries with/without beverage sales
 - Add CZ to MU-2, C-74
2. Line 66 Department, Variety, or General Merchandise Store
 - Add 25,000 sq ft or under
3. Line 95 Garden Center or Retail Nursery
 - Add CZ to TC, MU-2
4. Line 100 Grocery Store
 - Add CZ to TC, MU-1, MU-2
5. Line 132 Multi-tenant Retail
 - Add CZ to BC, IND
6. Line 202 Shopping Center
 - Add CZ in MU-2

Section 2 Manufacturing Industry Changes

1. Add Data Center in line 12
 - a. Add CZ in C-74
 - b. Add L in IND

Section 3 Wholesale Trade

- No changes were made to this section

Staff Recommendation:

Staff recommends approval of TX25.09.01 amending Articles 5.4, 8.1, and 8.4. These changes:

- Limit CZ and MU uses marked in the Use Table,
- Ensure CZ applies only to the primary use of a property, and
- Require a true mix of uses in MU districts.

The amendment is consistent with the Town's authority under N.C.G.S. Chapter 160D and Article 1.7 of the Stallings Development Ordinance. It clarifies zoning procedures, reduces overly broad requests, and ensures projects align with the Town's adopted growth plans while preserving Council's discretion in rezoning decisions.

Table 8.1 - Table of Uses
Section 1 - General

#	L = listed use CZ = conditional zoning S = Use listed with additional standards SUP = Special Use Permit <i>Reference SIC and NAICS code for further data on the listed uses.</i>	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2, SFR-3 & SFR-MH)	Multi-Family Residential Transitional (MFT)	Traditional Neighborhood Development Overlay (TNDO)	Town Center (TC)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 74 Commercial (C 74)	Interstate Hwy 485 Corporate Park (CP 485)	Vehicle Service/Repair (VSR)	Business Center (BC)	Industrial (IND)	Heavy Industry Overlay (HIO)
1	ABC Store (Liquor sales)					CZ			CZ	L					
2	ADULT ESTABLISHMENTS/USES														
3	Bookstore, Adult													SUP (10.2-3)	
4	Cabaret, Adult													SUP (10.2-3)	
5	Massage Parlor													SUP (10.2-3)	
6	Motel, Adult													SUP (10.2-3)	
7	Movie, Adult - Rental, Sales													SUP (10.2-3)	
8	Retail, Adult Products													SUP (10.2-3)	
9	Theater, Adult													SUP (10.2-3)	
10	Agricultural Based Business Facilities	SUP (10.2-4)												S (10.1-36)	
11	Agricultural Production (Crops Only)	L	L				L							L	L
12	Agricultural Production (Crops & Livestock)	L													
13	Agricultural Production (Within Buildings)	L												L	L
14	Alteration, Clothing Repair				L	L		L	L	L					
15	Amusement/Water Parks, Fairgrounds									SUP (10.2-5)	SUP (10.2-5)				
16	Apparel Sales (Clothing, Shoes, Accessories)				L	L			L	L					
17	Appliance Repair, Refrigerator or Large									S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
18	Appliance Store									S (10.1-36)					
19	Arts and Crafts Store				L	L			L	L			L		
20	Asphalt Plant														SUP (10.2-6&16)
21	Athletic Fields	L	L	L	L		L		L						
22	Auditorium, Coliseum or Stadium						L		L						
23	Auto Supply Sales (Auto, Boat, RV, and/or Motorcycle Supply Sales)									S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
24	Automobile Dealers/Sales (Auto, Boat, RV, and/or Motorcycle Sales)									S (10.1-36)		S (10.1-36)		S (10.1-36)	
25	Automobile Rental or Leasing									L	L	L	L	L	
26	Automobile Repair Services (Auto, Boat, RV, and/or Motorcycle Repair)									S (10.1-4)		S (10.1-4)		S (10.1-4)	
27	Automobile Towing with/without Automobile Storage Services											S (10.1-5)		S (10.1-5)	
28	Bakery				L	L		L	L	L		L	S(10.1-36)	S (10.1-36)	
29	Bank, Savings and Loan, or Credit Union				S (10.1-6)	S (10.1-6)			S (10.1-6)	S (10.1-6)	S (10.1-6)		S(10.1-6)		
30	Barber Shop				L	L		L	L	L	L		L		
31	Bars (with/without Beverage Production Accessory Use)				L	L			L	L	L				
32	Batting Cage, Indoor					L			L	L	L		L		
33	Batting Cages, Outdoor								S (10.1-7)	S (10.1-7)					
34	Beauty Shop (Hair, Nails, Massage, & Spa)				L	L		L	L	L	L		L		
35	Bed & Breakfast (Tourist Home, Boarding House)	S (10.1-8)		S (10.1-8)	S (10.1-8)	S (10.1-8)		S (10.1-8)	S (10.1-8)						
36	Bicycle Assembly (Bike Shop)									S (10.1-36)	S (10.1-36)	S (10.1-36)	S(10.1-36)	S (10.1-36)	
37	Billiard Parlors				L	L			L	L	L				
38	Bingo Games													L	
39	Bookstore				L	L	L	L	L	L	L		L		
40	Bowling Lanes (Bowling Alley)				L	L			L	L	L		L		
41	Breweries with/without beverage sales					L			CZ	CZ			L	L	

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42	Brewpub				L	L			L	L			L		
43	Building Supply Sales (No Outdoor Storage)								L	L			L	L	
44	Bulk Mail and Packaging					L			L	L	L		S(10.1-36)	S (10.1-36)	
45	Bus Terminal				L	L	L		L	L	L		L		
46	Camera Store				L	L			L	L	L		L		
47	Camp Ground (for 21 day or less occupancy only)	L													
48	Candy Store				L	L			L	L	L		L		
49	Car Wash								CZ (10.1-9)	S (10.1-9)		S (10.1-9)	S(10.1-9)	S (10.1-9)	
50	Casino for Games of Chance (RESERVED)														
51	Cemetery or Mausoleum	S (10.1-10)					S (10.1-10)								
52	Cigar Lounge					L								L	
53	Club or Lodge				S (10.1-12)	S (10.1-12)	S (10.1-12)		S (10.1-12)	S (10.1-12)	S (10.1-12)		S(10.1-12)		
54	Coffee Shop/Roastery					L			L	L		L			
55	College or University						L								
56	Communication or Broadcasting Facility, without Tower				L	L	L		L	L	L		L	L	
57	Computer Sales and Service				L	L			L	L	L		L		
58	Convenience Store (With Gasoline Pumps)								CZ	CZ	CZ		CZ	L	
59	Convenience Store (Without Gasoline Pumps)				L	L			L	L	L		L	L	
60	Correctional Institution (RESERVED)														
61	Country Club with or without Golf Course	S (10.1-13)			S (10.1-13)		S (10.1-13)	S (10.1-13)	S (10.1-13)	S (10.1-13)	S (10.1-13)				
62	Crematorium													L	
63	Dance School/Academy				L	L	L	L	L	L	L		L	L	
64	Day Care Center for Children or Adults (6 or more)	S (10.1-14)			S (10.1-14)	S (10.1-14)	S (10.1-14)	S (10.1-14)	S (10.1-14)	S (10.1-14)	S (10.1-14)		S(10.1-14)	S (10.1-14)	
65	Day Care Center, Home Occupation for less than 6 children	S (10.1-15)		S (10.1-15)	S (10.1-15)	S (10.1-15)	S (10.1-15)	S (10.1-15)	S (10.1-15)	S (10.1-15)			S(10.1-15)	S (10.1-15)	
66	Department, Variety or General Merchandise Store 25,000 sq ft or under				L	L			L	L					
67	Dormitories						S (10.1-16)								
68	Drive Through Window as Accessory Use				S (10.1-17)	S (10.1-17)	S (10.1-17)		S (10.1-17)	S (10.1-17)	S (10.1-17)		S(10.1-17)		
69	Emergency Disaster Restoration Services with fenced outdoor storage								L	L			L	L	
70	Equestrian Facility	SUP (10.2-7)			SUP (10.2-7)					SUP (10.2-7)	SUP (10.2-7)				
71	Equipment Rental & Leasing (no outside storage)				L	L				L	L	L	L	L	
72	Equipment Rental (w/fenced outside storage)									S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
73	Equipment Repair, Heavy									S (10.1-4)		S (10.1-4)	S(10.1-4)	S (10.1-4)	
74	Event and Wedding Venue	L			L	L	L	L	L						
75	Fabric or Piece Goods Store				L	L			L	L			L		
76	Family Care Facility (Family Care Home)	L	L	L	L	L	L	L	L	L					
77	Farmers Market	L				L	L	L	L						
78	Fences & Walls (see 2.13)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L (2.13-2)	L(2.13-2)	L (2.13-2)	L (2.13-2)
79	Fire, Ambulance, Rescue Station	L			L	L	L	L	L	L	L		L	L	
80	Floor Covering, Drapery, and/or Upholstery Sales					L				S (10.1-36)			S (10.1-36)		
81	Florist	L			L	L		L	L	L	L		S(10.1-36)	S (10.1-36)	

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87	Fortune Tellers, Astrologers (RESERVED)														
88	Fuel Oil Sales and Distribution for "Home" or other Delivery														SUP (10.2-11&16)
89	Funeral Home with Crematorium					CZ			CZ	CZ					
90	Funeral Home without Crematorium					L			L	L			L		
91	Furniture Framing					L				S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
92	Furniture Repair Shop									S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
93	Furniture Sales				L	L				S (10.1-36)					
94	Game Room, Video Game Room, Coin Operated					SUP (10.2-15)			SUP (10.2-15)	SUP (10.2-15)					
95	Garden Center or Retail Nursery	L				CZ			CZ	S (10.1-36)			S(10.1-36)	S (10.1-36)	
96	Gift or Card Shop				L	L	L	L	L	L	L				
97	Golf Course (See Country Club with Golf Course)	S (10.1-13)			S (10.1-13)		S (10.1-13)		S (10.1-13)	S (10.1-13)	S (10.1-13)				
98	Golf Course, Miniature								L	L					
99	Golf Driving Range	S (10.1-19)			S (10.1-19)		S (10.1-19)		S (10.1-19)	S (10.1-19)	S (10.1-19)				
100	Grocery Store					CZ		CZ	CZ	S (10.1-36)					
101	Group Care Facility	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)	SUP (10.2-8)				
102	Gymnastics/Cheerleading Academy					L		L	L				L	L	
103	Hardware Store									S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
104	Hazardous and/or Radioactive Waste (Transportation,														SUP (10.2-16)
105	Hobby Shop				L	L			L	L	L				
106	Home Occupation	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)		S(10.1-21)	S (10.1-21)	
107	Hookah Lounge													L	
108	Hospital						S (10.1-37)		S (10.1-37)						
109	Hotel or Motel				L	L			L	L	L		L		
110	HVAC, Electricity, Plumbing Sales and Services									S (10.1-36)			S (10.1-36)		
111	Jewelry Store				L	L			L	L	L				
112	Junked Motor Vehicle Storage as Accessory Use	S (10.1-22)								S (10.1-22)		S (10.1-22)	S(10.1-22)	S (10.1-22)	
113	Junkyards, Salvage Yards, Used Auto Parts														SUP (10.2-9 & 16)
114	Kennels or Pet Grooming w/Outdoor Pens or Runs	S (10.1-23)								S (10.1-23)	S (10.1-23)			S (10.1-23)	
115	Kennels or Pet Grooming, No Outdoor Pens or Runs	L			L	L			L	L	L			L	
116	Laboratory, Medical or Dental					L	L		L	L	L		L	L	
117	Landfill, Demolition Debris, Minor and Major (RESERVED)														
118	Landscape Services	L								S (10.1-36)			S(10.1-36)	S (10.1-36)	
119	Laundromat, Coin-Operated					L			L	L					
120	Laundry or Dry Cleaning				L	L		L	L	L	L				
121	Library				L	L	L	L	L						
122	Lighting Sales and Service									S (10.1-36)			S(10.1-36)	S (10.1-36)	
123	Manufactured Home/Dwelling Sales								CZ						
124	Market - Tailgate (Fresh Foods & "Food Trucks")(as Temporary Use - see Article 15)														
125	Market Showroom (Furniture, Apparel etc.)									S (10.1-36)	S (10.1-36)		S(10.1-36)	S (10.1-36)	
126	Martial Arts Instructional Schools				L	L		L	L	L			L	L	
127	Metal Coating and Engraving														SUP (10.2-16)
128	Metal Processing														SUP (10.2-16)
129	Migrant Labor Housing (RESERVED)														
130	Motion Picture and/or Television Production									S (10.1-36)	S (10.1-36)		S(10.1-36)	S (10.1-36)	

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Section 1 - General

#	L = listed use S = Use listed with additional standards SUP = Special Use Permit <i>Reference SIC and NAICS code for further data on the listed uses.</i>	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2, SFR-3 & SFR- MH)	Multi-Family Residential Transitional (MFT)	Traditional Neighborhood Development Overlay (TNDO)	Town Center (TC)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 74 Commercial (C 74)	Interstate Hwy 485 Corporate Park (CP 485)	Vehicle Service/ Repair (VSR)	Business Center (BC)	Industrial (IND)	Heavy Industry Overlay (HIO)
131	Moving and Storage Service									S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
132	Multi-Tenant, Retail					L			L	L			CZ	CZ	
133	Multi-Tenant, Light Industrial													S (10.1-36)	
134	Museum or Art Gallery				L	L	L	L	L	L	L		L		
135	Musical Instrument Sales				L	L		L	L	L			L		
136	Newsstand				L	L	L	L	L	L	L		L		
137	Nursing Home, Assisted Living	S (10.1-25)			S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)					
138	Office Machine Sales				L	L			L	L	L		S(10.1-36)	S (10.1-36)	
139	OFFICE USES														
140	Accounting, Auditing or Bookkeeping Services				L	L		L	L	L	L		L	L	
141	Administrative or Management Services				L	L		L	L	L	L		L	L	
142	Advertising Agency				L	L		L	L	L	L		L	L	
143	Architect, Engineer or Surveyor's Office				L	L		L	L	L	L		L	L	
144	Dental, Medical or Related Office				L	L	L	L	L	L	L		L	L	
145	Employment Agency, Personnel Agency				L	L	L	L	L	L	L		L	L	
146	Finance or Loan Office				L	L		L	L	L	L		L	L	
147	General Contractors Office w/ Fenced Outside Storage									S(10.1-36)			S(10.1-36)	S (10.1-36)	
148	General Contractors Offices without Outside Storage									L		L	L	L	
149	Government Office	L			L	L	L	L	L	L	L		L	L	
150	Insurance Agency (w/on-site claims inspections)				L	L			L	L	L		L	L	
151	Insurance Agency (without on-site claims inspections)				L	L		L	L	L	L		L	L	
152	Law Office				L	L	L	L	L				L	L	
153	Medical, Dental or Related Office				L	L	L	L	L	L	L		L	L	
154	Office Uses Not Otherwise Classified				L	L			L	L	L		L	L	
155	Real Estate Office				L	L		L	L	L	L		L	L	
156	Service Contractors Offices w/Fenced Outside Storage												S(10.1-36)	S (10.1-36)	
157	Service Contractors Offices without Outside Storage									L		L	L	L	
158	Stock, Security or Commodity Broker				L	L		L	L	L	L		L	L	
159	Temporary Real Estate Office (see Article 15)													L	
160	Travel Agency				L	L		L	L	L	L			L	
161	Optical Goods Sales				L	L	L		L	L	L		L	L	
162	Paint and Wallpaper Sales									S (10.1-36)			S(10.1-36)	S (10.1-36)	
163	Parks and Recreation Facilities, Public	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)	S (10.1-26)				
164	Parking Lots/Structures (Paid/Non-Paid)					L	L			L	L		L	L	
165	Pawnshop or Used Merchandise Store									S (10.1-34)					
166	Personal Training Facility, Health Club				L	L	L	L	L	L	L		L	L	
167	Pest or Termite Control Services									S (10.1-36)			S(10.1-36)	S (10.1-36)	
168	Pet Store				L	L			L	L					
169	Petroleum Products Storage and/or Transfer														SUP (10.2-11&16)
170	Pharmacy/Drugstore without Drive-Thru				L	CZ			L	L	L				
171	Photofinishing Laboratory					L			L						SUP (10.2-16)

Table 8.1 - Table of Uses
Section 1 - General

#	L = listed use CZ = conditional zoning S = Use listed with additional standards SUP = Special Use Permit <i>Reference SIC and NAICS code for further data on the listed uses.</i>	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2, SFR-3 & SFR- MH)	Multi-Family Residential Transitional (MFT)	Traditional Neighborhood Development Overlay (TNDO)	Town Center (TC)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 74 Commercial (C 74)	Interstate Hwy 485 Corporate Park (CP 485)	Vehicle Service/ Repair (VSR)	Business Center (BC)	Industrial (IND)	Heavy Industry Overlay (HIO)
172	Photography, Commercial				L	L			L	L	L		L		
173	Photography Studio				L	L	L	L	L	L	L		L		
174	Police Station				L	L	L	L	L	L	L		L		
175	Portable Storage Unit (POD) (as Temporary Use - see Article 15)														
176	Post Office				L	L	L	L	L	L	L		L		
177	Printing and Publishing Operation									S (10.1-36)	S (10.1-36)		S(10.1-36)	S (10.1-36)	
178	Printng, Photocopying and Duplicating Services									S (10.1-36)	S (10.1-36)		S(10.1-36)	S (10.1-36)	
179	Raceway (Go-cart, Motorcycle, &/or Automobile)									S (10.1-20)					
180	Recorded Media Sales (Record/Compact Disc/Tape)				L	L			L	L	L		L		
181	Religious Institutions (Church, Synagogue, Mosque or				S (10.1-11)	S (10.1-11)	S (10.1-11)	S (10.1-11)	S (10.1-11)				S(10.1-11)		
182	RESIDENTIAL USES (DWELLINGS)														
183	Dwelling, Accessory Unit	S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)	S (10.1-3)						
184	Dwelling, Attached House (incl. term "Townhouse; Townhome")			CZ	L	CZ	CZ	CZ	CZ						
185	Dwelling, Manufactured Home (see Section 22.5-2)		S (10.1-35)												
186	Dwelling Park, Manufactured Home (see Section 22.5-1)														
187	Dwelling, Multifamily (Apartments or Condominiums)				CZ (10.1-24)	CZ (10.1-24)		CZ (10.1-24)	CZ (10.1-24)						
188	Dwelling, Single Family Detached, including Modular Construction	L	L	L	L	L	L	CZ	CZ						
189	Live/Work Units					CZ			CZ						
190	Restaurant without drive-thru window				L	L		L	L	L	L		L		
191	Restaurant with drive-thru window accessory Use (see				L	CZ		CZ	CZ	CZ	CZ		CZ		
192	Retail Sales Not Otherwise Listed									S (10.1-36)					
193	Retreat Center	L			L	L	L								
194	Secondhand Thrift/Consignment & Antique Shops				L	L			L	L					
195	Self-Storage with Outside Storage									CZ (10.1-36)			S (10.1-36)	S (10.1-36)	
196	Sewage Treatment Plant														SUP (10.2-12)
197	School (Pre-K, Elementary, or Secondary)						S (10.1-28)								
198	Shelter for the Homeless (RESERVED)														
199	Shoe Repair or Shoeshine Shop				L	L			L	L	L				
200	Shooting Range, Indoor								CZ (10.2-13)	CZ (10.2-13)	CZ (10.2-13)		CZ(10.2-13)	CZ (10.2-13)	
201	Shooting Range, Outdoor (RESERVED)														
202	Shopping Center								CZ	S (10.1-36)			S(10.1-36)		
203	Sign (Accessory Use as permitted by Article 17)	L	L	L	L	L	L	L	L	L	L	L	L	L	L
204	Sign fabricating									S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
205	Skating Rink									L					
206	Solid Waste Disposal (non-hazardous)														S (10.1-36)
207	Sporting Goods Store									S (10.1-36)			S(10.1-36)		
208	Sports and Recreation Clubs, Indoor				L	L	L	L	L	L	L		L	L	
209	Stationery Store				L	L			L	L	L				
210	Swim and Tennis Club	S (10.1-29)	S (10.1-29)	S (10.1-29)	S (10.1-29)		S (10.1-29)	S (10.1-29)	S (10.1-29)	S (10.1-29)	S (10.1-29)				
211	Swimming Pool As Accessory Use	L	L	L	L		L	L	L						

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Section 1 - General

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212	Tattoo and/or Body Piercings Studio					L			L	L					
213	Taxidermist								L	L			L	L	
214	Television, Radio or Electronics Sales & Repair									S (10.1-36)		S (10.1-36)	S (10.1-36)	S (10.1-36)	
215	Temporary Construction Storage and/or Office	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)	S (10.1-30)
216	Theater, Indoor				L	L	L		L	L					
217	Tire Recapping														SUP (10.2-16)
218	Towers, Telecommunications and/or Broadcast					CZ (10.2-14)			CZ (10.2-14)	CZ (10.2-14)	CZ (10.2-14)		CZ(10.2-14)	CZ(10.2-14)	
219	Truck and Utility Trailer Rental and Leasing									CZ (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)	
220	Trucking Centers, Truck Stop &/or Freight Terminal												S(10.1-36)	S (10.1-36)	
221	Tutoring & Mentoring Service					L		L	L	L		L	L		
222	Utility Equipment and Storage Yards												S(10.1-36)	S (10.1-36)	
223	Utility Substation	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)	S (10.1-36)
224	Vape, CBD, and/or Tobacco Sales													L	
225	Vending Machine - Outdoor (With or without advertising copy) as Accessory Use	L			L	L	L		L	L	L	L	L	L	L
226	Veterinary Service, Large Animal	L								L			L	L	
227	Veterinary Service, Pet Grooming, without Outdoor Kennels or Runs	L			L	L			L	L	L		L	L	
228	Veterinary Service w/Outdoor Kennels and/or Runs	S (10.1-31)								S (10.1-31)	S (10.1-31)		S(10.1-31)	S (10.1-31)	
229	Vocational, Business or Secretarial School				L	L	L		L	L	L		L		
230	Warehouse (General storage, enclosed, no outdoor storage)									CZ	CZ		L	L	
231	Water Treatment Plant														S (10.1-36)
232	Wireless Telecommunication Facilities, Microcell	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)	S (10.1-32)
233	Wireless Telecommunication Facilities, Concealed	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)	S (10.1-33)
234	Wireless Telecommunication Facilities, Co-Located	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)	S (10.1-34)
235	Wireless Telecommunication Facilities, Tower					CZ (10.2-14)		CZ (10.2-14)	CZ (10.2-14)	CZ (10.2-14)	CZ(10.2-14)		CZ (10.2-14)	CZ (10.2-14)	
236	Yard Sale (No more than 3 per year) See Section 15.3	L	L	L	L	L	L	L	L	L		L	L	L	



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX25.09.01

REQUEST: Staff requests a text amendment to clarify Conditional Zonings (CZ) and Mixed-Use (MU) in the Stallings Development Ordinance, limiting CZ to uses marked “CZ” in the Table of Uses and only when that use is the primary use of the proposed development and requiring a mix of uses in the Mixed-use zoning district in Articles 5.4-1, 5.4-2, 8.3, and Table 8.1.

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

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

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

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

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

- 1) Limiting Conditional Zoning (CZ) to uses marked in the Use Table will make the ordinance clearer and easier to apply.
- 2) Ensure that CZ and MU projects stay consistent with the Town’s adopted plans

Recommended this the __ day of _____, 2025.

Planning Board Chair

Attest:

Planning Staff