



**October 17, 2023**  
 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
	7:00 pm	<b>Invocation</b> <b>Call the Meeting to Order</b>	Chair	N/A
1.		<b>Agenda Approval</b>	Chair	Approve/Ammend 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>TX23.09.02</b>  A. Staff requests a text amendment to add sign regulations for removing or replacing signs due to eminent domain in Article 17.4. 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) Denial of the request as submitted.
3.		<b>TX23.09.03</b>  A. Staff requests a text amendment to add vested rights extension for Conditional Zoning (CZ) in Article 5.4-3(I). 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) Denial of the request as submitted.
4.		<b>TX23.09.04</b>  A. Denis & Vlad Pinchuk requests a text amendment to add Coffee Roastery as a Listed Use (L) in the Vehicle Service & Repair (VSR) zoning district. B. Statement of Consistency and Reasonableness.	Stuart Valzonis, Planner I	Recommendation  <b>Motion:</b> I make the motion to recommend: 1) Approval of the request as presented. 2) Defer the request to -----. 3) Denial of the request as submitted.

#	Time	Item	Presenter	Action Requested/Next Step
5.		<p><b>TX23.09.05</b></p> <p><b>A. Denis &amp; Vlad Pinchuk request a text amendment to add Mentoring Services, Tutoring as a Listed Use (L) in the Vehicle Service &amp; Repair (VSR) zoning district.</b></p> <p><b>B. Statement of Consistency and Reasonableness.</b></p>	Stuart Valzonis, Planner I	<p>Recommendation</p> <p><b>Motion:</b> I make the motion to recommend:</p> <p>1) Approval of the request as presented.</p> <p>2) Defer the request to _____.</p> <p>3) Denial of the request as submitted.</p>
6.		<p><b>TX23.10.01</b></p> <p><b>A. Staff requests a text amendment to amend outdoor storage acreage and zoning requirements in Article 10.1-36 Outdoor Storage.</b></p> <p><b>B. Statement of Consistency and Reasonableness.</b></p>	Max Hsiang, Planning Director	<p>Recommendation</p> <p><b>Motion:</b> I make the motion to recommend:</p> <p>1) Approval of the request as presented.</p> <p>2) Defer the request to _____.</p> <p>3) Denial of the request as submitted.</p>
7.		<p><b>RZ23.10.01</b></p> <p><b>A. MMDi, Inc. d/b/a Steelpoint requests a general rezoning for 500 Union West Blvd PID#07102010R from US 74 Commercial (C-74) to Industrial (IND).</b></p> <p><b>B. Statement of Consistency and Reasonableness.</b></p>	Max Hsiang, Planning Director	<p>Recommendation</p> <p><b>Motion:</b> I make the motion to recommend:</p> <p>1) Approval of the request as presented.</p> <p>2) Defer the request to _____.</p> <p>3) Denial of the request as submitted.</p>
8.		<p><b>Planning Board Calendar</b></p> <p><b>A. Discuss and determine the 2024 Planning Board Calendar.</b></p>	Stuart Valzonis, Planner I	<p>Approve/Ammend the 2024 Planning Board Calendar</p> <p><b>Motion:</b> I make the motion to:</p> <p>1) Approve the 2024 Planning Board Calendar as presented; or</p> <p>2) Approve the 2024 Planning Board Calendar with the following changes: _____.</p>
9.		<b>Adjournment</b>	Chair	<b>Motion:</b> I make the motion to adjourn.



# MEMO

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To: Planning Board  
From: Max Hsiang, Planning Director  
Date: 10/17/2023  
Re: TX23.09.02 - Eminent Domain Signage

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## Request:

Staff requests a text amendment to add sign regulations for removing or replacing signs due to eminent domain in Article 17.4.

Eminent domain is the right of governments (like the Town of Stallings or NCDOT) to take private property for public use with fair compensation.

Add a new provision at the end of Section 17.4 to read as follows:

### 17.4 Applicability

**17.4-1** Except as specifically exempted in this Article, no sign shall be erected, altered, or displayed without a sign permit issued by the Town of Stallings confirming compliance with the provisions of this Article. Signs made nonconforming by this Article shall be grandfathered until altered, abandoned, relocated, or removed except for prohibited signs, which shall be removed within ten (10) days as required in Section 17.5 of this Article.

**17.4-2** When a lawful sign (either lawful under current regulations or lawfully in existence as a nonconforming sign) is removed or displaced through eminent domain, the sign may be replaced at a location on the site under the following standards:

- (A.) If the sign can be replaced in a location that complies with all existing regulations, no additional requirements will apply.
- (B.) If the sign cannot be replaced on the site in compliance with all existing regulations, the Development Administrator may nonetheless approve a sign that:
  - (1.) Does not exceed the height or square footage of the removed or displaced sign and
  - (2.) Is reasonably located to ensure traffic safety and compliance with all regulations that may reasonably be complied with, and does not block signs on any adjacent parcel and
  - (3.) May or may not comply with setbacks. For clarity, the Development Administrator, at their sole discretion, may reduce or modify setbacks in order to allow a replacement sign on the site.

## Staff Recommendation:

- Staff recommends approval due to the displacement of signs with road widening projects and eminent domain. Many signs become displaced and may be unable to be replaced due to non-conformity. With this text amendment below, business and property owners may be able to replace their sign with a new one, either conforming or non-conforming, while meeting applicable regulations with the Development Administrator's approval. This text amendment maintains the community's health, safety, and appearance.



## Statement of Consistency and Reasonableness

**ZONING AMENDMENT:** TX23.09.02

**REQUEST:** To add sign regulations for removing or replacing signs due to eminent domain.

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

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

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

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

**THEREFORE**, The Planning Board hereby recommends that the proposed text amendment is consistent and reasonable with the Comprehensive Land Use Plan adopted on November 27, 2017, based on the goals and objectives 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** the proposed amendment and states that the Planning Board finds and determines that the text amendment is consistent and reasonable with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan for the following reasons:

1. To maintain the health, safety, and appearance of the community

**Recommended** this the \_\_ day of \_\_\_\_\_, 2023.

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Planning Board Chair

Attest:

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Planning Staff



# MEMO

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To: Planning Board  
From: Max Hsiang, Planning Director  
Date: 10/17/23  
Re: TX23.09.03 - Conditional Zoning Vested Rights

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## Request:

Staff requests a text amendment to add vested rights extension for Conditional Zoning (CZ) in Article 5.4-3(I).

The text amendment reads as follows:

- (I.) If no formal action (e.g., construction plan submittal, permit application, etc.) has been taken to begin the development of the property in accordance with the Conditional Zoning ordinance within twenty-four (24) months of its approval by the Town Council, **the property shall undergo the following:**
  1. **Revert to its previous zoning classification; or**
  2. **The Development Administrator may initiate appropriate action to rezone the affected property to any other classification within six (6) months of the loss of vested rights; or**
  3. **Before the date of vested rights expiration, the Development Administrator may approve vested rights for up to an additional twenty-four (24) months once due to delayed infrastructure improvements (i.e., lack of sewer capacity) if substantial evidence and good cause shown can be proven; or**
  4. **Apply for Zoning Vested Rights Approval outlined in Article 7.13.**

## Original:

- (I.) If no formal action (e.g., construction plan submittal, permit application, etc.) has been taken to begin the development of the property in accordance with the Conditional Zoning ordinance within twenty-four (24) months of its approval by Town Council, or no vested right has been obtained, then the property shall revert to its previous zoning classification, or the Development Administrator may initiate appropriate action to rezone the affected property to any other classification.

## Staff Recommendation:

Staff recommends approval since the Town has had several developments that lost conditional zoning vested rights (i.e., Northeast Tool, Terkuerst Retreat, Raley Townhomes). Currently, the only other option for a developer is to resubmit for conditional zoning and start the entire process over. This text amendment gives additional flexibility for vesting rights for conditional zoning due to lack of infrastructure or unforeseen development circumstances.



## Statement of Consistency and Reasonableness

**ZONING AMENDMENT:** TX23.09.03

**REQUEST:** Staff requests a text amendment to add vested rights extension for Conditional Zoning (CZ) in Article 5.4-3(I).

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

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

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

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

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

- 1) This text amendment gives additional flexibility for vesting rights for conditional zoning due to lack of infrastructure or unforeseen development circumstances.

Recommended this the \_\_ day of \_\_\_\_\_, 2023.

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Planning Board Chair

Attest:

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Planning Staff



# TEXT AMENDMENT APPLICATION

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

Date Filed: Denis and Vlad Pinchuk Fee Paid: \$600 - am 9/28/23

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

### Applicant Information

Applicant Name: Denis and Vlad Pinchuk

Address: 1224 Stallings Rd Stallings NC 28104

Phone: 704-681-4708 Email: dpinchuk97@gmail.com

Proposed Text Amendment - Include Article and Section Numbers

We are adding Coffee Roastery as an (L) listed use in VSR zoning district. (TX 23.09.04)


We are adding Mentoring Services (tutoring) as an (L) listed use in VSR zoning district.

(TX 23.09.05)

Please include a statement addressing the following:

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

According to Article 5.3 - (3.) of the Stallings Development Ordinance, full and complete applications must be submitted by 12:00 noon on the last business day of the calendar month in order to be considered at the meeting of the Stallings Planning Board scheduled for the following month. For additional information or assistance, call the Town of Stallings Planning Office at (704) 821-8557.

Applicant Signature: 

Date: 9/28/23



# MEMO

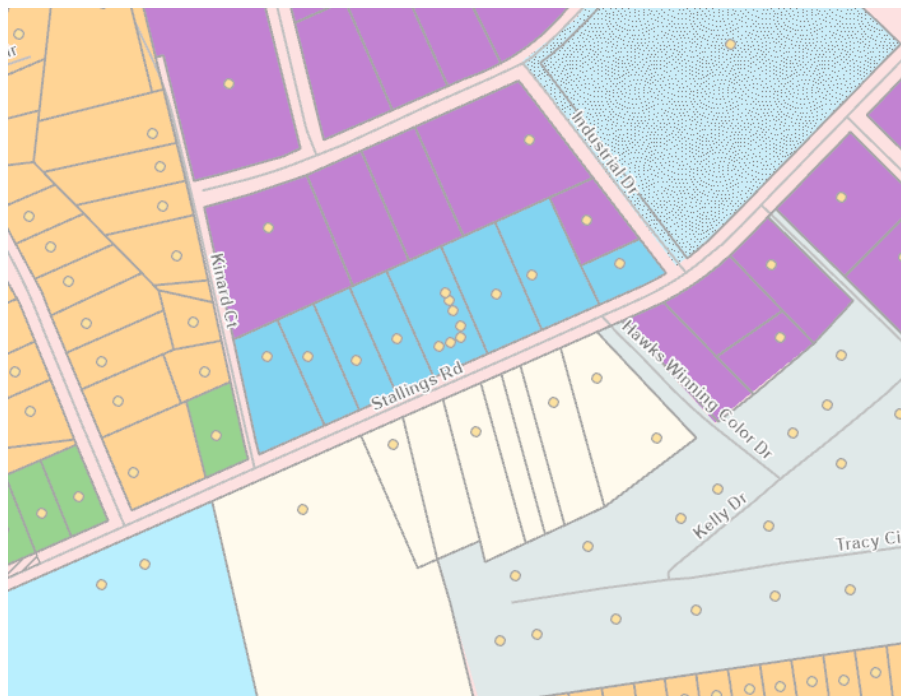
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To: Planning Board  
From: Stuart Valzonis  
Date: 10/17/2023  
Re: TX23.09.04 - Coffee Roastery in VSR Zoning

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## Request:

Denis and Vlad Pinchuk submitted a text amendment application to request Coffee Roastery as a listed use (L) in the Vehicle, Service, and Repair (VSR) zoning district.

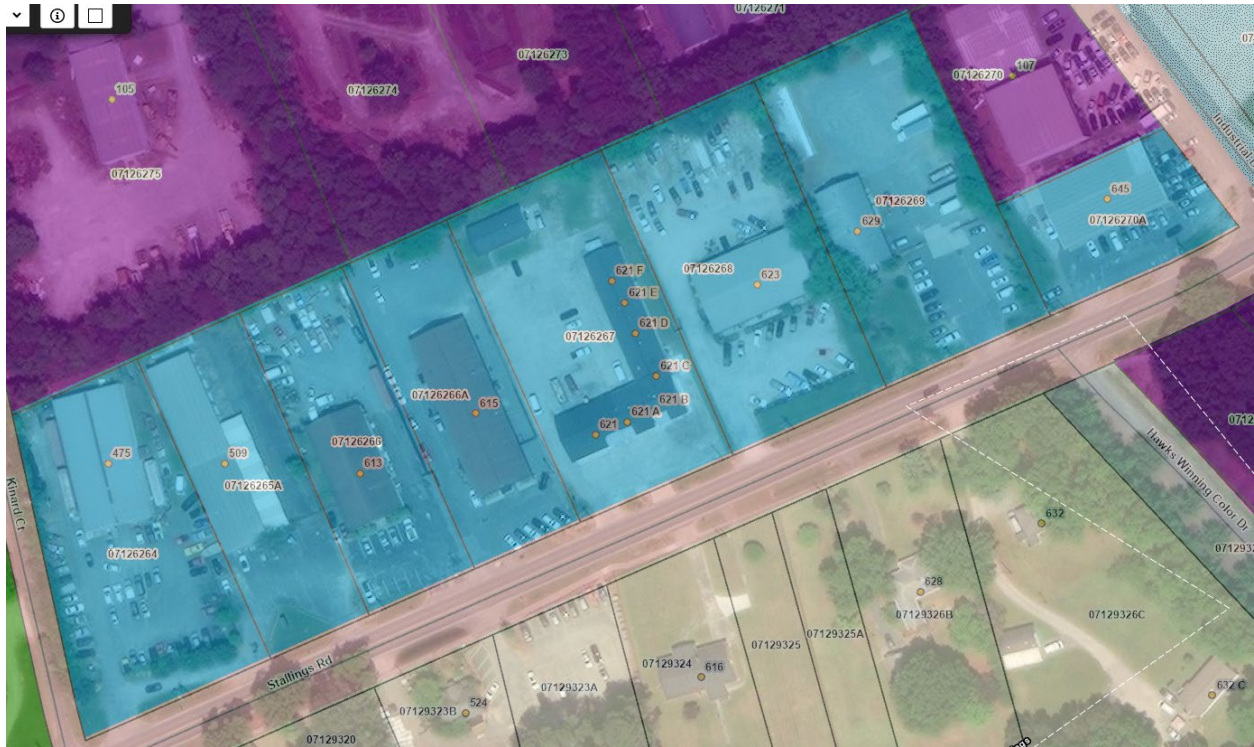


## History:

The VSR zoning district was established to preserve locations for specific uses (*Automotive*) that, due to their unique characteristics and importance to the community and the traveling public, require different criteria and specifications than typical commercial development. Uses in this district include heavy commercial goods and services for motor vehicles and some limited industrial.

VSR has had several text amendments to allow Medical Supplies, Flooring, Bakery, and now Coffee Roastery. The VSR zoning was created only to allow automotive uses but is now moving towards more commercial.





**Staff Recommendation:**

Staff recommends approval of TX23.09.04. Staff recommends the need for additional uses in VSR besides automotive and may bring a staff-led text amendment to amend the allowed uses in VSR in the future. This text amendment also helps increase the number of commercial business opportunities in the town per the Town of Stallings Economic Development Plan.



## Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX23.09.04

REQUEST: Denis and Vlad Pinchuk submitted a text amendment application to request Coffee Roastery as a listed use (L) in the Vehicle, Service, and Repair (VSR) zoning district.

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

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

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

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

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

- 1) This text amendment helps increase the number of commercial business opportunities in the town per the Town of Stallings Economic Development Plan.

**Recommended** this the \_\_\_ day of \_\_\_\_\_, 2023.

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Planning Board Chair

Attest:

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Planning Staff



# MEMO

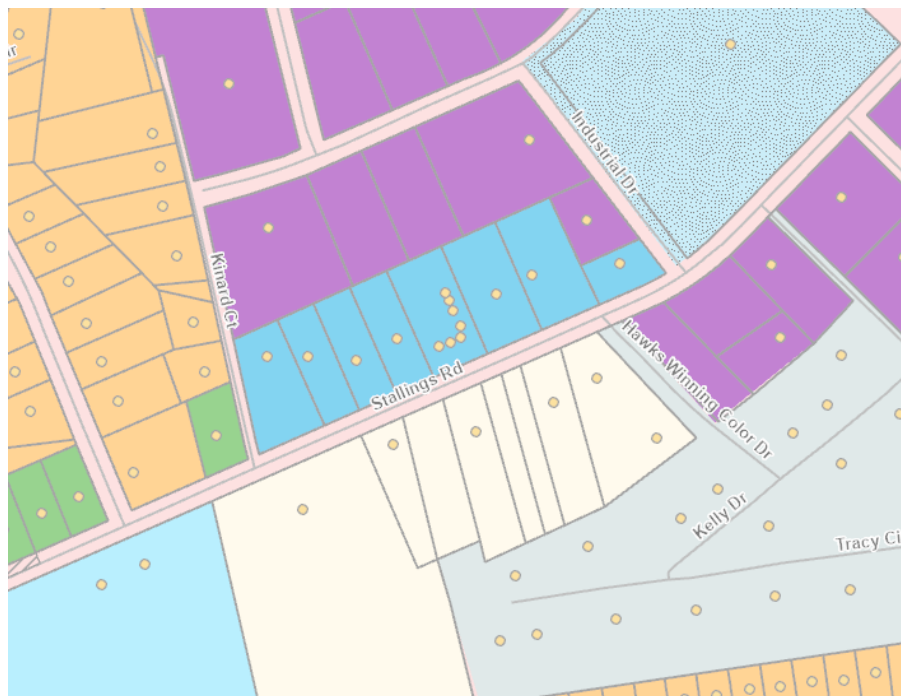
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To: Planning Board  
From: Stuart Valzonis, Planner I  
Date: 10/17/2023  
Re: TX23.09.05 - Tutoring and Mentoring Services

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## Request:

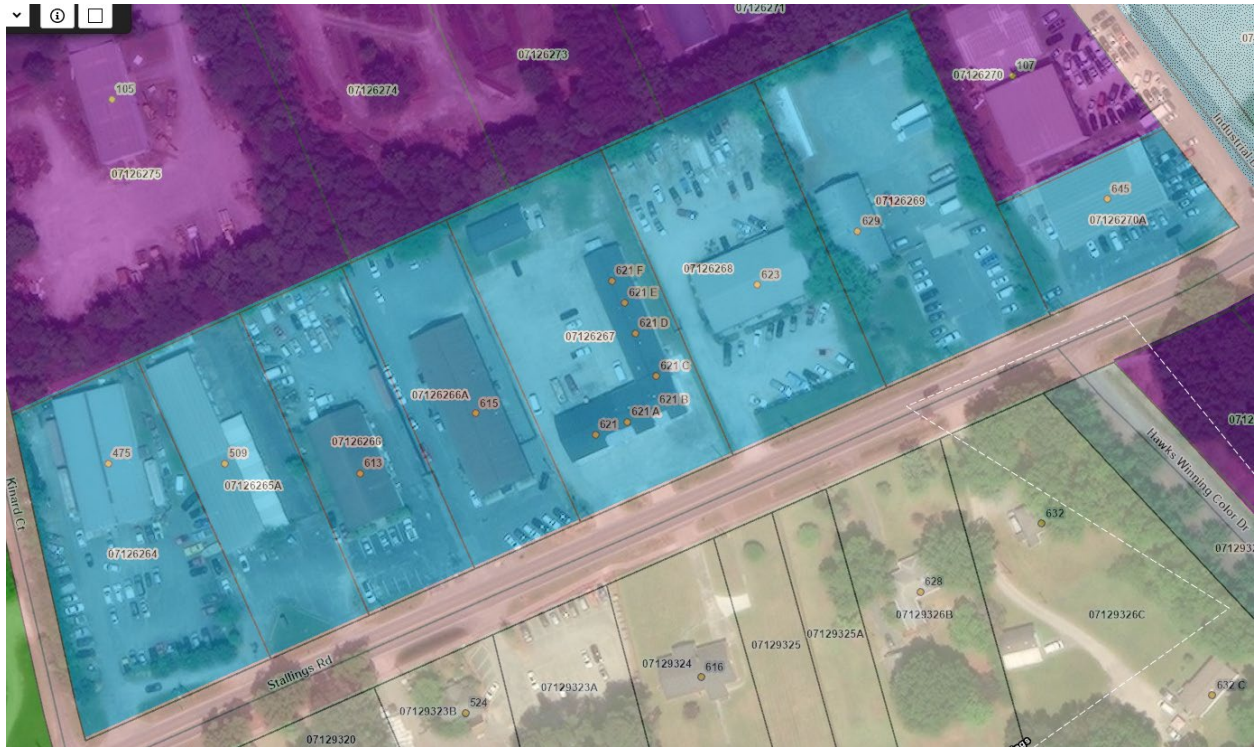
Denis and Vlad Pinchuk submitted a text amendment application for Tutoring and Mentoring Services as a listed use (L) in the Vehicle, Service, and Repair (VSR) zoning district.



## History:

The VSR zoning district was established to provide locations for specific uses (*Automotive*) that, due to their unique characteristics and importance to the community and the traveling public, require different criteria and specifications than typical commercial development. Uses in this district include heavy commercial goods and services for motor vehicles and some limited industrial.

VSR has had several text amendments to allow Medical Supplies, Flooring, and Bakery. The VSR zoning was created only to protect automotive uses in the Town, however, the requests from the public is that we expand the allowed uses in the district.



**Staff Recommendation:**

Staff recommends approval of TX23.09.05. Staff recommends the need for additional uses in VSR besides automotive and may bring a staff-led text amendment to amend the allowed uses in VSR in the future. This specific text amendment increases Identity and Involvement in the Town of Stallings through volunteering and citizen participation for the greater good of the community (Section 3 of the CLUP).

# Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX23.09.05

REQUEST: Denis and Vlad Pinchuk submitted a text amendment application to request Tutoring and Mentoring Services as a listed use (L) in the Vehicle, Service, and Repair (VSR) zoning district.

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

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

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

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

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

- 1) This text amendment helps increase the Towns Identity and Involvement, creating opportunities to volunteer and participate in the greater good of the community as laid out in section 3 of the Town of Stallings Comprehensive Land Use Plan.

**Recommended** this the \_\_\_ day of \_\_\_\_\_, 2023.

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Planning Board Chair

Attest:

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Planning Staff



# MEMO

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To: Planning Board  
From: Max Hsiang, Planning Director  
Date: 10/17/23  
Re: TX23.10.01 - Amendment to Outdoor Storage Supplemental Regulations (10.1-36)

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## Request:

Staff requests a text amendment in the Stallings Development Ordinance to amend outdoor storage, acreage, and zoning requirements in Article 10.1-36 Outdoor Storage.

The text amendment reads as follows:

### 10.1-36 Outdoor Storage.

- (A.) Applicable to any Zoning Districts where Table 8.1, appearing in Article 8 of this Ordinance includes the Outdoor Storage of materials associated with a use listed with additional standards.
- (B.) Exclusions include licensed motor vehicles titled to a resident and/or occupant of the property, provided such vehicles are not in violation of the provisions of Section 10.1-22 of this Article.
- (C.) Performance Standards for Outdoor Storage:
  - (1.) In all zoning districts where storage of bulk materials, inventory, customer owned property, and/or equipment is stored outdoors more than three (3) consecutive calendar days the site shall:
    - (a.) consist of a minimum of five (5) acres; **or if a property is zoned Industrial (IND) it must consist of a minimum of three (3) acres;**
    - (b.) provide for the screening and buffering along all site perimeter of the area designated for Outdoor Storage on an approved site plan with a Type D Buffer, except where the site abuts an adjacent Zoning District requiring the provision of a Buffer Yard in accordance with Table 11.1 appearing in Article 11 of this Ordinance.

Original:

### 10.1-36 Outdoor Storage.

- (A.) Applicable to any Zoning Districts where Table 8.1, appearing in Article 8 of this Ordinance includes the Outdoor Storage of materials associated with a use listed with additional standards.
- (B.) Exclusions include licensed motor vehicles titled to a resident and/or occupant of the property, provided such vehicles are not in violation of the provisions of Section 10.1-22 of this Article.
- (C.) Performance Standards for Outdoor Storage:
  - (1.) In all zoning districts where storage of bulk materials, inventory, customer owned property, and/or equipment is stored outdoors more than three (3) consecutive calendar days the site shall:
    - (a.) consist of a minimum of five (5) acres;

(b.) provide for the screening and buffering along all site perimeter of the area designated for Outdoor Storage on an approved site plan with a Type D Buffer, except where the site abuts an adjacent Zoning District requiring the provision of a Buffer Yard in accordance with Table 11.1 appearing in Article 11 of this Ordinance.

**Staff Recommendation:**

Staff recommends approval of TX23.010.01 per the Stallings Economic Development Plan, and it would help increase the number of businesses for Industrial zoning in Stallings.



## Statement of Consistency and Reasonableness

**ZONING AMENDMENT:** TX23.10.01

**REQUEST:** A text amendment in the Stallings Development Ordinance to amend outdoor storage, acreage, and zoning requirements in Article 10.1-36 Outdoor Storage.

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

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

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

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

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

- 1) This text amendment per the Stallings Economic Development Plan, would help increase the number of businesses for Industrial zoning in Stallings.

**Recommended** this the \_\_ day of \_\_\_\_\_, 2023.

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Planning Board Chair

Attest:

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Planning Staff





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

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

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

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

Physical Property Address: 500 Union West Blvd., Matthews, NC 28104

**Description of Rezoning:**

A change from C-74 to IND. This property no longer fronts Hwy74. It is located in the Union West Business Park where the adjoining tract and most other properties are zoned IND. The intention is to combine this parcel (07102010R) with the adjoining parcel (07102010S).

Tax Parcel Number(s) (PID Number): <b>07102010R &amp; 07102010S</b>		Total Acreage: <b>2.0 + 1.049 = 3.049 acres</b>
Property Owner(s): Cameron 500 Union West LLC		
Owner's Address: <b>6805 Morrison Blvd Suite 250</b>		
City: Charlotte	State: NC	Zip: 28211
Contact Phone Number : 704-998-8646	Property Owner Email Address: ryan@madisoncapgroup.com	
Applicant Name if different than owner: <b>MMDi, Inc. d/b/a SteelPoint</b>	Applicant's Address: <b>200 Beltway Blvd</b>	
Applicant Email Address : dedwards@steel-point.com	Applicant's Phone Number: 704-957-3290 (Deborah Edwards)	

#### MAP REQUIREMENTS

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

The maps shall contain the following information:

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

#### MAP AMENDMENT REQUIRMENTS

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

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

- As described in Article 5.4 of the Stallings Development Ordinance, whenever there is a zoning map amendment, the Town of Stallings is required to notify the owner of said parcel of land as shown on the county tax listing, and the owner of all parcels of land abutting that parcel of land as shown on the county tax listing. The required notice shall be mailed by first class mail at least 10 days but not more than 25 days prior to the date of the public meeting.



500 Union West Blvd, in the Union West Business Park, Stallings, NC

That certain tract or parcel of land situated, lying and being in the Town of Stallings, Union County, State of North Carolina, being all of Lot 1 and Lot 2 of Union West Business Park, Phase 1, as recorded in Plat Cabinet E at File 876 of the Union County Public Registry, and being more particularly described as follows:

BEGINNING at an existing 3/8-inch iron rod on the southerly right-of-way margin of Union West Boulevard (variable width public right-of-way), said iron being the northeast corner of Lot 2 and the northwest corner of Lot 3, aforementioned Plat of Union West Business Park, Phase 1, as recorded in Plat Cabinet E at File 876 of the Union County Public Registry (the "Registry"); Thence with and along the common boundary of aforementioned Lot 2 and Lot 3 S 40°46'11" E a distance of 284.38 feet to an existing 3/8-inch iron rod on the northwesterly boundary of the property of S&C USA LLC (now or formerly) as described in Deed Book 7875, Page 722 of said Registry; Thence with and along aforementioned northwesterly boundary of the property of S&C USA LLC, which is also the southeasterly boundary of Lot 1 and Lot 2 of aforementioned Plat of Union West Business Park, Phase 1 S 49°14'06" W a distance of 367.91 feet to a new 1/2-inch iron rod on the northeasterly right-of-way margin of Richard Baker Drive; Thence with and along aforesaid northeasterly right-of-way margin of Richard Baker Drive N 40°13'00" W a distance of 423.51 feet to an existing 3/8-inch iron rod; Thence with a curve turning to the right having a radius of 20.00 feet and an arc length of 34.79 feet (chord bearing of N 10°49'14" E and a chord length of 30.56 feet) to a new 1/2-inch iron rod on the southerly right-of-way margin of Union West Boulevard (variable width public right-of-way); Thence with and along aforementioned southerly right-of-way margin of Union West Boulevard for the following five (5) courses and distances:

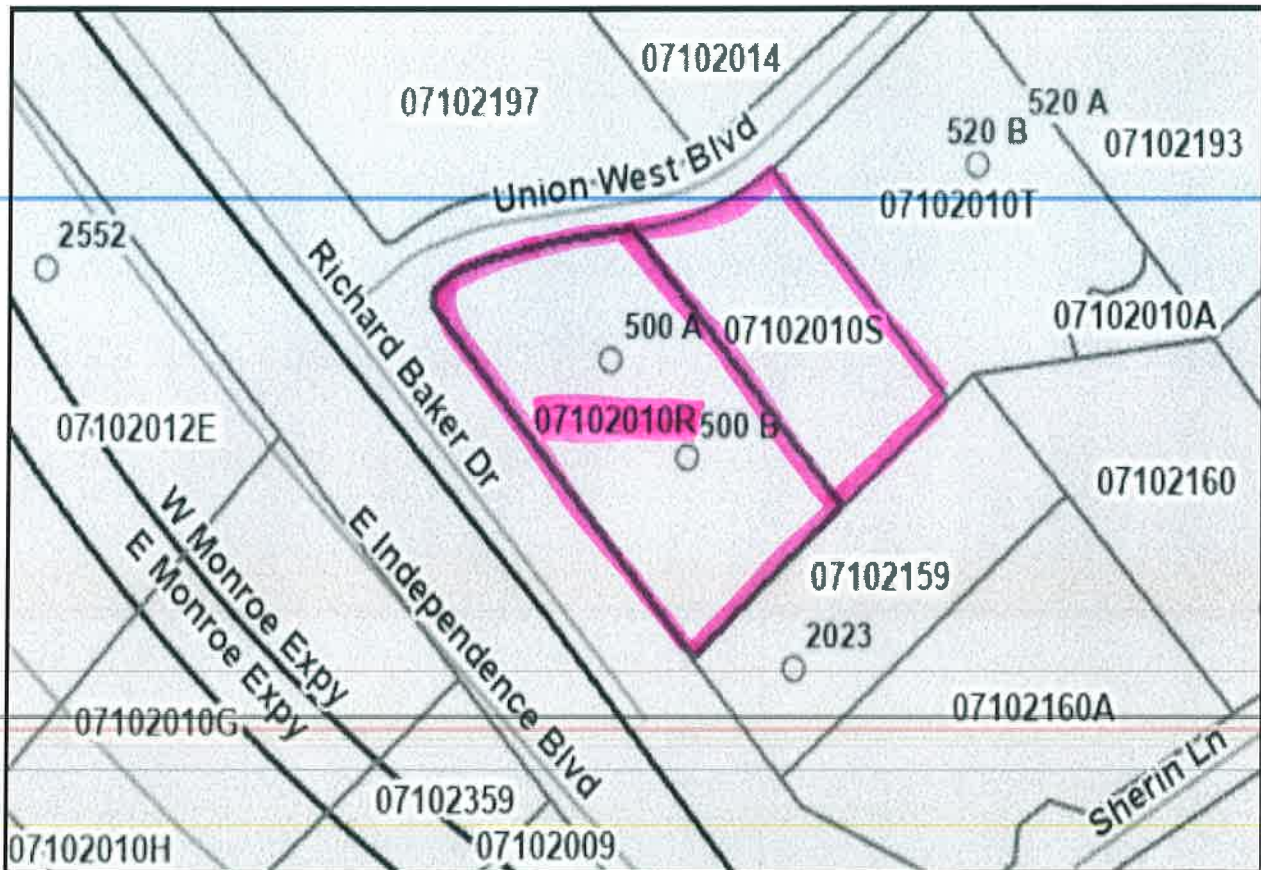
- 1) with a compound curve turning to the right having a radius of 220.00 feet and an arc length of 42.15 feet (chord bearing of N 66°08'17" E and a chord length of 42.09 feet) to an existing 1/2-inch iron rod;
- 2) with a compound curve turning to the right having a radius of 220.00 feet and an arc length of 43.43 feet (chord bearing of N 77°16'56" E and a chord length of 43.36 feet) to an existing 1/2-inch iron rod;
- 3) N 77°35'58" E a distance of 52.92 feet to a new 1/2-inch iron rod;
- 4) N 83°01'18" E a distance of 98.19 feet to a new 1/2-inch iron rod;
- 5) with a curve turning to the left having a radius of 275.00 feet and an arc length of 142.39 feet (chord bearing of N 68°11'18" E and a chord length of 140.80 feet) to the POINT OF BEGINNING;

Having an area of 132,808 square feet or 3.0489 acres, more or less, as shown on a survey prepared by R. B. Pharr & Associates, P.A. dated August 30, 2023 (Job No. 95336).

500 Union West Blvd, in the Union West Business Park, Stallings, NC

Showing:

- nearest street intersection and location in the business park
- adjoining properties
- property identification number







# MEMO

To: Planning Board  
 From: Max Hsiang, Planning Director  
 Date: 10/17/2023  
 Re: RZ23.10.01 - General Rezoning C-74 to IND

**Request:**

MMDi, Inc. d/b/a Steelpoint requests a general rezoning for 500 Union West Blvd PID#07102010R from US 74 Commercial (C-74) to Industrial (IND).

**Property Details:**

- Address: 500 Union West Blvd
- Parcel #: 07102010R
- Owner: CAMERON 500 UNION WEST LLC
- Acreage: 2 ac
- Existing Use: Manufacturing
- Current Zoning: C-74
- Requested Zoning: IND
- Future Land Use: Suburban Multi-Family Neighborhood
- Small Area Plan: Monroe Expressway Corridor - Industrial

**IND compared to C-74:**

	Requested zoning - IND	Current zoning - C-74
Allowed Uses	Agricultural Production, Convenience Store, General Contractors Offices, Fire, Ambulance, Rescue Station, Personal Training Facility, Warehouse	Vocational, Business, or Secretarial Schools, Apparel Sales Grocery & Related Product Sales, Sporting & Recreational Goods, Veterinary Services, Theaters
Lot size minimum	32,400 sf	10,000 sf
Lot width frontage	180'	360' on Hwy, 125'
Front Setback	80'	27'
Rear Setback	16'	12' or buffer width, whichever is greater
Side Setback	16', Corner 80'	0' or buffer width, whichever is greater

Tree save, buffers, stormwater, and open space apply if the property were to be re-developed.

**Aerial Map:**

Continue to the next page.



Figure 1: Street View



Figure 2: Aerial

**Zoning Map:**

Continue to the next page.





Figure 3: Zoning Districts

**Land Use:**



NCDOT Right-of-Way - no future land use is identified for this parcel.

Figure 4: Future Land Use

**Small Area Plan:**

The Monroe Expressway Corridor Small Area Plan identifies this area as Industrial and this rezoning request is consistent with the adopted plan.



*Figure 5: Monroe Expressway Small Area Plan*

**Staff Recommendation:**

- Staff recommends approval of RZ23.10.01. Although there is no identified future land use for this area. Industrial zoning is consistent with the Monroe Expressway Small Area Plan.



## Statement of Consistency and Reasonableness

**ZONING AMENDMENT:** RZ23.10.01

**REQUEST:** MMDi, Inc. d/b/a Steelpoint requests a general rezoning for 500 Union West Blvd PID#07102010R from US 74 Commercial (C-74) to Industrial (IND).

**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 and reasonable 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 the proposed amendment and stated that the Planning Board finds and determines that the zoning/text amendment is consistent and reasonable with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan for the following reasons:

1. This rezoning is consistent with adjacent properties' shopping center/ commercial.
2. This rezoning zoning will also help increase the number of commercial business opportunities in the Town per the Town of Stallings Economic Development Plan.

**Recommended** this the \_\_ day of \_\_\_\_\_, 2023.

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Planning Board Chair

Attest:

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Planning Staff



# MEMO

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To: Planning Board  
From: Stuart Valzonis, Planner I  
Date: 10/17/2023  
Re: 2024 Planning Board Schedule

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**Request:** 2024 Planning Board Schedule

The Planning Board meets on the third Tuesday of each month at 7:00 P.M. except for when stated otherwise. The dates listed below are the proposed meeting dates for the Planning Board for 2024:

January 16<sup>th</sup>

February 20<sup>st</sup>

March 19<sup>th</sup>

April 16<sup>th</sup>

May 21<sup>st</sup>

June 18<sup>th</sup>

July 16<sup>th</sup>

August 20<sup>th</sup>

September 17<sup>th</sup>

October 15<sup>th</sup>

November 19<sup>th</sup>

December 17<sup>th</sup>

Please state if these dates work in accordance with your schedule and let me know if you have any questions!



**Stuart Valzonis**

Planner I

[Town of Stallings](http://TownofStallings.org) | 704-821-0310

[svalzonis@stallingsnc.org](mailto:svalzonis@stallingsnc.org)