



March 23, 2026
 Stallings Government Center
 321 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

Town Council Agenda

	Time	Item	Presenter	Action Requested/Next Step
	7:00 p.m.	Invocation Pledge of Allegiance Call the Meeting to Order	David Scholl, Mayor	NA
	7:05 p.m.	Public Comment	David Scholl, Mayor	NA
1.	7:15 p.m.	Agenda Approval	David Scholl, Mayor	Approve agenda as written
2.	7:17 p.m.	Chestnut Lane A. CZ25.10.01 – Mixed Use (1) Open Public Hearing (2) Information from Staff (3) Public Comment (4) Close Public Hearing B. Annexation 59 (1) Open Public Hearing (2) Information from Staff (3) Public Comment (4) Close Public Hearing (5) Council Vote C. Council Vote on CZ25.20.01 D. Statement of Consistency and Reasonableness	Max Hsiang, Planning Director Erinn Nichols, Asst. Town Mgr.	Approve/Deny zoning request/annexation
3.	7:40 p.m.	CZ25.04.01 A. 3732 Pleasant Plains Town Center (1) Open Public Hearing (2) Information from Staff (3) Public Comment (4) Close Public Hearing (5) Council Vote B. Statement of Consistency and Reasonableness	Max Hsiang, Planning Director	Approve/Deny zoning request
4.	8:00 p.m.	VR26.03.01 – Bailey Mills Phase 2	Max Hsiang, Planning Director	Approve/Deny vested rights
5.	8:20 p.m.	2026 Board and Committee Reappointments	Erinn Nichols, Asst. Town Mgr.	Consider reappointments
6.	8:25 p.m.	Parks and Recreation Stallings Municipal Park Splash Pad Project Update	Eunice Donnelly, Parks & Rec Dir.	Information
7.	8:35 p.m.	Adjournment	David Scholl, Mayor	Adjournment



MEMO

To: Town Council
From: Max Hsiang, Planning and Zoning Director
Date: March 23, 2026
RE: **Conditional Zoning Request – Chestnut Lane Mixed-Use (CZ25.10.01)**

Purpose

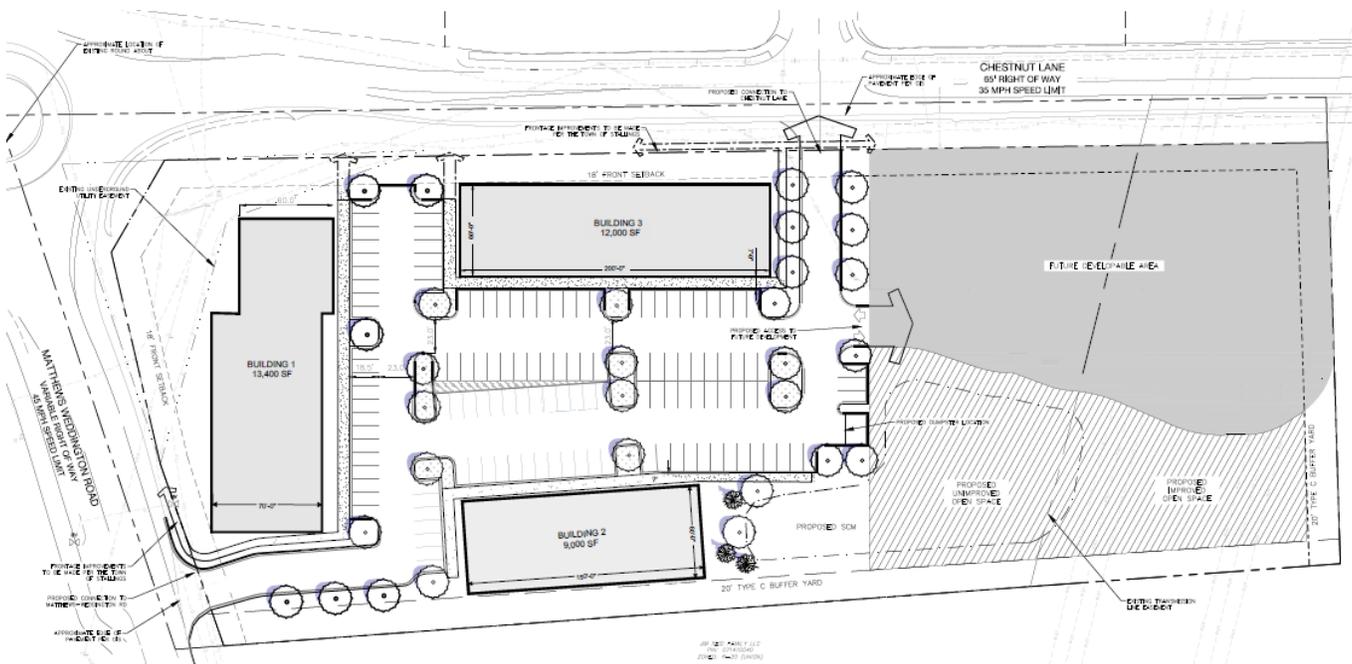
This memo summarizes the proposed conditional zoning request for Chestnut Lane Mixed-Use (CZ25.10.01) for Planning Board consideration. It outlines the proposed development, provides relevant context, evaluates consistency with adopted plans, summarizes key development conditions, and presents staff’s recommendations.

Project Overview

Chestnut Lane Mixed-Use is a proposed non-residential mixed-use development on approximately 5.86 acres located at the southeast corner of the roundabout at Matthews-Weddington Road and Chestnut Lane parcel ID#07141003. The request seeks to rezone the property from R-20 (Union County) to Conditional Zoning Mixed-Use (CZ-MU-2) in conjunction with annexation into the Town of Stallings.

The proposed development is primarily non-residential and is intended to accommodate medical office, general office, retail, and neighborhood-serving commercial uses within a coordinated mixed-use setting. The submitted rezoning site plan depicts up to three non-residential buildings totaling approximately 34,000 square feet arranged along internal drives and parking areas, with buildings oriented toward street frontages and pedestrian connections.

The rezoning plan also identifies an approximately one-acre area labeled as “Future Developable Area,” reserved for future development consistent with MU-2 zoning standards and subject to administrative site plan approval.



Context and Background

The site is currently located in Union County and zoned R-20, a low-density residential zoning district. The proposed annexation and concurrent rezoning to MU-2 would allow the property to develop in a manner consistent with the Town's mixed-use and corridor-oriented development objectives along Matthews-Weddington Road.

Under MU-2 zoning, a wide range of commercial, office, and mixed-use development types are permitted. Through the conditional zoning process, the applicant proposes to limit uses, prohibit certain higher-intensity or automotive-oriented uses, and establish site-specific development standards that would not otherwise apply under a general rezoning. These conditions provide additional predictability regarding site layout, building orientation, buffering, and permitted uses.

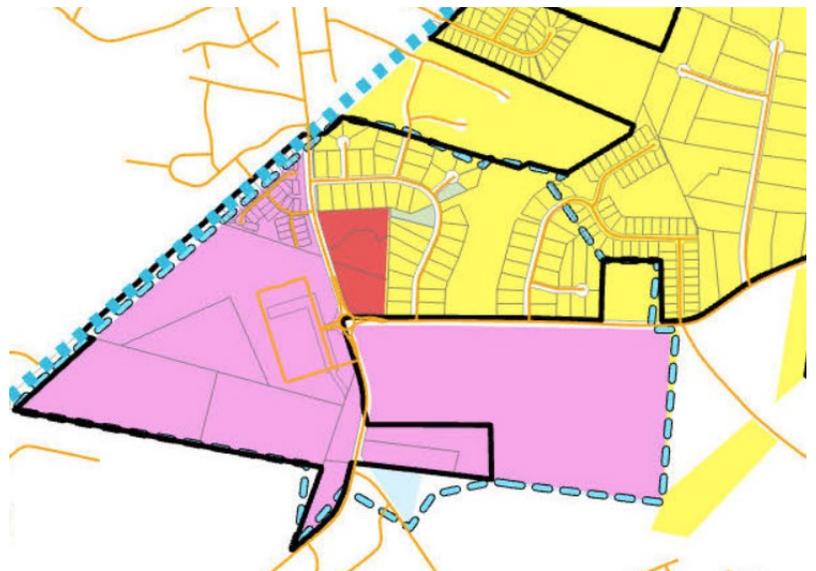
Consistency with Adopted Plans

The proposed rezoning is generally consistent with the Town's adopted plans.

The Future Land Use Plan designates the site as a Walkable Activity Center. This designation is intended to support compact, pedestrian-oriented development that integrates commercial, office, and civic uses with enhanced connectivity along major corridors. The proposed rezoning to MU-2, with non-residential mixed-use development and pedestrian-oriented building placement, aligns with the intent of this designation.

Walkable Activity Centers are intended to accommodate development that promotes internal connectivity, building orientation toward streets, and reduced reliance on auto-oriented design. The submitted site plan reflects these principles through internal pedestrian connections, building frontage along public streets, and coordinated site design.

The Chestnut Lane Small Area Plan identifies this area for multifamily residential development. While the proposed Chestnut Lane Mixed-Use project does not include residential units, the MU-2 zoning district allows for a range of mixed-use and non-residential development types. The proposed office, medical, and retail uses are compatible with the surrounding context and support the broader Small Area Plan goals related to walkability, development intensity, and



corridor-oriented growth. MU-2 zoning would not permit residential development on the site without a future conditional rezoning.

The Town's Greenway Master Plan identifies a Suburban Spine Trail along the frontage of the site. This trail designation is intended to provide a continuous multi-use pedestrian and bicycle connection along major corridors. Staff anticipates that future development of the site will accommodate this planned greenway connection, subject to coordination during site plan review and permitting.

Development Standards (Conditions)

Key conditions associated with the proposed conditional zoning include:

- Limitation of permitted uses to medical office, general and professional office, indoor retail, and restaurant uses without drive-through facilities, except as may be allowed within the designated Future Developable Area
- Prohibition of automotive-oriented uses, outdoor storage, industrial uses, warehousing, and heavy service uses
- Building orientation and design standards intended to promote pedestrian activity and street engagement
- A request to reduce the required buffer from 40 feet to 20 feet, subject to conditional zoning approval
- Establishment of a Future Developable Area requiring administrative site plan approval for any future development
- Compliance with Town stormwater, landscaping, transportation, and right-of-way dedication requirements

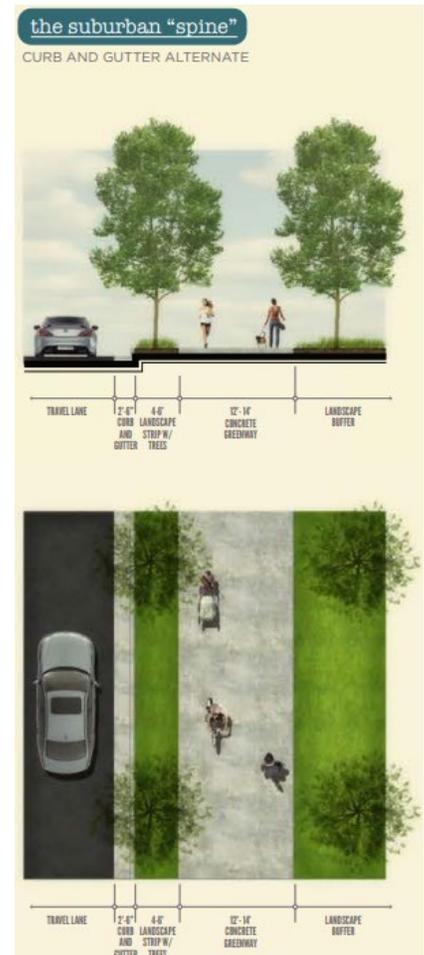
Traffic Summary

Vehicular access and circulation will be further evaluated during the site plan and permitting phases.

Staff Recommendation

The Chestnut Lane Mixed-Use rezoning request is located within a designated Walkable Activity Center and proposes a non-residential mixed-use development that is compatible with surrounding uses and the intent of the MU-2 zoning district. While the applicable Small Area Plan identifies the area for multifamily development, the proposed office and commercial uses support walkability, corridor-oriented activity, and the Town's broader land use goals.

The conditional zoning narrows permitted uses, establishes site-specific development standards, and provides additional predictability regarding future development of the site. Based on land use compatibility, general consistency with adopted plans, and the applicant's proposed development standards, staff recommends approval of the conditional rezoning request.





Conditional Rezoning Application
CZ25.10.01 – Chestnut Lane Mixed-Use

02.17.2026

Staff Report | Town Council



Conditional Rezoning Request

- Chestnut Lane Mixed-Use is a proposed non-residential mixed-use development on approximately 5.86 acres located at the southeast corner of the roundabout at Matthews-Weddington Road and Chestnut Lane parcel ID#07141003. The request seeks to rezone the property from R-20 (Union County) to Conditional Zoning Mixed-Use (CZ-MU-2) in conjunction with annexation into the Town of Stallings.

**Neighborhood
Meeting:
12/02/2025**

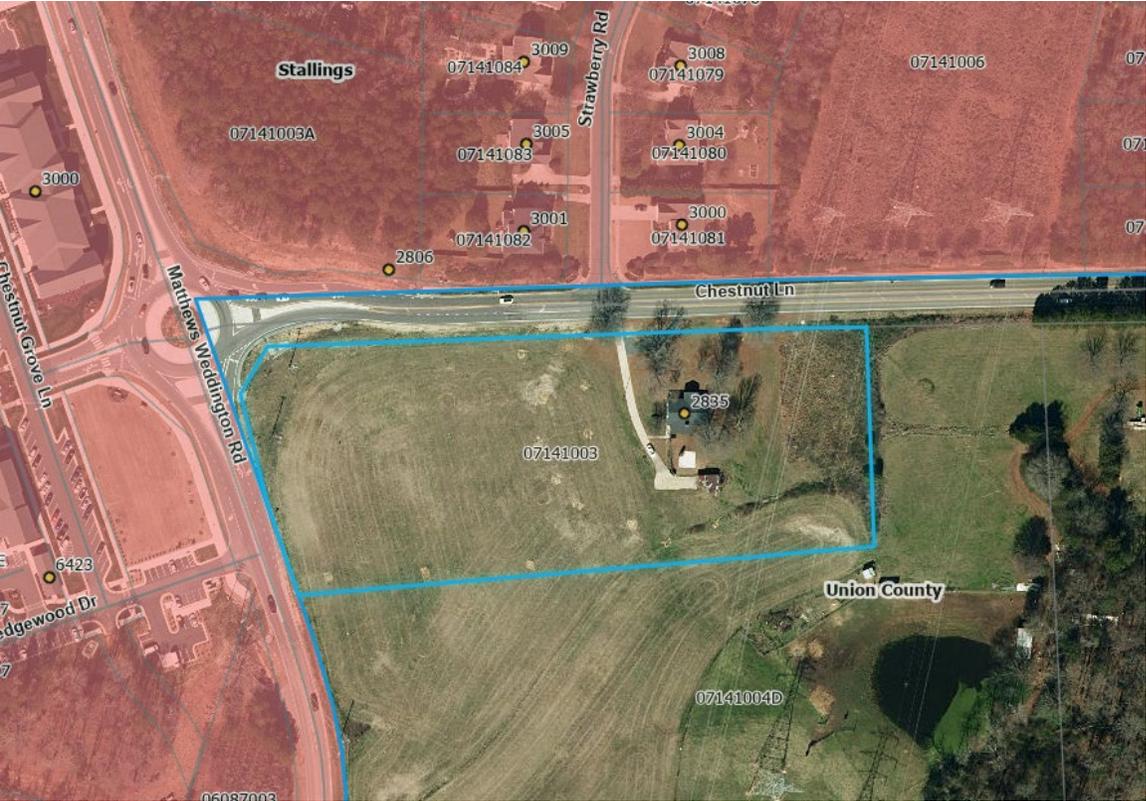


**Planning
Board:
02/17/2026**



**Town Council
Hearing:
03/23/2026**

Aerial & Streetview



Project Summary

Location:

- Southeast corner of the roundabout at Matthews-Weddington Road and Chestnut Lane

Ownership:

- MONEMI NEELY BLACK ET AL
- SLAUGHTER NANCY CAROLYN
- C/O TED M BLACK

Current Zoning:

- Union County R-20

Existing Use:

- Vacant

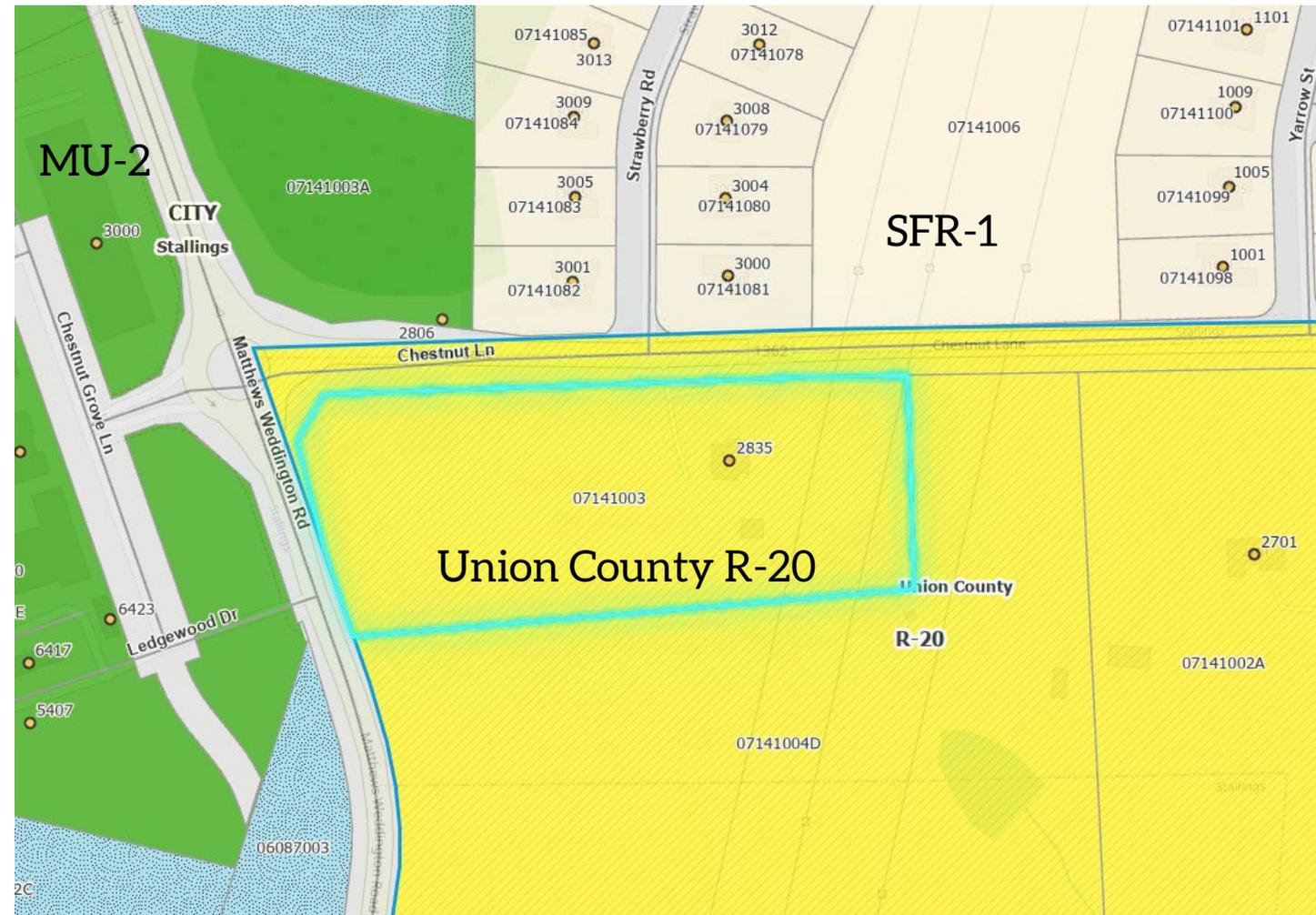
Site/Project Size:

- 5.862 ac total

Traffic Generation:

- TIA not required

Current Zoning:





Future Land Use



Primary Land Uses

- Sit Down Restaurant
- Community-serving Retail
- Professional Office
- Live/work/shop units
- Townhome
- Condominium
- Apartment
- Public Plaza
- Movie Theater



Secondary Land Uses

- Farmer's Market
- Church

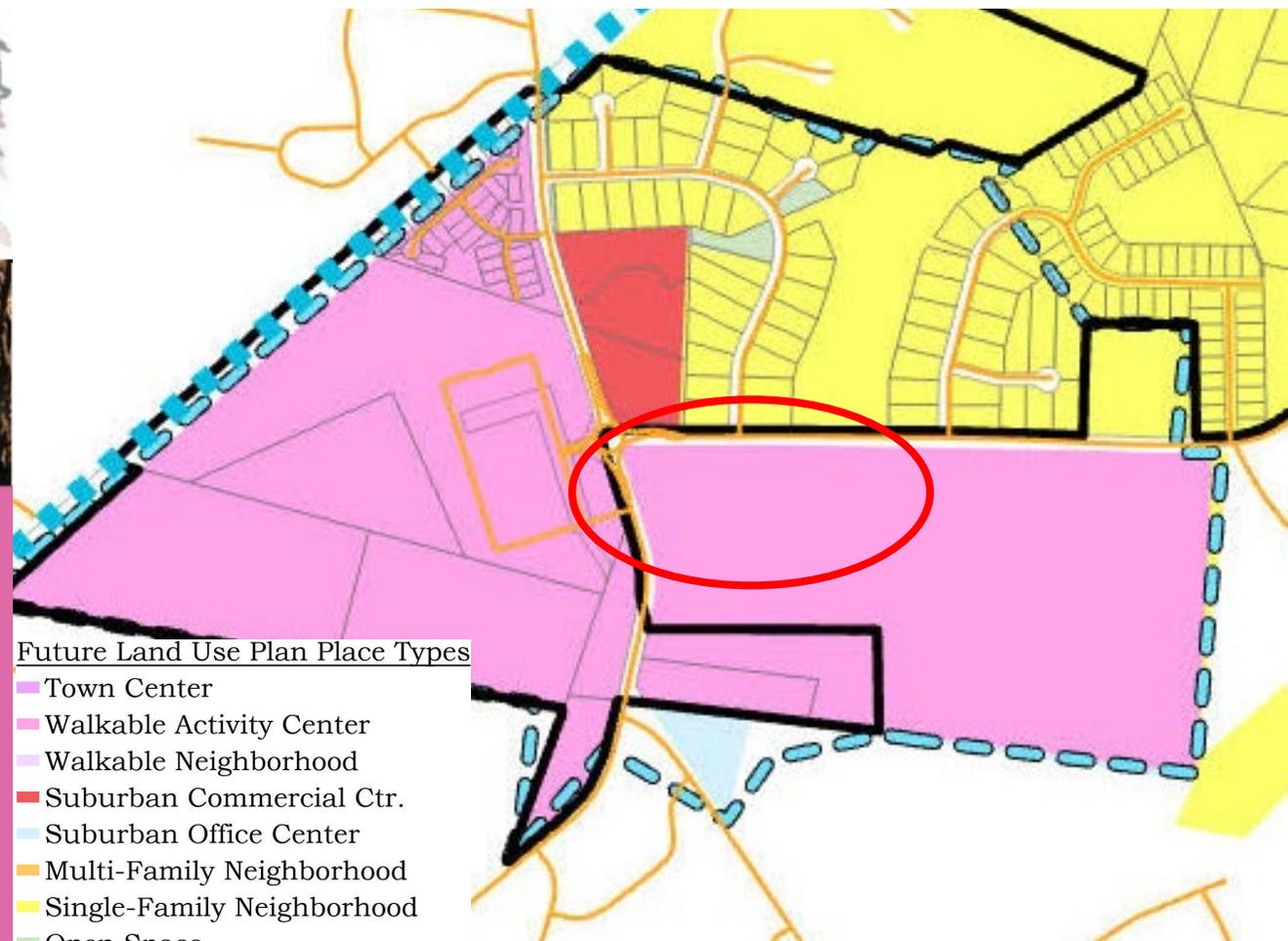


Walkable Activity Center

Walkable activity centers serve broader economic, entertainment and community activities as compared to walkable neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activities. Buildings in the core of a walkable activity center may stand three or more stories. Residential units or office space may be found above storefronts. Parking is satisfied by using on-street parking, structured parking and shared rear-lot parking strategies. A large-scale walkable activity center may be surrounded by one or more neighborhoods that encourage active living, with a comprehensive and interconnected network of walkable streets.

FORM & PARAMETERS

General Development Pattern	Mix of Uses
Typical Lot Coverage	50 - 75%
Residential Density	10 - 30 DU/ac
Non-Residential Intensity	0.50 - 2.00 FAR
Prevailing Building Height	1 - 5 Stories
Average Dwelling Unit Size	800 - 1,500 SF
Avg. Non-Resid. Building Size	10,000 - 50,000 SF
Transportation Choices	Walking/Bicycle/Auto/ Transit (Bus, Light Rail)
Typical Block Length	400 - 1,000 LF
Open Space Elements	Neighborhood Parks/ Plazas/Pocket Parks
Street Pattern	Modified Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Parking Deck/ Urban
Typical Street Cross Section	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

Chestnut Lane Small Area Plan

>> illustrative site plan



>> bird's-eye rendering



Greenway Master Plan

- The Town's Greenway Master Plan identifies a Suburban Spine Trail along the frontage of the site on Chestnut Ln and Matthews-Weddington Rd.





Recommendations

- Planning Board recommended approval on February 17, 2026.
- Staff recommends approving CZ25.10.01 to rezone the property to CZ -MU-2. This rezoning:
 - Proposes a non-residential mixed-use development that is compatible with surrounding uses and the intent of the MU-2 zoning district
 - Is consistent with the Walkable Activity Center Future Land Use
 - Is inconsistent with the Chestnut Lane Small Area Plan but reasonable due to high density residential already locating across the street.

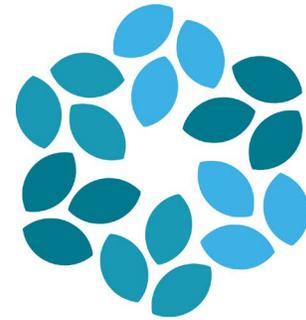
Vote and Statement of Consistency & Reasonableness



- **Step 1.**
 - Motion to recommend [Approval/Denial](#) for CZ25.10.01.

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

- **Step 3.**
 - Example reasoning:
 - The rezoning is consistent with the Comprehensive Land Use of Walkable Activity Center.



**PLANNING
& ZONING**
TOWN of STALLINGS

Questions?

U R B A N
D E S I G N
P A R T N E R S

TOWN COUNCIL MEETING

TOWN OF STALLINGS

CHESTNUT LANE VILLAGE (CZ25.10.01)

MARCH 23, 2026

SITE CONTEXT

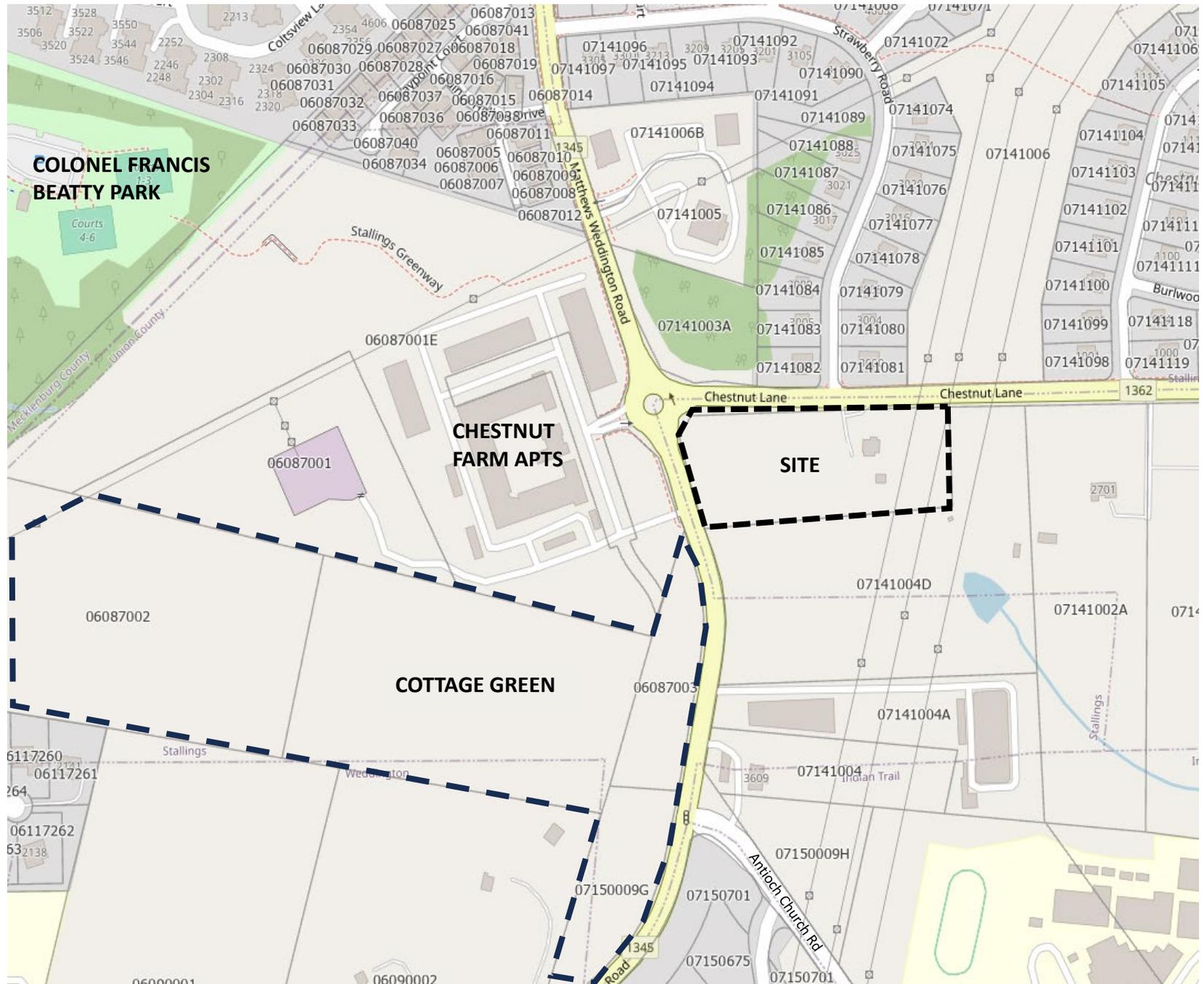
Parcel ID: 07141003

Area: 5.86 Acres

Existing Zoning: R-20 (COUNTY)

Proposed Zoning: MU-2 (TOWN)

Rezoning & Annexation



TOWN VISION

Land Use Goal 2: Encourage mixed-use neighborhoods that include a variety of land uses that are compatible with the scale and character of the neighborhood.

SUCCESS OF THE C.L.S.A.P. LOOKS LIKE:

Mixed-Use services at key intersections

Pedestrian connectivity & greenway integration

Creation of a Western Gateway

Quality & complementary architectural character

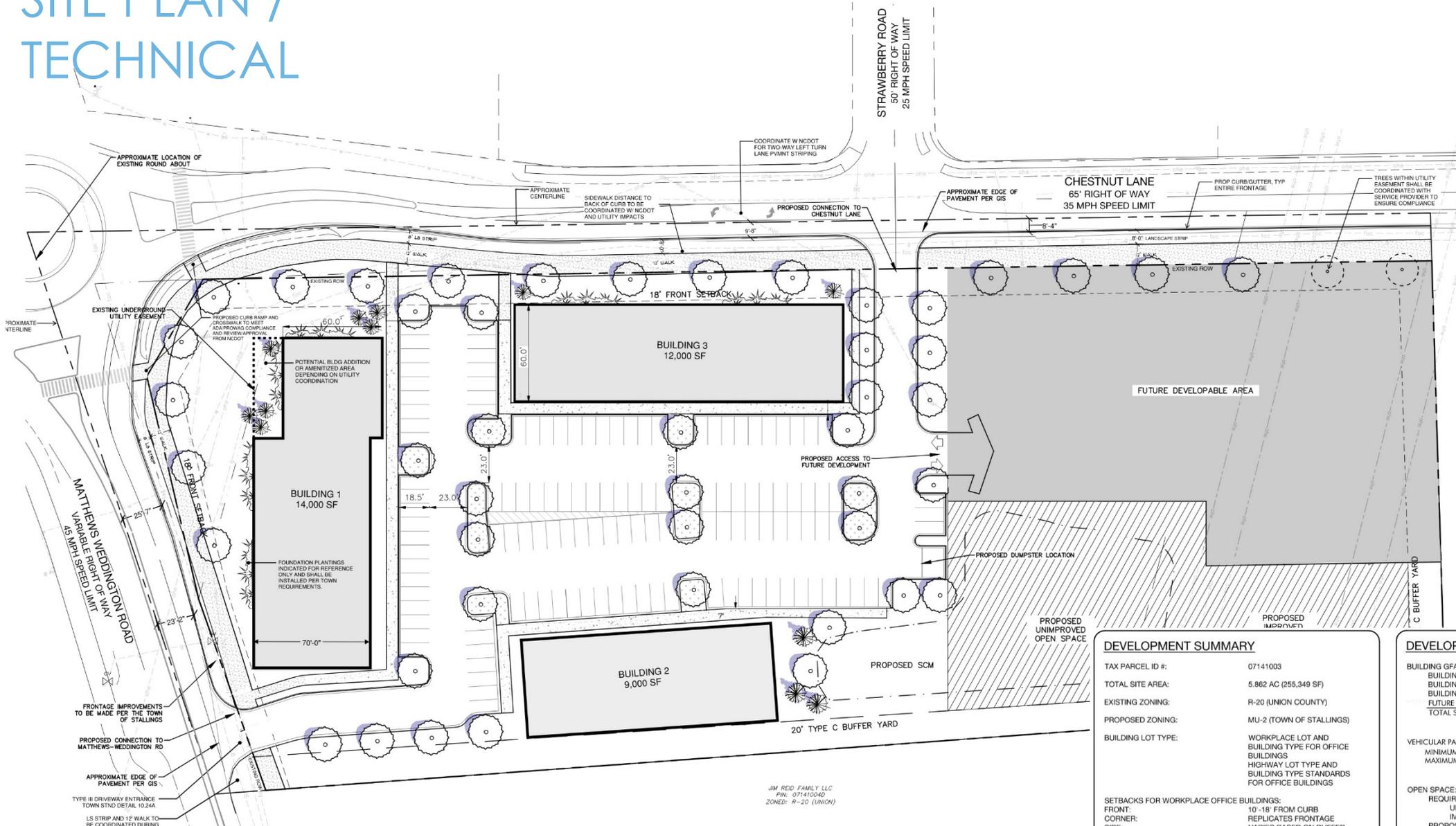
Emphasize on activation of the M/W Rd corridor



DESIGN RESPONSE



SITE PLAN / TECHNICAL



JIM REID FAMILY LLC
 P/N: 07141004D
 ZONED: R-20 (UNION)

DEVELOPMENT SUMMARY	
TAX PARCEL ID #:	07141003
TOTAL SITE AREA:	5.862 AC (255,349 SF)
EXISTING ZONING:	R-20 (UNION COUNTY)
PROPOSED ZONING:	MU-2 (TOWN OF STALLINGS)
BUILDING LOT TYPE:	WORKPLACE LOT AND BUILDING TYPE FOR OFFICE BUILDINGS HIGHWAY LOT TYPE AND BUILDING TYPE STANDARDS FOR OFFICE BUILDINGS
SETBACKS FOR WORKPLACE OFFICE BUILDINGS:	10'-18' FROM CURB REPLICATES FRONTAGE VARIES BASED ON BUFFER REQUIREMENTS
SETBACKS FOR HIGHWAY OFFICE BUILDINGS:	12'-115' FROM STREET ROW VARIES BASED ON BUFFER REQUIREMENTS

DEVELOPMENT SUMMARY CONT	
BUILDING GFA:	
BUILDING 1:	14,000 SF
BUILDING 2:	9,000 SF
BUILDING 3:	12,000 SF
FUTURE DEV.:	UP TO 10,000 SF
TOTAL SF PROPOSED:	UP TO 45,000 SF
VEHICULAR PARKING FOR UP TO 45,000 SF:	
MINIMUM REQUIRED:	68 SPACES (1.5 / 1,000 SF)
MAXIMUM PERMITTED:	225 SPACES (5 / 1,000 SF)
OPEN SPACE:	
REQUIRED:	.59 AC (10% OF TOTAL SITE AREA)
UNIMPROVED:	.295 AC (5% OF TOTAL SITE AREA)
IMPROVED:	.295 AC (5% OF TOTAL SITE AREA)
PROPOSED:	PER ORDINANCE

SITE PLAN / ILLUSTRATIVE



MATTHEWS MEDICINON ROAD

CHESTNUT LANE

BUILDING 1

BUILDING 3

BUILDING 2

FUTURE DEVELOPABLE AREA

SCM

ARCHITECTURAL PRECEDENT

Clean, Modern farmhouse (Crisp trim and simple forms)

A two-tone palette that pairs lighter primary façades with darker accent masses.

Vertical cladding that reads as board-and-batten/architectural paneling on key elements.

Strong dark-framed glazing that creates a high-contrast, modern window/storefront expression;

Pedestrian-oriented entries through awnings/canopies and a walkable storefront edge that mirrors the covered, front-porch entry feel present at Chestnut Farms



BUILDING 1 / TERRACE ELEVATION



BUILDING 2



BUILDING 3



WHY THIS WORKS

Activates a prominent corner at western gateway

Activates Frontage w/ scale appropriate development

Pedestrian connectivity & greenway integration

Improves walkability, safety, & area connectivity

Quality & complementary architectural character

Emphasize on activation of the M/W Rd corridor



URBAN
DESIGN
PARTNERS

THANK YOU



SUE CERTIFICATION

THE LOCATION OF SUB SURFACE UTILITIES AS SHOWN HEREON ARE BASED ON LEVEL B UTILITY DESIGNATING BY EAGLE ENGINEERING INCORPORATED (EEI), FOLLOWING ASCE 38-02 STANDARDS THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES. THIS SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE OWNER, HIS CONSULTANTS AND HIS CONTRACTORS SHALL HEREBY DISTINCTLY UNDERSTAND THAT UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. EEI CERTIFIES THAT THE UTILITIES LOCATED ARE DONE SO AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE.

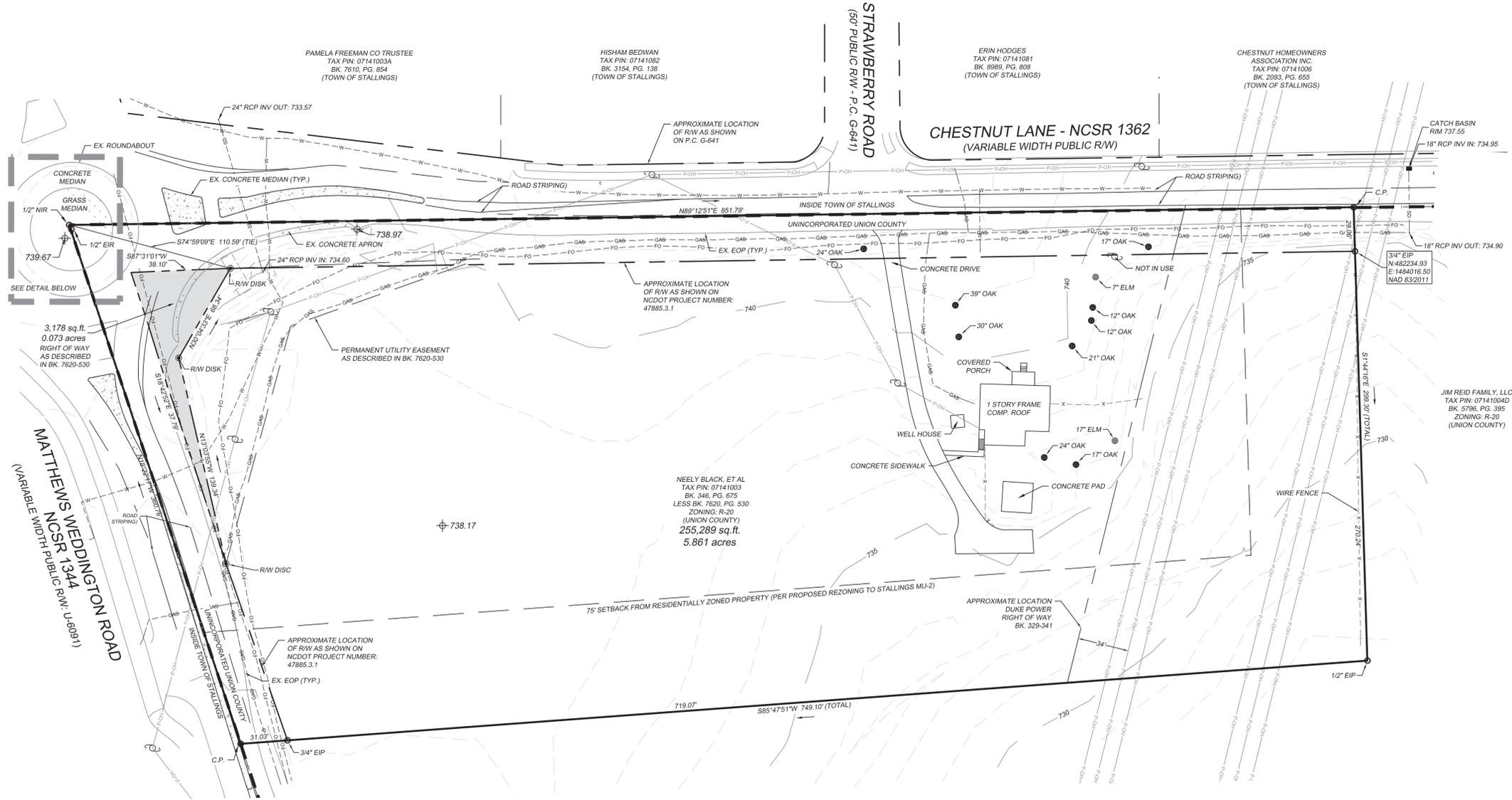
ZONING INFORMATION

ACCORDING TO THE UNION COUNTY GEOGRAPHIC INFORMATION SYSTEM (GIS) WEBSITE ADDRESS ON 4/20/22, THE SUBJECT PROPERTY IS ZONED "R-20" BECAUSE THERE MAY BE A NEED FOR INTERPRETATION OF THE APPLICABLE ZONING CODES, WE REFER YOU TO UNION COUNTY FOR ADDITIONAL INFORMATION.

EAGLE ENGINEERING
 FIRM LICENSE # C-0873
 2013A VAN BUREN AVE.
 INDIAN TRAIL, NC 28079
 (704) 882-4222
 www.eagleonline.net

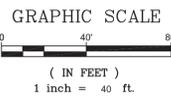
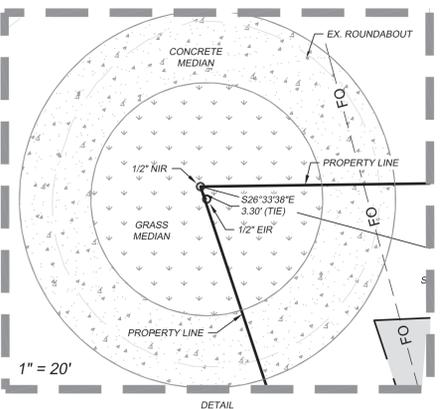
MISCELLANEOUS NOTES

- NO USGS MONUMENTATION WITHIN 2000' OF SITE. GRID POSITIONS WERE DETERMINED USING A TRIMBLE R-12 GNSS GPS RECEIVER UTILIZING THE NORTH CAROLINA GEODETIC SURVEY VRS NETWORK. ALL COORDINATES AND BEARING SHOWN ARE BASED ON NAD 83/2011.
- AREAS COMPUTED USING COORDINATE GEOMETRY.
- IRON REBARS AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.
- DEED REFERENCE: AS SHOWN.
- ALL ADJOINER PROPERTY OWNER INFORMATION IS TAKEN FROM CURRENT DEEDS AND TAX RECORDS AND ARE CONSIDERED "NOW OR FORMERLY".
- RAW ERROR OF CLOSURE: 1:10,000+. BOUNDARY TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- OTHER UNDERGROUND UTILITIES MAY EXIST BUT THEIR LOCATIONS ARE NOT KNOWN.
- THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND.
- ALL DISTANCES SHOWN ARE HORIZONTAL GRID DISTANCES.
- PROJECT DATUM IS REFERENCED TO NAVD 88.
- CONTOUR INTERVAL = 1 FOOT.
- COMBINED GRID FACTOR = 0.99984279
- THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 3710448800K, EFFECTIVE DATE 2/19/2014.



LEGEND OF SYMBOLS & ABBREVIATIONS

- EIP - EXISTING IRON PIPE
- EIR - EXISTING IRON REBAR
- NIR - NEW IRON REBAR
- RW - RIGHT OF WAY
- C.P. - COMPUTED POINT
- EX. - EXISTING
- RCP - REINFORCED CONCRETE PIPE
- TYP. - TYPICAL
- INV. - INVERT
- U - UTILITY POLE
- GAS - UNDERGROUND GASLINE
- OVERHEAD - OVERHEAD UTILITY LINE
- SS - SANITARY SEWER LINE
- SD - STORM DRAIN
- W - WATER LINE
- F - FENCE LINE
- Z - ZONING LINE
- T&E - UNDERGROUND TELEPHONE
- FO - FIBER OPTIC LINE
- SURVEYED - SURVEYED BOUNDARY LINE
- TIE - SURVEYED / TIE LINE
- SETBACK - SETBACK LINE
- RWL - RIGHT OF WAY LINE
- RWA - RIGHT OF WAY AREA



SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT ON THE 2ND DAY OF JULY, 2025, AN ACTUAL SURVEY WAS MADE UNDER MY SUPERVISION OF THE PROPERTY SHOWN ON THIS PLAT, AND THAT THE BOUNDARY LINES AND IMPROVEMENTS, IF ANY, ARE SHOWN HEREON, EXCEPT AS NOTED. THIS PLAT MEETS THE MINIMUM STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA BOARD RULE 1600 (21 NCAC 56) AND THE ERROR OF CLOSURE FOR THIS PARCEL DOES NOT EXCEED ONE (1) FOOT PER 10,000' LINEAR FEET OF PERIMETER SURVEYED, NOR 20 SECONDS TIMES THE SQUARE ROOT OF THE NUMBER OF ANGLES TURNED.

RUSSELL L. WHITEHURST, PLS
 PROFESSIONAL LAND SURVEYOR
 LICENSE NO. L-3681

07/24/25
 DATE

NEELY BLACK, ET AL PROPERTY
 UNION COUNTY, VANCE TOWNSHIP, NORTH CAROLINA
 FOR THE BENEFIT OF:
 CURATIVE, LLC

DESIGNED BY	n/b	SCALE	1" = 40'
DRAWN BY	JWC/ATZ	CHECKED BY	RLW
DATE	07/07/25	JOB NUMBER	7608





1213 W morehead st ste 450
charlotte, nc 28208
P 704.334.3303
urbanpartners.com

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

PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

10/06/2025

Brian Roliar
Proj-X, Inc.
5623 Royal Troon Road
Charlotte, NC 28277

Chestnut Lane Mixed Use Rezoning Site Plan

UNION COUNTY, NC

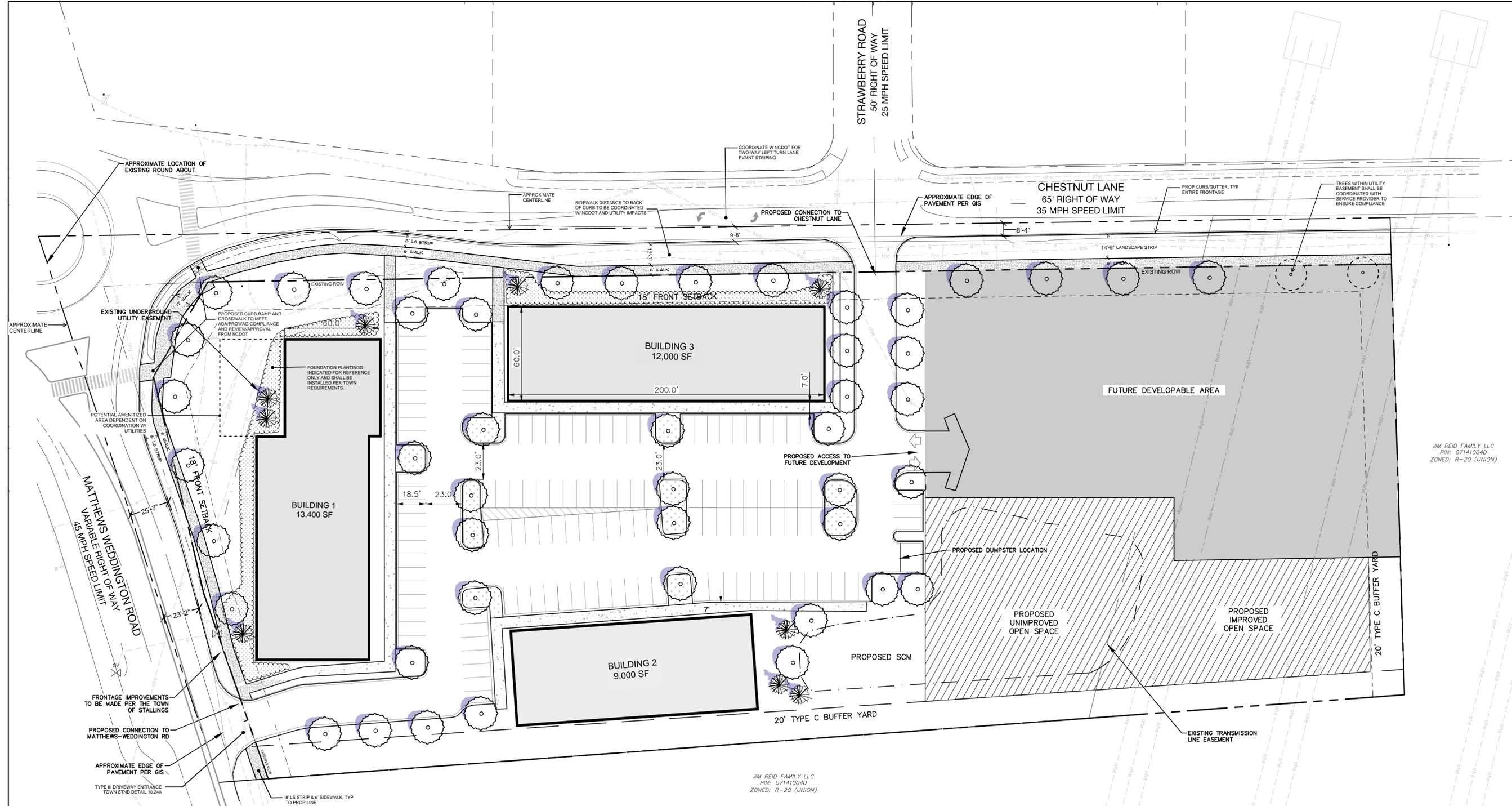
NO.	DATE:	BY:	REVISIONS:
1	2025-10-15		SUBMITTAL #1 / 2025-10-15
2	2025-09-19		SUBMITTAL #2 / 2025-09-19 / STAFF COMMENT REVISIONS

Project No: 25-CLT-085

Date: 10.06.2025

Sheet No:

RZ-1.0



SITE PLAN LEGEND:

	PROPOSED CURB AND GUTTER		COMMON OPEN SPACE
	PROPERTY BOUNDARY LINE		PROPOSED BUILDING
	RIGHT OF WAY LINE		
	SETBACK LINE		
	EASEMENT LINE		
	LIGHT DUTY CONCRETE / CONCRETE SIDEWALK		

- NOTES:**
- PARKING REQUIRED WILL INCREASE BASED ON FUTURE DEVELOPMENT.
 - TOTAL OPEN SPACE IS 10% OF THE TOTAL SITE AREA AND SHALL REMAIN REGARDLESS OF FUTURE DEVELOPMENT.
 - LAND USED FOR STORM WATER RETENTION PROVIDED SUCH LAND IS NATURAL IN APPEARANCE AND IS NOT SEPARATELY FENCED IS AN ACCEPTABLE FORM OF UNIMPROVED OPEN SPACE.

DEVELOPMENT SUMMARY

TAX PARCEL ID #:	07141003
TOTAL SITE AREA:	5.862 AC (255,349 SF)
EXISTING ZONING:	R-20 (UNION COUNTY)
PROPOSED ZONING:	MU-2 (TOWN OF STALLINGS)
BUILDING LOT TYPE:	WORKPLACE LOT AND BUILDING TYPE FOR OFFICE BUILDINGS HIGHWAY LOT TYPE AND BUILDING TYPE STANDARDS FOR OFFICE BUILDINGS
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SETBACKS FOR HIGHWAY OFFICE BUILDINGS:	FRONT: 12'-115' FROM STREET ROW SIDE: VARIES BASED ON BUFFER REQUIREMENTS

DEVELOPMENT SUMMARY CONT

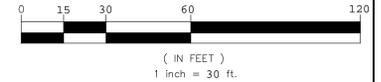
SETBACKS FOR HIGHWAY OFFICE BUILDINGS:	FRONT: 12'-115' FROM STREET ROW SIDE: VARIES BASED ON BUFFER REQUIREMENTS
BUILDING GFA:	BUILDING 1: 13,400 SF BUILDING 2: 9,000 SF BUILDING 3: 12,000 SF
VEHICULAR PARKING:	REQUIRED: MINIMUM: 52 SPACES (1.5 SP/1,000 SF) MAXIMUM: 172 SPACES (6 SP/1,000 SF) PROPOSED: 132 SPACES (3.8 SP/1,000 SF)
OPEN SPACE:	REQUIRED: UNIMPROVED: .59 AC (10% OF TOTAL SITE AREA) IMPROVED: .295 AC (5% OF TOTAL SITE AREA) PROPOSED: .295 AC (5% OF TOTAL SITE AREA) PER ORDINANCE



BEFORE YOU DIG!
CALL 811 OR 1-800-632-4949
N.C. ONE-CALL CENTER
IT'S THE LAW!



GRAPHIC SCALE



CZ25.10.01 Chestnut Lane Rezoning

PROJECT DESCRIPTION

The site is 5.862 acres and is further described as parcel number 07141003. It is located at the southeast corner of the intersection of Matthews-Weddington Road and Chestnut Ln. The site is currently zoned R-20, Union County and will require annexation to the Town of Stallings. Additionally, and concurrently, the site will require Rezoning to the Mixed-Use District (MU-2) to accommodate the envisioned medical office, commercial and retail uses.

I. General Provisions:

1. These Development Standards form a part of the Rezoning Plan associated with the Rezoning Petition filed by Project-X, Inc, (the “Petitioner”) to accommodate development of the site with medical office, office, commercial, and retail uses.
2. 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”).
3. Unless the Rezoning Plan or these Development Standards establish more stringent standards, the regulations established under the Ordinance for the Mixed-Use (MU-2) zoning district shall govern the development and use of the Site.
4. The development, inclusive of proposed buildings and parking layout out depicted on the Rezoning Site 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 Site 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 Site 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.
5. Future amendments to the Rezoning Site 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.

II. Permitted Uses

1. Allowed uses on the Site shall be limited to the following:
 - Medical office and clinic uses
 - General and professional office uses
 - Neighborhood-serving commercial uses, including restaurants and specialty food establishments, with limited accessory service lanes intended to support customer convenience, where integrated into the overall site circulation and pedestrian framework.
 - Indoor retail sales and shop-front retail establishments
2. No other uses permitted within the MU-2 zoning district shall be allowed unless specifically approved by the Town through a future rezoning or amendment to these Development Standards.

3. The following uses are expressly prohibited on the Site:
 - Vape shops
 - Tobacco sales establishments
 - CBD retailers
 - Smoke shops
 - Hookah lounges
 - Similar businesses primarily engaged in the sale or consumption of tobacco, nicotine, or cannabinoid-based products
4. Drive-through facilities and automotive-oriented uses are prohibited, except as expressly permitted within the Future Developable Area as set forth in Section IV below.
5. Outdoor storage, industrial uses, warehousing, and heavy service uses are prohibited.
6. Any permitted uses requiring supplemental standards under the Ordinance shall comply with the applicable provisions of Article 10 of the Town of Stallings Unified Development Ordinance.

III. Building & Site Development Standards

1. Buildings shall conform to the MU-2 permitted building types, including Urban Workplace and Highway Commercial, as applicable.
2. Building orientation shall prioritize pedestrian access from public streets, sidewalks, and internal walkways.
3. Maximum building height shall comply with MU-2 zoning district standards
4. The approved rezoning establishes a maximum permitted total building area of 45,000 square feet. The building square footage depicted on the Rezoning Plan is illustrative and does not represent a limitation, provided the maximum permitted building area is not exceeded and all applicable Development Standards are met.

IV. Future Developable Area

1. The area labeled “Future Developable Area” on the Rezoning Plan, approximately 1.0 acre in size, is reserved for future development consistent with the MU-2 zoning district.
2. Future development within this area shall be reviewed and approved administratively for any permitted uses allowed under these Development Standards and the MU-2 zoning district.
3. A range of medical office, retail, commercial, and financial institution uses may be developed within the Future Developable Area, including banks or similar financial institutions with or without drive-through facilities, provided such uses are permitted within the MU-2 zoning district and are approved through administrative review in accordance with the Town of Stallings Unified Development Ordinance and applicable NCDOT requirements in effect at the time of permitting. No additional rezoning or conditional rezoning shall be required solely due to the inclusion of such uses.
4. Any future development or redevelopment within the Future Developable Area shall require submittal of an administrative site plan (or equivalent review as determined by the Town) demonstrating compliance with these Development Standards, MU-2 zoning requirements, and applicable Town design standards.
5. Interim uses of the Future Developable Area may include open space, lawn, landscaping, stormwater facilities, grading, or utility areas, provided the area is stabilized, maintained in good condition, and free of debris

6. Vehicular access, internal drives, parking, and stormwater infrastructure may be extended or stubbed to serve this area, consistent with the approved site layout for the overall development.
7. Development of the Future Developable Area may occur as a separate phase or concurrently with other portions of the Site, subject to all applicable Town development and permitting requirements in effect at the time of submittal.
8. Any future development or change in use within the Future Developable Area that results in an increase in trip generation beyond that evaluated as part of the approved rezoning shall require submission of a trip generation analysis and/or Traffic Impact Analysis (TIA) at the time of permitting, as cumulative site-generated trips approach or exceed thresholds established by the Town of Stallings and/or NCDOT, based on the proposed use, intensity, access configuration, or phasing. The scope and level of analysis shall be determined at that time through administrative review in accordance with applicable Town and NCDOT standards.

V. Transportation Improvements - General

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Site 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.
2. 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.
3. 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.
4. Public streets within the site shall follow Town of Stallings typical local street sections as set forth on the Rezoning Plan.
5. 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 Site 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.
6. A Traffic Impact Analysis (TIA) shall be prepared in accordance with Town of Stallings and NCDOT requirements. The TIA shall evaluate trip generation for the proposed development as depicted on the Rezoning Site Plan and for the maximum potential build-out of the Site, including the Future Developable Area. Where future uses are not yet defined, trip generation shall be based on a reasonable worst-case scenario permitted under these Development Standards.
7. Chestnut Lane shall be improved to include a two-way left-turn lane (TWLTL) at the proposed site access, subject to NCDOT standards and approval
8. Curb and gutter shall be installed along the Site's entire frontage on Chestnut Lane and Matthews–Weddington Road, subject to Town of Stallings and NCDOT standards and approval. The back-of-curb location shall be labeled and dimensioned from the existing roadway centerline.
9. Sidewalks and planting strips along Chestnut Lane and Matthews–Weddington Road shall be labeled and dimensioned in accordance with the Town of Stallings Streetscape Standards.

10. The sidewalk along Matthews–Weddington Road shall be extended to the Site’s southern property boundary.
11. Access points associated with Cottage Green shall be evaluated, and any TIA-recommended transportation improvements related to the proposed access on Matthews–Weddington Road shall be identified. NCDOT input shall be obtained for the proposed driveway, and right-in/right-out or other access restrictions may be required.
12. Three (3) ADA/PROWAG-compliant pedestrian crossings shall be completed at the northeast and southeast legs of the roundabout, subject to NCDOT review and approval. Existing sidewalks at each corner shall be removed and replaced in accordance with the Town of Stallings Streetscape Standards.

VI. Greenway and Open Space

1. A greenway connection shall be provided through or along the Site in general accordance with the Town of Stallings Greenway Master Plan, including the recommended alignments identified on pages 86 and 87 of the Plan, as reasonably applicable to existing site conditions and surrounding pedestrian infrastructure.
2. A 10- 12-foot-wide Suburban Spine greenway connection shall be provided at the Chestnut Lane / Matthews–Weddington Road roundabout, along subject property frontage, connecting the pedestrian crosswalks and tying into the existing 12-foot-wide concrete trail located on the west side of the roundabout, consistent with the Suburban Spine typologies identified on page 48 of the Greenway Master Plan.
3. Outside of the roundabout area, pedestrian connectivity shall be accommodated through the existing and proposed sidewalk network, including:
 - Existing sidewalk along the north side of Chestnut Lane; and
 - Proposed minimum 6-foot-wide sidewalks along the subject site’s frontages.
4. The greenway and sidewalk network is intended to provide continuous pedestrian connectivity while avoiding unnecessary duplication of trail facilities where adequate infrastructure already exists.
5. Final alignment, limits, and design details of the greenway connection shall be determined during administrative permitting, based on coordination with the Town, existing pedestrian facilities, right-of-way constraints, and NCDOT requirements.
6. Required open space areas may be utilized to satisfy greenway requirements, provided they meet Town standards for accessibility, connectivity, and design.

VII. Environmental Features

1. The petitioner shall comply with the Town of Stallings approved and adopted Post Construction Stormwater Ordinance.
2. 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.
3. Open space shall comply with the standards of the Ordinance.

VIII. Signage

1. All signage installed on Site shall comply with the requirements of the Town of Stallings Unified Development Ordinance.

IX. Landscaping and Screening

1. Perimeter landscaping buffers shall be provided along the Site boundaries as generally depicted on the Rezoning Site Plan.
2. A minimum twenty-foot (20') wide landscaping buffer shall be provided along the rear and side property lines where a buffer is required by the Ordinance, adjacent to other parcels.
3. The 20-foot buffer width is approved as part of this conditional rezoning and shall supersede any greater buffer width that may otherwise be required under the Town of Stallings Unified Development Ordinance.
4. Required buffers shall be designed to provide effective visual screening through a combination of:
 - Existing tree preservation where feasible;
 - Supplemental evergreen and understory plantings;
 - Berms, fencing, walls, or other screening elements as appropriate; and
 - Integration with required open space and greenway improvements, where applicable.
5. Buffer plantings shall meet or exceed the opacity and screening intent of the Town of Stallings Unified Development Ordinance, notwithstanding the reduced buffer width.
6. Landscaping buffers may be crossed by permitted access drives, sidewalks, greenway trails, utilities, and stormwater features, provided the overall screening intent is maintained.
7. Final buffer design, planting quantities, and installation details shall be reviewed and approved administratively as part of the site plan permitting process.
8. Street trees shall be provided along all public street frontages at an average spacing of approximately fifty (50) feet on center, consistent with Town of Stallings Urban Forestry standards.
9. In accordance with Urban Forestry comments, street trees shall be located outside of the public right-of-way, unless otherwise approved during administrative permitting due to site-specific constraints or coordination with NCDOT.
10. Foundation plantings at building frontages may be provided to enhance architectural character and pedestrian experience, consistent with Urban Forestry recommendations and Town standards.
11. Final plant species selection, spacing, quantities, and layout for frontage and foundation landscaping shall be determined during administrative site plan review, taking into account utilities, sight distance, soil conditions, and long-term plant health.

12. Parking lot islands and all other plantings should have construction fill/compacted clay removed and replaced with amended soil (per Town specifications) at a rate of 900 cu ft per tree.

X. Tree Preservation

1. The development shall identify and make reasonable efforts to preserve select large mature oak trees located within the area labeled “Future Developable Area,” particularly during initial site work and demolition of the existing residential structure.
2. Tree protection fencing shall be installed around trees designated for preservation in accordance with Town of Stallings Urban Forestry standards prior to the commencement of demolition, grading, or other land-disturbing activities, and shall remain in place throughout construction of the initial development phase.
3. Tree preservation and protection measures shall be coordinated with the Town during administrative site plan review, based on final grading, utility layouts, access needs, and future development considerations for the Site.
4. Nothing herein shall be interpreted to prohibit future development within the Future Developable Area in accordance with the approved rezoning, provided required tree protection, mitigation, or replacement requirements in effect at the time of permitting are satisfied.

XI. Binding Effect of the Rezoning Documents and Definitions

1. If this Rezoning Petition is approved, all conditions applicable to development of the Site imposed under the Rezoning Site 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.
2. 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.



PLANNING & ZONING DEPARTMENT
 TOWN OF STALLINGS
 315 STALLINGS ROAD
 STALLINGS, NC, 28104
 704-821-6841

APPLICATION INFORMATION	
Date Filed:	
Application #:	
Fee Paid:	

REZONING APPLICATION

*Please reference the Fee Schedule for cost.

Zoning Information	
Current Zoning (Circle One)	R-20 - Union County
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	<input checked="" type="checkbox"/> Yes No

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

Property Information			
Physical Property Address:	0 Chestnut Lane		
Description of Rezoning:	Proposed conditional rezoning for the development of a non-residential, mixed-use, commercial center		
Parcel #:	07141003	Total Acreage:	5.86
Property Owner(s):	Gilbert Black, Rayona Black, Ted Black, Nancy Slaughter, Sherry Vance, Ross Vance, William Black, Jr. Cecilia Vaughan, Dana Monemi, & Neely Monemi		
Owner(s) Address (if different from submittal address):	C/O Ted M Black 6630 Burnsville Road Peachland, NC 28133		
Phone:	704-779-0253	Email:	te43bl@windstream.net
If applicant is different than owner:			
Applicant Name:	Curative Professional One, LLC		
Applicant Address:	5623 Royal Troon Ct, Charlotte, NC 28277		
Applicant Phone:	(704) 877-9154	Applicant Email:	brollar@proj-x-inc.com

*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.

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

I (we), the undersigned, do hereby respectfully make an application and request the Planning Board and Town Council to amend the zoning map of the Town of Stallings.

Signature (Owner or Owner Representative):



Date: 7.25.25

Signature of Zoning Official:

Date:

Rezoning Property Owner/Joinder Agreement

I, the undersigned, as the property owner, hereby agree to the rezoning petition subject to the application filed with the *Town of Stallings Planning & Zoning Department* and associated documents containing conditions and/or site plans (if applicable) for the parcel(s) of land or portions thereof, as designated below, in Union County, North Carolina.

*Tax Parcel ID(s) or portions thereof: 07141003

*Owner's Name (individual or company): Ross Vance

*Owner's Signature (or representative if applicable): Ross Vance

Representative's Title or relationship (if applicable): _____ *Date: 7/31/2025

Rezoning Property Owner/Joinder Agreement

I, the undersigned, as the property owner, hereby agree to the rezoning petition subject to the application filed with the *Town of Stallings Planning & Zoning Department* and associated documents containing conditions and/or site plans (if applicable) for the parcel(s) of land or portions thereof, as designated below, in Union County, North Carolina.

*Tax Parcel ID(s) or portions thereof: 07141003

*Owner's Name (individual or company): Sherry Lane Vance

*Owner's Signature (or representative if applicable): Sherry Lane Vance

Representative's Title or relationship (if applicable): _____ *Date: 7/31/2025



Ordinance to Extend the Corporate Limits of the Town of Stallings, North Carolina

WHEREAS, the Town Council has been petitioned under N.C.G.S. 160A-31 to annex the area described below; and

WHEREAS, the Town Council has by resolution directed the Town Clerk to investigate the sufficiency of the petition; and

WHEREAS, the Town Clerk has certified the sufficiency of the petition and a public hearing on the question of this annexation was held at the Government Center of the Town of Stallings at 7:00 p.m. on March 23, 2026, after due notice by the Enquirer-Journal on March 7, 2026; and

WHEREAS, the Town Council finds the petition meetings the requirements of N.C.G.S. 160A-31;

NOW, THEREFORE, BE IT ORDAINED be the Town Council of the Town of Stallings, North Carolina that:

Section 1. By virtue of the authority granted by N.C.G.S. 160A-31, the area proposed for voluntary annexation encompasses parcel number 07141003 – corner of Chestnut Lane and Matthews Weddington Road is hereby annexed and made part of the Town of Stallings effective immediately:

Parcel number: 07141003; 5.861 acres

Being all of a parcel of land situated in the Vance Township, Union County, North Carolina and being more particularly described as follows:

BEGINNING at an existing 1/2" iron rebar located on the centerline of Matthews Weddington Road (S.R. 1344) and Chestnut Lane (S.R. 1362), said iron rebar having North Carolina State Plane Coordinates of N: 482,252.30 and E: 1,483,163.88 (NAD 83/2011);

Thence, from said point of beginning and with the centerline of Chestnut Lane, North 89° 12' 51" East 851.79 feet to a computed point, said computed point being the northwestern corner of the Jim Reid Family, LLC property, now or formerly (DB. 5796, PG. 395);

Thence with the Jim Reid Family, LLC property the following two (2) calls:
(1) South 1° 44' 16" East 299.30 feet, passing an 3/4" iron pipe at 29.06 feet, to a 1/2" iron pipe,

(2) (2) South 85° 47' 51" West 749.10 feet, passing a 3/4" iron pipe at 719.07 feet, to a computed point, said computed point being located on the centerline of Matthews-Weddington Road;

Thence with the Matthews-Weddington Road, North 18° 22' 17" West 360.76 feet to the POINT AND PLACE OF BEGINNING.

The property described contains 5.861 acres, more or less. All as shown on an Existing Conditions Survey prepared by Eagle Engineering, Inc. (Russell L. Whitehurst, PLS) and dated July 24th, 2025.

LESS AND EXCEPT:

BEGINNING at a right-of-way disk, said right-of-way disk being located South 74° 59' 09" East 110.59 feet from an 1/2" iron rebar located on the centerline of Matthews-Weddington Road and Chestnut Lane, said iron rebar having North Carolina State Plane Coordinates of N: 482,252.30 and E: 1,483,163.88 (NAD 83/2011), and said right-of-way disk being the northwestern corner of the right of way dedicated to the North Carolina Department of Transportation as recorded in Deed Book 7620, Page 530;

Thence from the right-of-way disk the following nine (9) calls:

(1) South 30° 04' 33" West 68.34 feet to a right-of-way disk, (2) South 13° 03' 55" East 139.34 feet to a right-of-way disk, (3) North 18° 14' 57" West 89.32 feet to a computed point, (4) North 18° 42' 52" West 37.79 feet to a computed point, (5) North 17° 20' 30" West 39.44 feet to a computed point, (6) North 18° 22' 31" West 35.68 feet to a computed point, (7) North 87° 31' 01' East 38.10, (8) North 87° 46' 27" East 14.25 feet to a computed point, (9) North 87° 42' 07" East 13.56 feet to the POINT AND PLACE OF BEGINNING.

The Less and Except property as described contains 0.073 acres, more or less. All as shown on an Existing Conditions Survey prepared by Eagle Engineering, Inc. (Russell L. Whitehurst, PLS) and dated July 24th, 2025.

Adopted this the ____ day of _____, 2026.

David Scholl, Mayor

Attest:

Erinn E. Nichols, Town Clerk

Approved as to form:

Cox Law Firm, PLLC



Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ25.10.01

REQUEST: Request for a conditional rezoning from R-20 (Union County Zoning) to Conditional Zoning Mixed-Use 2 (CZ-MU-2) to allow development of a non-residential mixed-use commercial center at 0 Chestnut Ln, parcel ID# 07141003.

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 Town Council hereby votes 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 Town Council **Approves/Denies** the proposed amendment and stated that the Town Council 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:

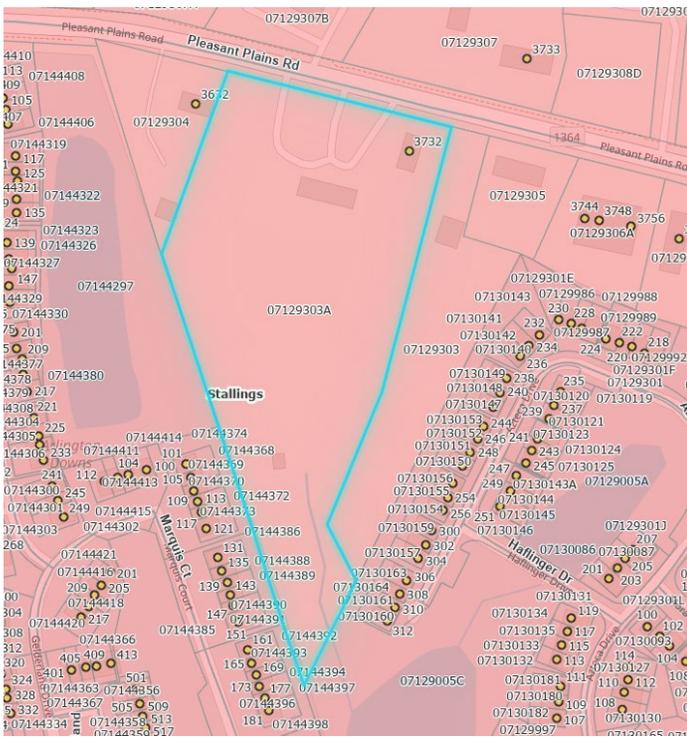
- 1) The request aligns with the Comprehensive Land Use Plan.
- 2) The proposed use supports the Walkable Activity Center Future Land Use designation.
- 3) Consistent with the Parks & Recreation Greenway Master Plan.

Adopted this the __ day of _____, 2026

Mayor

Attest:

Town Clerk



Neighborhood Meeting Summary

The required community meeting was held on June 3, 2025, at Stallings Town Hall from 6 to 7 p.m. The session was led by Urban Design Partners and attended by residents. The purpose was to present the rezoning request and gather feedback. Note that this feedback is from the original site plan that included 10 short front units along Pleasant Plains Rd. The feedback is summarized below:

1. **Traffic Impacts:**
Residents expressed frustration over existing congestion on Pleasant Plains Road and inquired about relief from the McKee Road Extension project.
2. **Public Awareness:**
Several participants were upset about limited notice and the absence of Town Council members.
3. **Commercial Uses:**
Some residents opposed commercial or retail components in the Town Center zoning district.
4. **Perimeter and Security:**
Concerns were raised about outsiders accessing neighboring community amenities; suggestions included perimeter fencing.
5. **Tree Preservation:**
The developer intends to retain as much perimeter vegetation as feasible.
6. **Utilities:**
Questions about water and sewer availability were addressed with minimal concern.
7. **Housing Details:**
Price points for townhomes are to be determined; anticipated to target first-time homebuyers.
8. **Parking and Garage Size:**
Multiple attendees voiced dissatisfaction with small garages and insufficient on-site parking.
9. **Timeline:**
Estimated construction duration is 18–24 months after approvals.

10. Ownership and Maintenance:

Townhomes will likely have HOA governance; commercial units may have separate arrangements.

11. Builder Selection:

The applicant has not yet selected specific builders.

Comprehensive Land Use Plan

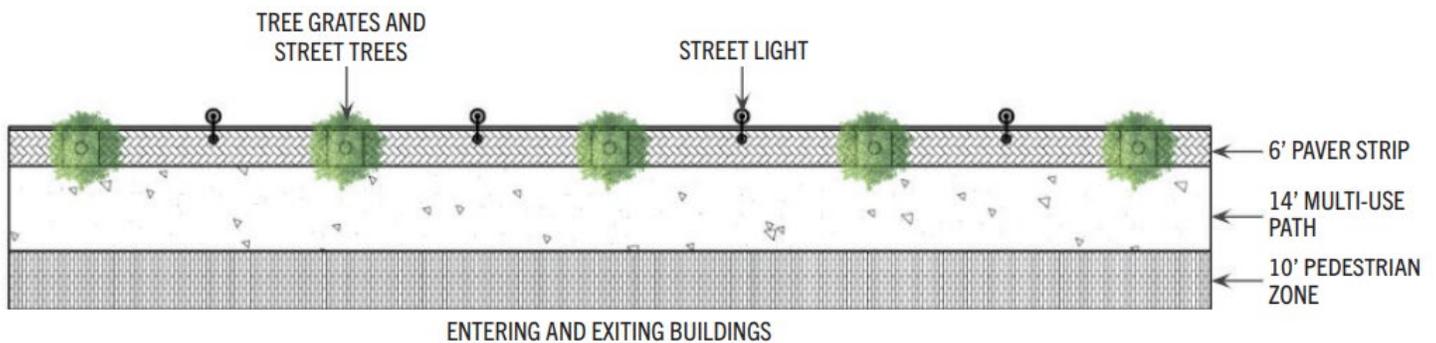
The proposed rezoning update for 3732 Pleasant Plains Road (from TC to CZ TC) is now inconsistent with the Town Center Comp Plan Place Type. The project supports the plan’s intent to create a walkable community. However, it no longer provides a mixed-use environment that blends small scale commercial activity with a range of residential housing options. However, townhomes are a listed and reasonable use within the TC future land use designation.

Small Area Plan (SAP)

The Town Center SAP identifies this area as office along the frontage and attached residential in the rear. Staff consider the proposal inconsistent with the SAP because it removes the shopfront units. However, that conclusion assumes the suggested land use is evaluated on a parcel by parcel basis. However, when the Town Center SAP is considered as a whole, townhomes are reasonable in this location because the plan shows townhomes here and additional rooftops are needed to support the future Town Center vision.

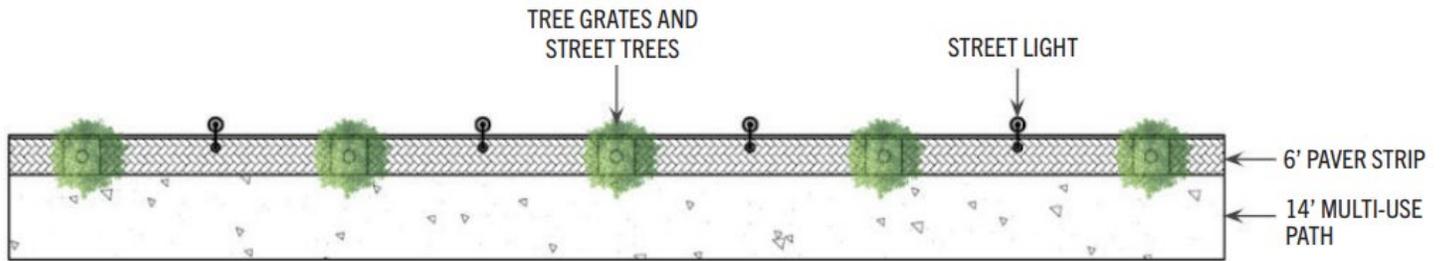
Greenway Master Plan/Streetscape Master Plan

The Greenway Master Plan shows this area as S3 Pleasant Plains Greenway for a Suburban Spine Greenway and the Streetscape Master Plan identifies this area as Streetscape Type 1A with Greenway for a 6’ paver strip, 14’ multi-use path, and 10’ pedestrian zone, which is 30 ft wide.



The applicant is proposing that the final streetscape to be coordinated with NCDOT and approved during the land development permitting phase. Tree Grates and street trees to be determined. And they are showing Streetscape plan type 1B on their rezoning plan.

After discussion with the applicant and Town Council during the Pleasant Plains Town Center (1), staff has determined that a 30’ wide streetscape would be too intense for this area and agree with plan type 1B from the rezoning site plan as an alternative, which is 20 ft wide as seen below.



Planning Board Recommendation

At their February 17 Planning Board meeting, Planning Board recommended approval.

Staff Recommendation

Staff is split on the recommendation of approval of the rezoning request for 3732 Pleasant Plains Road (CZ25.04.01) from Town Center (TC) to Conditional Town Center (CZ-TC) due to the site features making it difficult to include storefront.

The proposed development is not fully consistent with the Town of Stallings Comprehensive Land Use Plan and Small Area Plan when evaluated on a parcel-by-parcel basis. These plans designate the area as Town Center, which is intended to support a walkable, mixed-use environment with small scale commercial uses along the street frontage and attached residential housing behind.

However, the proposal is consistent with the broader vision of both plans, which recognize the need for additional residential development to support commercial activity. The project also creates a compatible transition between the commercial corridor and the surrounding residential neighborhoods.

Staff notes the following staff recommended items have been addressed:

1. Final Streetscape/Greenway Design Incorporation
2. Internal pedestrian connections and small open space areas should be integrated to support walkability and Town Center intent.
3. Create a list of conditions like the approved CZ25.02.03 Pleasant Plains Town Center (1) for Town Center design consistency and harmony.

Staff recommends approving CZ25.04.01 to rezone the property to CZ-TC:

1. Townhomes align with the Town Center land use and SAP designation
2. Is more consistent with adopted land use plans than the current by right zoning
3. The request incorporates streetscape per the Streetscape Master Plan



Conditional Rezoning Application
CZ25.04.01 – Pleasant Plains Town
Center 2

03.23.2026

Staff Report | Town Council



Conditional Rezoning Request

- The applicant, Mr. Jolly, with consultant Urban Design Partners, has submitted a rezoning request (CZ25.04.01) to change the property's zoning at 3732 Pleasant Plains Rd, Parcel ID# 07129303A, from Town Center (TC) to Conditional Zoning – Town Center (CZ-TC) to accommodate up to 60 townhomes.

**Neighborhood Meeting:
06/03/2025**

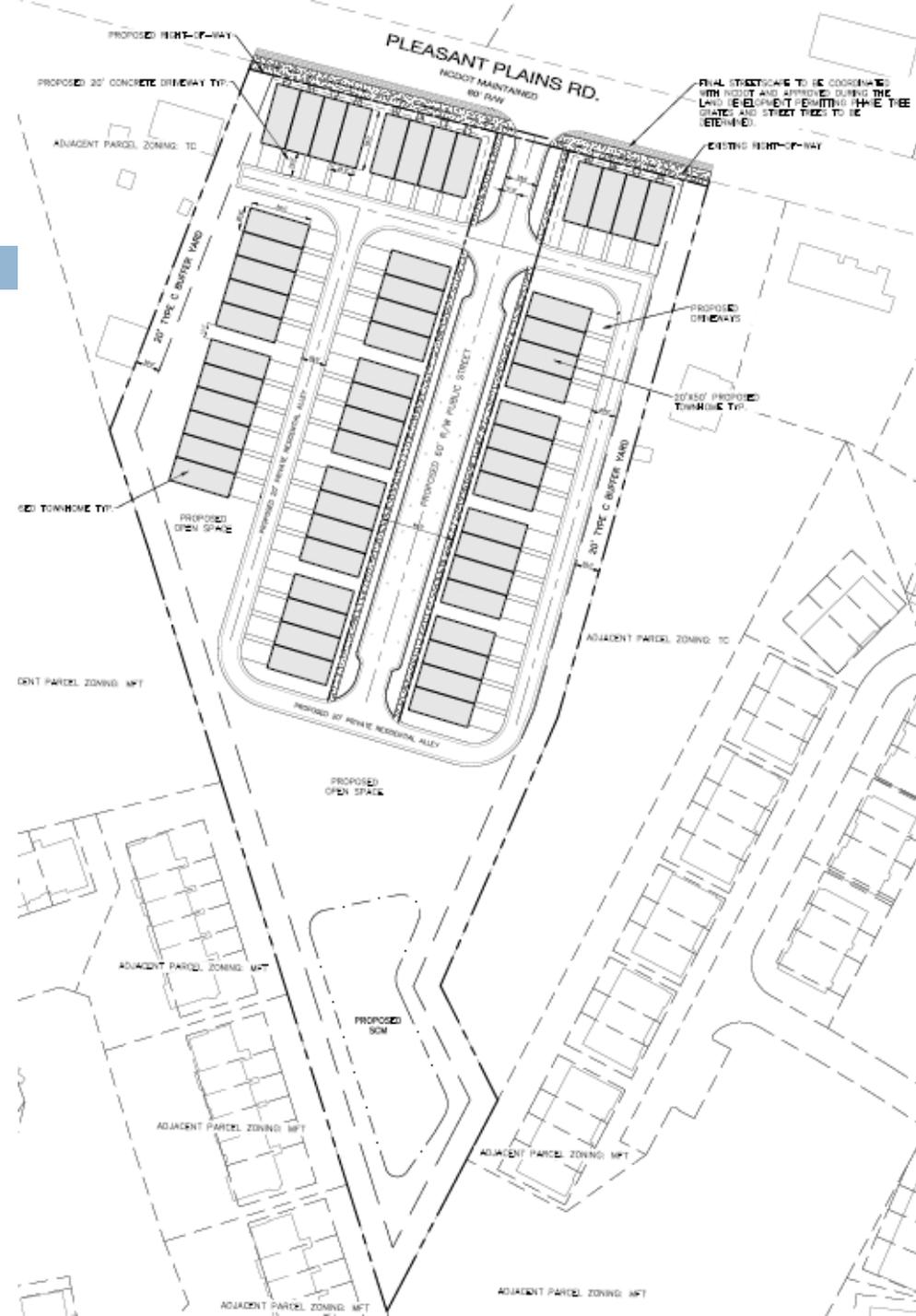


**Planning Board:
02/17/2026**



**Town Council Hearing (TBD):
03/23/2026**

Site Plan



Project Summary

Location:

- 3732 Pleasant Plains Rd

Ownership:

- PETERSON MICHAEL WAYNE HEIRS C/O
BETTY PETERSON DAVENPORT

Current Zoning:

- Town Center

Existing Use:

- Minor Car Repair

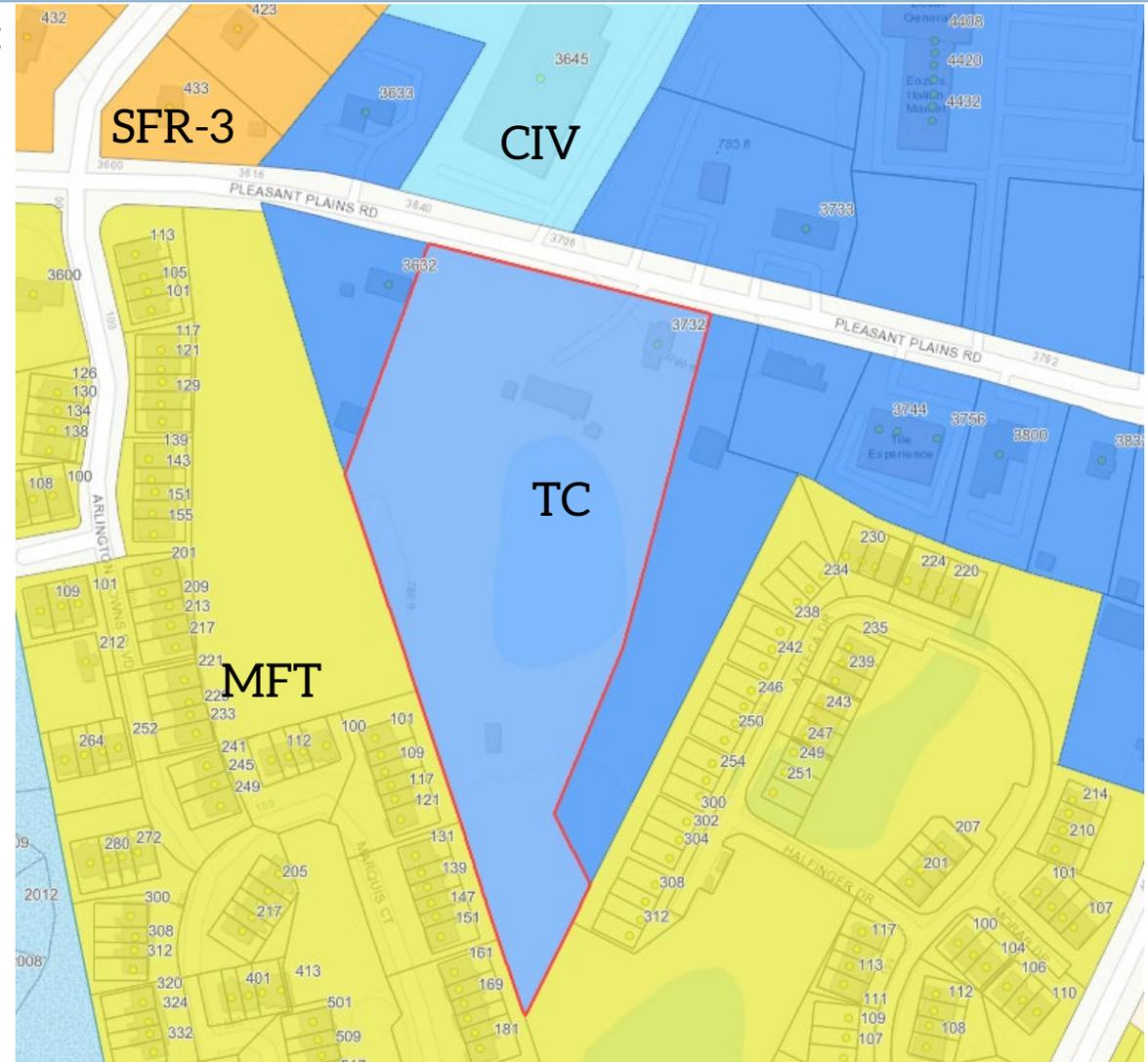
Site/Project Size:

- 6.017 ac total

Traffic Generation:

- TIA, threshold not met

Current Zoning:





Future Land Use



Walkable Activity Center

Walkable activity centers serve broader economic, entertainment and community activities as compared to walkable neighborhoods. Uses and buildings are located on small blocks with streets designed to encourage pedestrian activities. Buildings in the core of a walkable activity center may stand three or more stories. Residential units or office space may be found above storefronts. Parking is satisfied by using on-street parking, structured parking and shared rear-lot parking strategies. A large-scale walkable activity center may be surrounded by one or more neighborhoods that encourage active living, with a comprehensive and interconnected network of walkable streets.

Primary Land Uses

- Sit Down Restaurant
- Community-serving Retail
- Professional Office
- Live/work/shop units
- Townhome
- Condominium
- Apartment
- Public Plaza
- Movie Theater



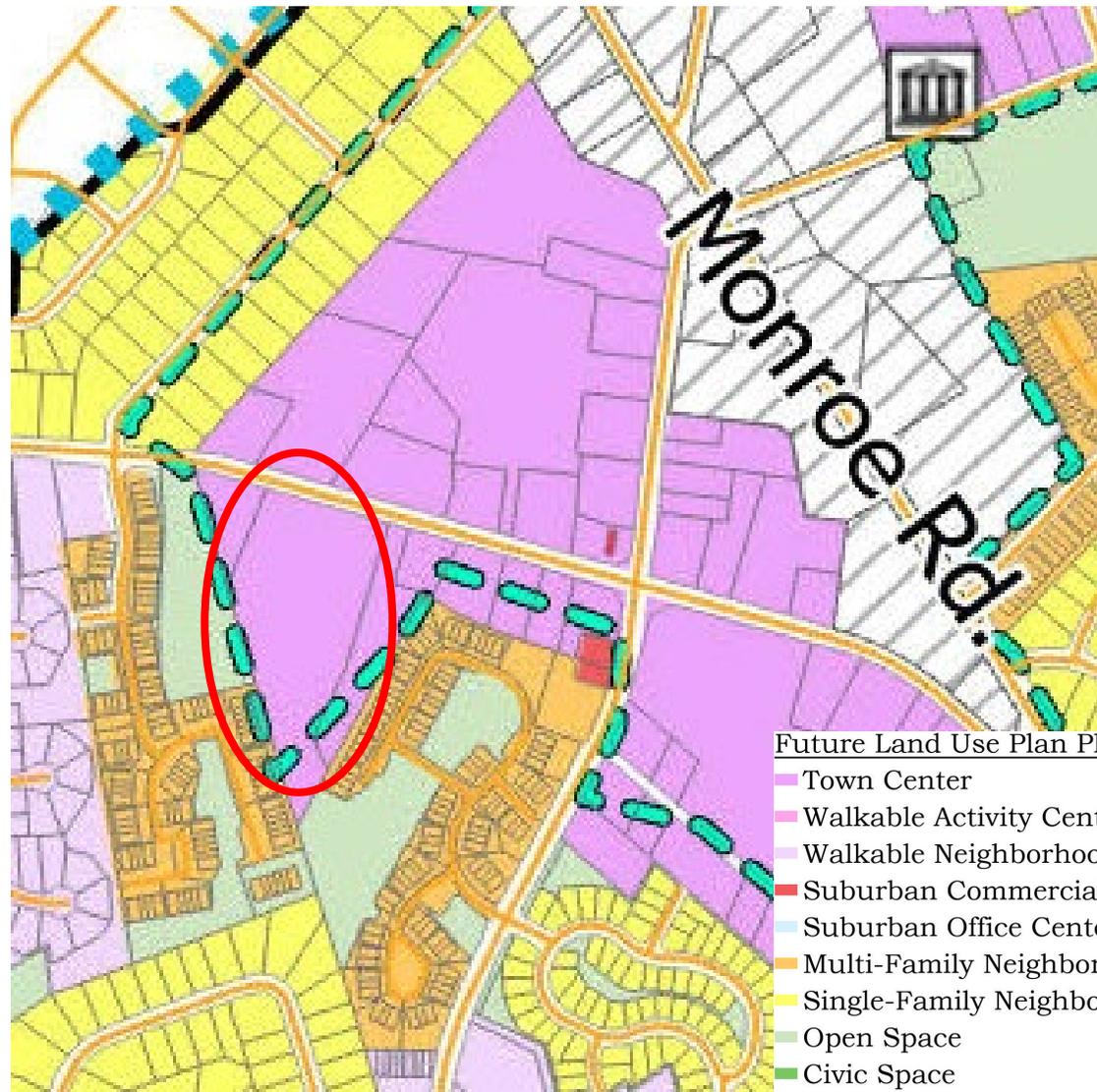
Secondary Land Uses

- Farmer's Market
- Church



FORM & PARAMETERS

General Development Pattern	Mix of Uses
Typical Lot Coverage	50 - 75%
Residential Density	10 - 30 DU/ac
Non-Residential Intensity	0.50 - 2.00 FAR
Prevailing Building Height	1 - 5 Stories
Average Dwelling Unit Size	800 - 1,500 SF
Avg. Non-Resid. Building Size	10,000 - 50,000 SF
Transportation Choices	Walking/Bicycle/Auto/ Transit (Bus, Light Rail)
Typical Block Length	400 - 1,000 LF
Open Space Elements	Neighborhood Parks/ Plazas/Pocket Parks
Street Pattern	Modified Grid
Street Connectivity	High
Parking Provisions	Surface Lot/Parking Deck/ Urban
Typical Street Cross Section	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

>> vicinity map



>> illustrative site plan



Town Center Small Area 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



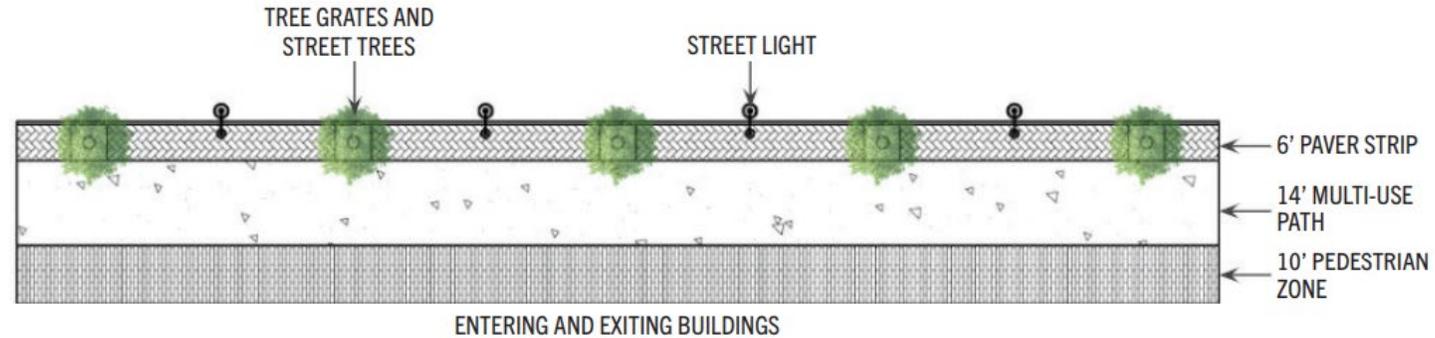
>>key ideas

- 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.

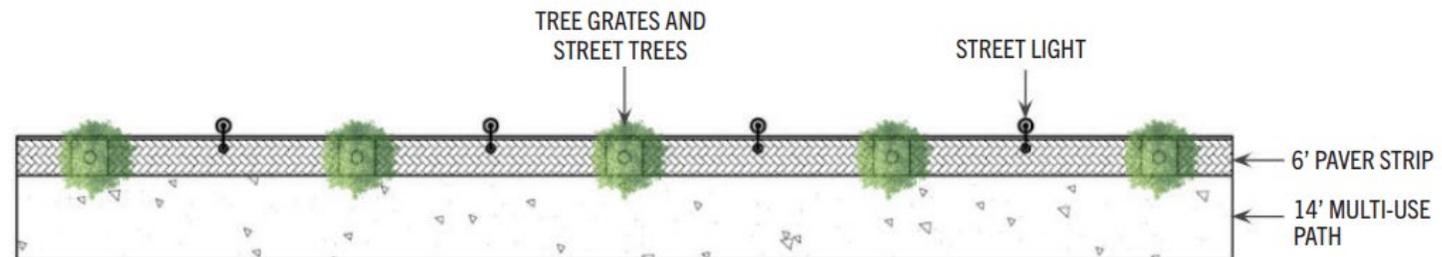


Streetscape Plan

- The Greenway Master Plan shows this area as S3 Pleasant Plains Greenway for a Suburban Spine Greenway and the Streetscape Master Plan identifies this area as Streetscape Type 1A with Greenway for a 6' paver strip, 14' multi-use path, and 10' pedestrian zone, which is 30 ft wide.



- After discussion with the applicant and Town Council during the Pleasant Plains Town Center (1), staff has determined that a 30' wide streetscape would be too intense for this area and agree with plan type 1B from the rezoning site plan as an alternative, which is 20 ft wide as seen below.





Recommendations

- Planning Board recommended approval on February 17, 2026.
- Staff recommends approving CZ25.04.01 to rezone the property to CZ-TC:
 - ▣ Incorporation of townhomes aligns with the Town Center land use and SAP designation
 - ▣ Is more consistent with adopted land use plans than the current by right zoning
 - ▣ The request incorporates streetscape per the Streetscape Master Plan

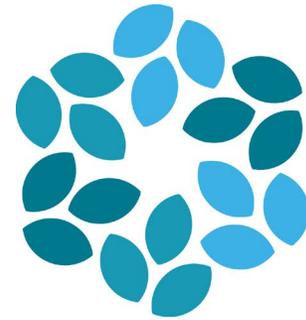
Vote and Statement of Consistency & Reasonableness



- **Step 1.**
 - Motion to recommend [Approval/Denial](#) for CZ25.04.01.

- **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 is consistent with the overall vision of Town Center in the Comprehensive Land Use plan.



**PLANNING
& ZONING**
TOWN of STALLINGS

Questions?

Development Standards

CZ25.04.01 Pleasant Plains Townhomes

PROJECT DESCRIPTION

Josh Jolley with Widespread Properties, LLC submitted a conditional rezoning to CZ-TC for parcel 07129303A located at 3732 Pleasant Plains Road, totaling approximately 6.01 acres. The proposed development includes up to 60 alley-loaded townhome units fronting onto public right-of-way or common open space as generally depicted on the Rezoning Plan.

TOWN CENTER CHARACTER STATEMENT

The proposed development supports the long-term vision of the Town Center zoning district by introducing a compact, walkable residential environment along the Pleasant Plains Road corridor. The project emphasizes strong building frontage, pedestrian-oriented streetscape design, and an internal street network that encourages interaction among residents while connecting the public realm to shared open space.

Through front-facing townhomes, rear-loaded alleys, on-street parking, and enhanced pedestrian infrastructure, the development will create an inviting, human-scaled streetscape that contributes to the evolving character of the Town Center district. As one of the first Town Center projects along this portion of Pleasant Plains Road, the design is intended to set a positive precedent for future development that prioritizes walkability, quality architecture, and an active public realm.

I. General Provisions

1. These Development Standards form part of the Rezoning Plan associated with the Rezoning Petition filed by Widespread Properties, LLC (the "Petitioner") for redevelopment of an approximately 6.01-acre site located at 3732 Pleasant Plains Road in the Town of Stallings (the "Site"), identified as Tax Parcel 07129303A.
2. Development of the Site shall be governed by the Rezoning Plan, these Development Standards, and the applicable provisions of the Town of Stallings Unified Development Ordinance ("Ordinance").
3. Unless these Development Standards establish more stringent standards, the regulations for the Town Center (TC) zoning district shall govern development of the Site.
4. The development layout depicted on the Rezoning Plan is schematic and illustrates the general arrangement of uses and improvements. Final locations and dimensions of buildings, streets, open space, and other site elements may be adjusted during permitting provided such adjustments are minor and consistent with the overall design intent of the Rezoning Plan.
5. Future amendments to the Rezoning Plan or these Development Standards may be applied for by the owner(s) of the Site in accordance with the Ordinance.
6. Development of the Site shall be limited to a maximum of 60 townhome units.

II. Building & Site Development Standards

1. Townhome uses shall activate the Pleasant Plains Road frontage and comply with the Attached House Type Standards identified in Section 9.3 of the Ordinance.

2. All principal buildings shall front onto a public street or common open space.
3. Building orientation shall prioritize pedestrian access from public streets, sidewalks, and internal walkways.
4. Building height shall not exceed 40 feet, accommodating two- and three-story townhome units.
5. Townhome units shall feature rear-loaded garages accessed via private alleys. Alleys shall be served by an internal public street functioning as the primary organizing element of the community.
6. Driveways shall be a minimum of 20 feet in length from building face to back of curb.
7. The internal street shall include sidewalks, on-street parking, and periodic curb extensions or bump-outs to organize parking, calm traffic, and reduce pedestrian crossing distances. The street shall provide a visual and pedestrian connection between Pleasant Plains Road and the community amenity park.
8. Surface parking areas may be provided as needed to support visitor parking.
9. Prohibited exterior materials include vinyl siding, EIFS, and Masonite. Vinyl may be used only for windows, doors, trim, and railings.
10. A minimum of 12 inches of exposed brick or stone shall be provided at the base of all building frontages.
11. A minimum of one (1) EV charging station shall be installed on-site.

III. Site Specific Standards for Consideration

To support the project's design vision and provide flexibility in implementation, the following site-specific standards are proposed, subject to approval by the Town of Stallings.

1. Pleasant Plains Frontage

1. The proposed frontage design reflects a context-sensitive approach supporting the Town Center vision. The development proposes a reduction in streetscape depth from 38 feet to 18 feet, aligning more closely with the Downtown Core plan type identified in the Town's Streetscape Design Standards.
2. The standard 38-foot Type 1A section is out of scale with the existing and intended character of this portion of Pleasant Plains Road and would not support the compact, pedestrian-oriented form envisioned for the Town Center district. The proposed adjustment improves walkability and contributes to the evolving urban character of the corridor.

2. Streetscape Compliance

a. Required streetscape improvements along Pleasant Plains Road shall be installed in coordination with development of the townhome units and shall be substantially complete prior to issuance of certificates of occupancy for the twelve (12) units fronting Pleasant Plains Road.

b. Streetscape improvements shall be constructed in accordance with the Town of Stallings Streetscape Design Standards or as otherwise approved by the Town.

c. The ultimate streetscape standard along the project frontage shall be up to 18 feet in width, consisting of a 12-foot clear sidewalk zone and 6-foot paver strip.

d. Because this project represents the first Town Center development along this portion of the Pleasant Plains corridor, an interim streetscape condition may be constructed consisting of a 12-foot clear sidewalk and 6-foot landscape strip.

e. The interim landscape strip shall incorporate required street trees and may include grass, mulch, groundcovers, or other Town-approved materials, provided the area is reserved for future conversion to the required paver strip.

f. Conversion to the full streetscape standard shall occur when adjacent properties to the east and west are substantially developed in accordance with the Town Center streetscape standard. At that time the interim landscape strip shall be upgraded to the 6-foot paver strip in accordance with Town standards.

IV. Transportation

1. Vehicular access to the Site shall be as generally depicted on the Rezoning Plan and may be adjusted during permitting as required by the Town of Stallings or NCDOT.
2. Internal private drives, circulation areas, and driveway alignments may be modified during permitting to accommodate final engineering design.
3. Pleasant Plains Road streetscape improvements up to the back of sidewalk and the right-of-way limits of the internal public street shall be dedicated to the Town.
4. Alleys and parking areas within the development shall remain privately owned and maintained.
5. Public roadway improvements shall comply with the standards of the Town of Stallings and NCDOT, as applicable.
6. Curb and gutter shall be installed along the entire Pleasant Plains Road frontage in accordance with Town and NCDOT standards.

V. Environmental Features

1. Development shall comply with the Town of Stallings / Union County Post Construction Stormwater Ordinance.
2. The location and design of stormwater management systems depicted on the Rezoning Plan are conceptual and subject to approval during site plan permitting.
3. Open space shall comply with the requirements of the Development Ordinance.

VI. Landscaping and Screening

1. Perimeter buffers shall be provided as generally depicted on the Rezoning Plan.
2. A minimum 20-foot buffer shall be provided along rear and side property lines where required by the Ordinance.
3. Buffers shall provide visual screening through a combination of tree preservation, evergreen plantings, berms, fencing, or other screening elements.
4. Required buffers may be crossed by permitted access drives, sidewalks, utilities, or stormwater infrastructure.
5. Final buffer design and plant quantities shall be approved during site plan permitting.
6. Street trees shall be installed along all public street frontages at an average spacing of approximately 50 feet on center, consistent with Town Urban Forestry standards.

7. Street trees proposed within the NCDOT right-of-way shall be subject to coordination and approval by NCDOT. Alternative locations may be permitted during administrative permitting due to site-specific constraints.
8. Foundation plantings may be provided to enhance building frontages and pedestrian experience.
9. Final plant species selection and layout shall be determined during administrative site plan review.

VII. Tree Preservation

1. Reasonable efforts shall be made to preserve large mature trees within perimeter buffers and the southern portion of the site.
2. Tree protection fencing shall be installed prior to land-disturbing activities in accordance with Town standards.
3. Final tree preservation measures shall be coordinated during site plan permitting.
4. Nothing herein shall prohibit development in accordance with the approved rezoning provided applicable tree protection or mitigation requirements are met.

VI. Signage

1. All signage shall comply with the Town of Stallings Unified Development Ordinance.

VII. Binding Effect of the Rezoning Documents and Definitions

2. If approved, these Development Standards shall be binding upon the Petitioner and subsequent owners of the Site.
3. The terms “Petitioner” and “Owner” shall include successors and assigns.
4. These standards establish the overall design framework for development while allowing reasonable flexibility during permitting.
5. Minor adjustments to site layout, building placement, circulation, parking configuration, and landscaping may occur during construction drawing preparation provided the general design intent is maintained.
6. Any such adjustments shall be subject to review and approval by the Town of Stallings.

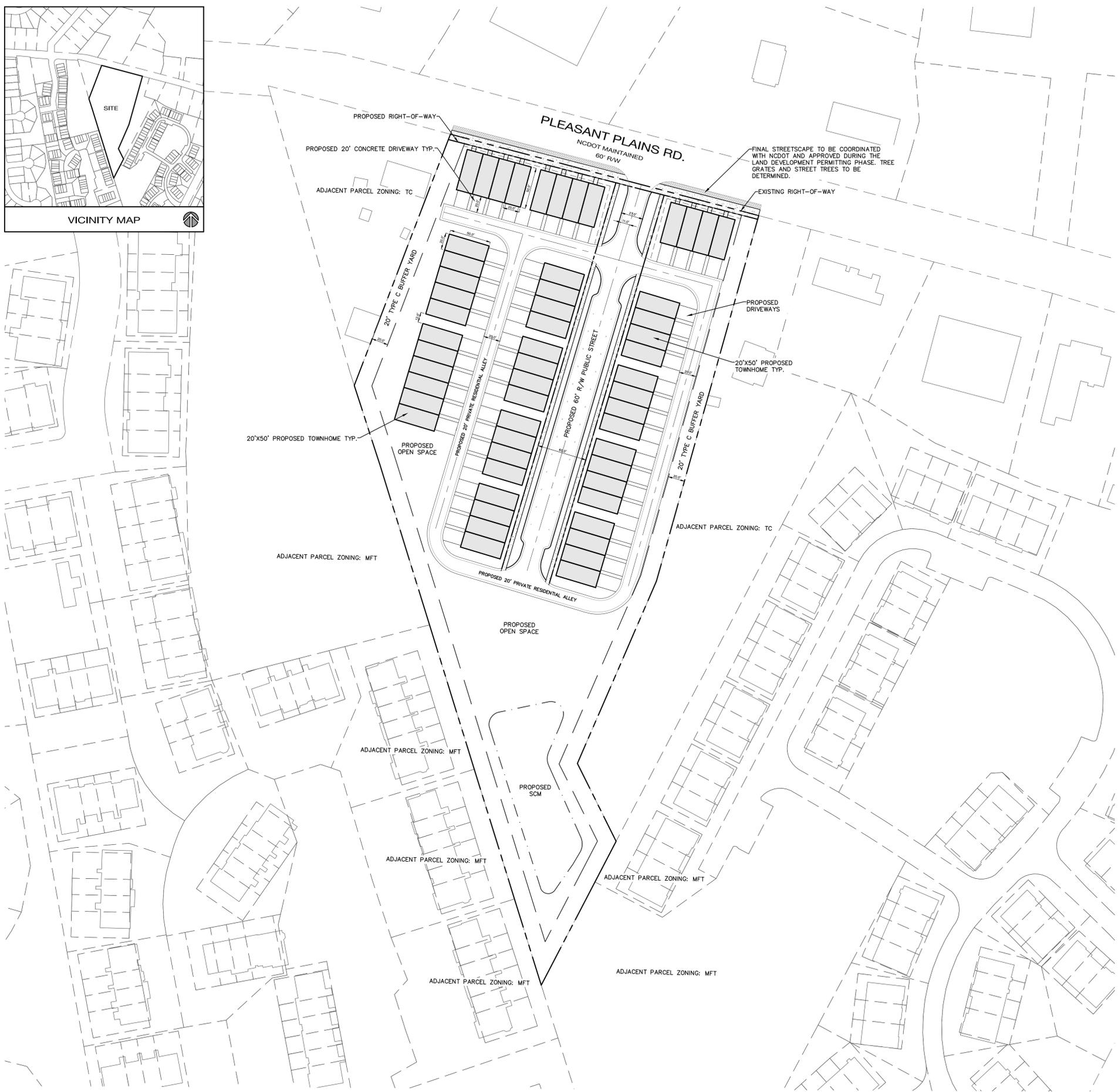
VIII. Community Open Space / Park Area

1. A community open space area shall be provided within the interior of the Site as generally depicted on the Rezoning Plan. The open space is intended to serve as a neighborhood amenity and gathering area for residents and may include features such as passive lawn areas, shade structures or pavilion space, seating areas, a mail kiosk, visitor parking, and walking trails or similar pedestrian connections.
2. Final programming, layout, and design of the open space and associated amenities may be refined during site plan permitting, provided the general intent of providing a functional and accessible community amenity area is maintained.

VIII. Administrative Adjustments

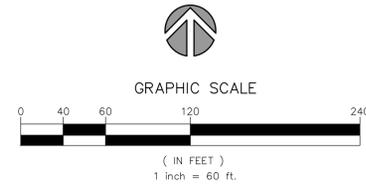
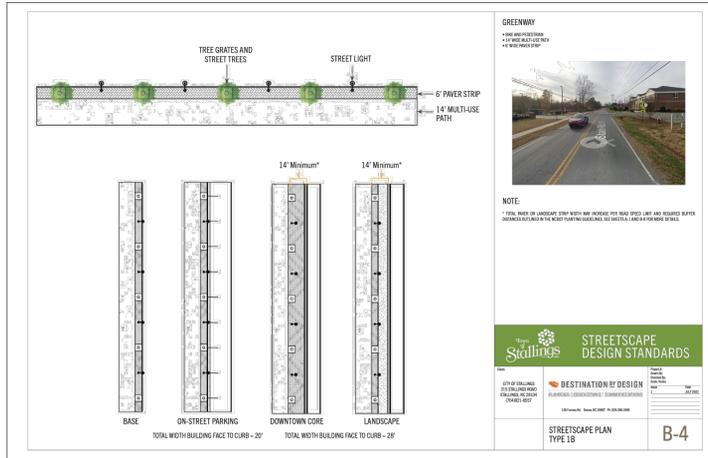
Notwithstanding the schematic nature of the Rezoning Plan, minor administrative adjustments to building placement, street alignment, parking configuration, utility placement, open space boundaries, and landscape areas may be approved during the site plan permitting process by the

Town of Stallings Planning Department, provided such adjustments do not materially alter the overall design intent, density, or land use pattern established by the approved Rezoning Plan and Development Standards.



DEVELOPMENT SUMMARY

TAX PARCEL ID #:	07129303A (UNION COUNTY)
TOTAL SITE AREA:	6.017 AC (262,101 SF)
EXISTING ZONING:	TC
PROPOSED ZONING:	CZ-TC
LOT REQUIREMENTS:	
LOT SIZE:	0 SF
LOT WIDTH:	0'
BUILD TO LINE:	0'-10' OFF EDGE OF SIDEWALK
REAR YARD SETBACK:	8'
SIDE YARD SETBACK:	0'
BUILDING SEPARATION:	12'
PROPOSED USE:	
DWELLING, ATTACHED HOUSE:	20'X50'
TOTAL:	UP TO 60 UNITS
VEHICULAR PARKING:	
REQUIRED:	
TOWNHOMES:	1 DRIVEWAY SPACE PER UNIT
MINIMUM:	
PROPOSED:	
TOWNHOMES:	2/ UNIT + (12 - 24) ON-STREET PARKING + 7 AMENITY SPACES



PRELIMINARY DRAWING
FOR REVIEW PURPOSES ONLY

04/18/2025

40 Homes, LLC
Josh Jolley
4607 Bommer Rd
Matthews, NC 28104

3732 Pleasant Plains Residential
Rezoning Site Plan
3732 Pleasant Plains Rd, Stallings, NC 28104

NO.	DATE	BY	REVISIONS:
	3/18/24		REZONING SITE PLAN REV/SONS

Project No: 24-CLT-276
Date: 12-15-2025
Sheet No:

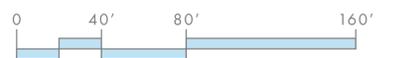
RZ-1.0



3732 PLEASANT PLAINS

SITE RENDERING

STALLINGS, NC



MARCH 2026

24-CLT-276

URBANDESIGNPARTNERS.COM

CHARLOTTE

704.334.3303



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:	3732 Pleasant Plains Rd.
Description of Rezoning:	Conditional Rezoning to accommodate the proposed shop front commercial and residential units within the existing Town Center (TC) zoning district.
Parcel #:	07129303A Total Acreage: 6.017 Acres
Property Owner(s):	Peterson Michael Wayne Heirs
Owner(s) Address (if different from submittal address):	c/o Sabrina Pearson (Power of Attorney for Betty Davenport) 831 N. 9th St, Albemarle, NC 28001
Phone:	704-783-5968 Email: willowtreemomof3@gmail.com
If applicant is different than owner:	
Applicant Name:	Josh Jolley
Applicant Address:	1120 Maremont Ct, Matthews, NC 28104
Applicant Phone:	828-319-7206 Applicant Email: joshjolley11@gmail.com

*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): Sabrina Pearson Date: 04/11/2025

Signature of Zoning Official: _____ Date: _____



Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ25.04.01

REQUEST: A Conditional Rezoning request (CZ25.04.01) to change the property's zoning at 3732 Pleasant Plains Rd from Town Center (TC) to Conditional Zoning – Town Center (CZ-TC) to accommodate up to 60 townhomes.

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 Town Council hereby votes 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 Town Council **Approves/Denies** the proposed amendment and stated that the Town Council 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. Aligns with the Town Center land use designation
2. Is more consistent with adopted land use plans than the current by right zoning
3. The request incorporates streetscape per the Streetscape Master Plan

Adopted this the __ day of _____, 2026

Mayor

Attest:

Town Clerk



MEMO

To: Town Council
From: Max Hsiang, Planning and Zoning Director
Date: March 23, 2026
RE: **Bailey Mills Phase 2 – Conditional Zoning Expiration and Vested Rights Application**

Summary

Bailey Mills Phase 2 (CZ21.09.01) received Conditional Zoning approval on March 28, 2022, to rezone 3038 and 3042 Stevens Mill Road (Parcel #07102028 and 07102028B) to Conditional Zoning – Mixed Use 2 (CZ-MU-2) for the development of 23 townhomes. A one-time, two-year vested rights extension was approved administratively, extending the approval through March 28, 2026.

The applicant is now requesting an additional 24-month extension through a Vested Rights application for a site-specific vesting through Article 7.13 and state statute 160D-108.

Under the Stallings Development Ordinance, staff does not have the authority to grant a second extension. As a result, the request has been forwarded to Town Council for consideration. The current vested rights and associated Conditional Zoning approval are set to expire on March 28, 2026.

This project is attached to Bailey Mills Phase 1, which is completely built out and includes 92 townhomes and a Development Agreement.

Additional Information

- Conditional Zoning approved: March 28, 2022
 - One-time extension granted: November 29, 2023 (extended to March 28, 2026)
 - Construction plans approved by the Town on May 26, 2023, NCDOT and NCDEQ permit obtained
 - Additional property acquired as part of Conditional Zoning conditions (attached)
 - No zoning permit issued
 - No building permit applied for
 - No construction activity has occurred for Phase 2
-

What This Means

Because no permits have been issued and no construction has begun, the project has not commenced under the ordinance. However, if a site-specific vesting plan is approved, vested rights are governed by the applicable vesting period under G.S. 160D-108 rather than permit issuance.

- The project has not commenced under the ordinance (no zoning or building permits issued)
- Vested rights will expire on March 28, 2026, pursuant to the ordinance

- If no additional action is taken, the Conditional Zoning approval will expire and the property will revert to its underlying zoning (MU-2)
- The ordinance does not authorize a second administrative extension

The determination of whether vested rights remain active is based on the approved vesting period and applicable ordinance provisions. Any request before Town Council should be considered as a new vested rights application under Article 7.13, rather than an administrative extension.

Project Status

The applicant has completed several preparatory steps, including approval of construction plans, obtaining an NCDOT driveway permit (December 16, 2025), NCDEQ approval (April 2023, expires April 2026) and acquiring additional Hendrick property identified in the Conditional Zoning approval.

The Conditional Zoning approval requires that all applicable permits be obtained prior to development. To date, no zoning or building permits have been issued.

Under the ordinance, commencement of development is defined by permit issuance and building permit activity. No such activity has occurred.

Council Options

1. Approve Vested Rights Application

Town Council's decision is legislative in nature. The Town Council may consider the request based on the requirements of Article 7.13 and the current status of the project.

If Council determines the request meets the requirements for a new vested rights approval, it may approve the application. Approval requires affirmative findings under Section 7.13-5, including compliance with permitted use, public welfare, compatibility, and adequate infrastructure.

If approved:

- A 24-month vested rights period would begin (until March 28, 2028) with no additional extensions allowed per ordinance
- The approval must comply with current ordinance, vested rights, & CZ approved standards
- Council must make all required findings under Section 7.13-5 below

Article 7.13-5 Findings. In granting a zoning permit with vested rights the Town Council shall make the following affirmative findings:

(A) The use requested is among those permitted in the district in which the property is located and complies with all the requirements of this and other applicable ordinances;

(B) The requested permit is either essential or desirable for the public convenience or welfare;

(C) The requested permit will not impair the integrity or character of the surrounding or adjoining districts and

will not be detrimental to the health, safety, or welfare of the community; and

(D) Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided.

Town Council may place reasonable conditions on a vested rights permit to ensure it meets ordinance intent, protects public welfare, and is fair, and the applicant must accept all conditions for the permit to be issued. A vested right permit is valid for 24 months with no extensions allowed. Any changes to the permit require a public hearing and must comply with current ordinance standards, and the project must still go through normal reviews to confirm it stays consistent with the original approval.

2. Deny the Request

- Vested rights expire March 28, 2026.
- Pursuant to the Stallings Development Ordinance, the Conditional Zoning approval is scheduled to expire on March 28, 2026, if development has not commenced.
- Property reverts to previous zoning (Mixed-Use 2, MU-2).
- Applicant may submit a new rezoning or Conditional Zoning request, or develop by-right under MU-2.

Council may also direct the applicant to submit a new Conditional Zoning application, which would require a full legislative process, including a public hearing and Council approval.



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

APPLICATION INFORMATION	
Date Filed:	
Application #:	
Fee Paid:	

VESTED RIGHTS ZONING PERMIT

*Please reference the Fee Schedule for cost.

Permit Type	
<input checked="" type="checkbox"/> Major Subdivision	<input type="checkbox"/> Minor Subdivision

Property Information			
Property Owner(s):	Stallings Townes, LLC		
Phone:		Email:	joe@mjcclt.com
Address/Location:	3042/3038 Matthews Indian Trail Rd		
Parcel #:	07102028, 07102028B		
Applicant Name (if different from owner):	Stallings Townes, LLC		
Phone:	704 450 8427	Email:	asloan@themontroseteam.com
Description of Project:	Second phase of Bailey Mills Townhomes, orginially approved under CZ21.09.01. This phase will consist of 23 Units.		

**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.*

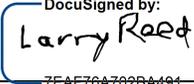
In no case shall there be an extension of the twenty-four (24) month time period for which the development is vested. *Please review Article 7.13 of the Stallings Development Ordinance for further information pertaining to vested rights.

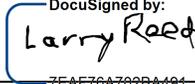
All listed below are required:

1. Attended the Pre-Application Conference with the Development Administrator.
2. Emailed or sent letter to the Development Administrator stating that they are interested in obtaining vested rights.
3. Attached a site plan.
(Refer to Article 7.7 of the Stallings Development Ordinance for Site Development Plan requirements and Article 7.11 for Subdivision Plat requirements)
4. Staff has reviewed the application and the accompanying Site Development Plan(s)
5. The permit was deemed to be granted by the Stallings Town Council during a public hearing.
6. Check if Council required any additional conditions to the site development plan.

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 of Owner:  Date: 3/16/2026

Signature of Applicant:  Date: 3/16/2026

Signature of Zoning Official: _____ Date: _____

Approved

Denied



March 16, 2026

Reference: Bailey Mills Phase II Vested Rights Extension

Dear Town of Stallings,

Please find the following responses for eligibility of vested rights extension approval:

(A.) The use requested is among those permitted in the district in which the property is located and complies with all the requirements of this and other applicable ordinances;

Use was approved in previous conditional rezoning (CZ21.09.01) from MU-2 to CZ-MU-2. Property is required to meet all requirements and regulations of this zoning district, submitted site-plan, and agreed-on conditions.

(B.) The requested permit is either essential or desirable for the public convenience or welfare;

Bailey Mills Phase I was a success for housing in Stallings, all units are currently occupied. This approval would provide additional units to be offered to the public.

(C.) The requested permit will not impair the integrity or character of the surrounding or adjoining districts and will not be detrimental to the health, safety, or welfare of the community; and found to be compatible with prior zoning approval

The site plan is to align with what was previously approved, making it compatible with the prior zoning approval. The approved development also aligns with the Town of Stallings future land use map.

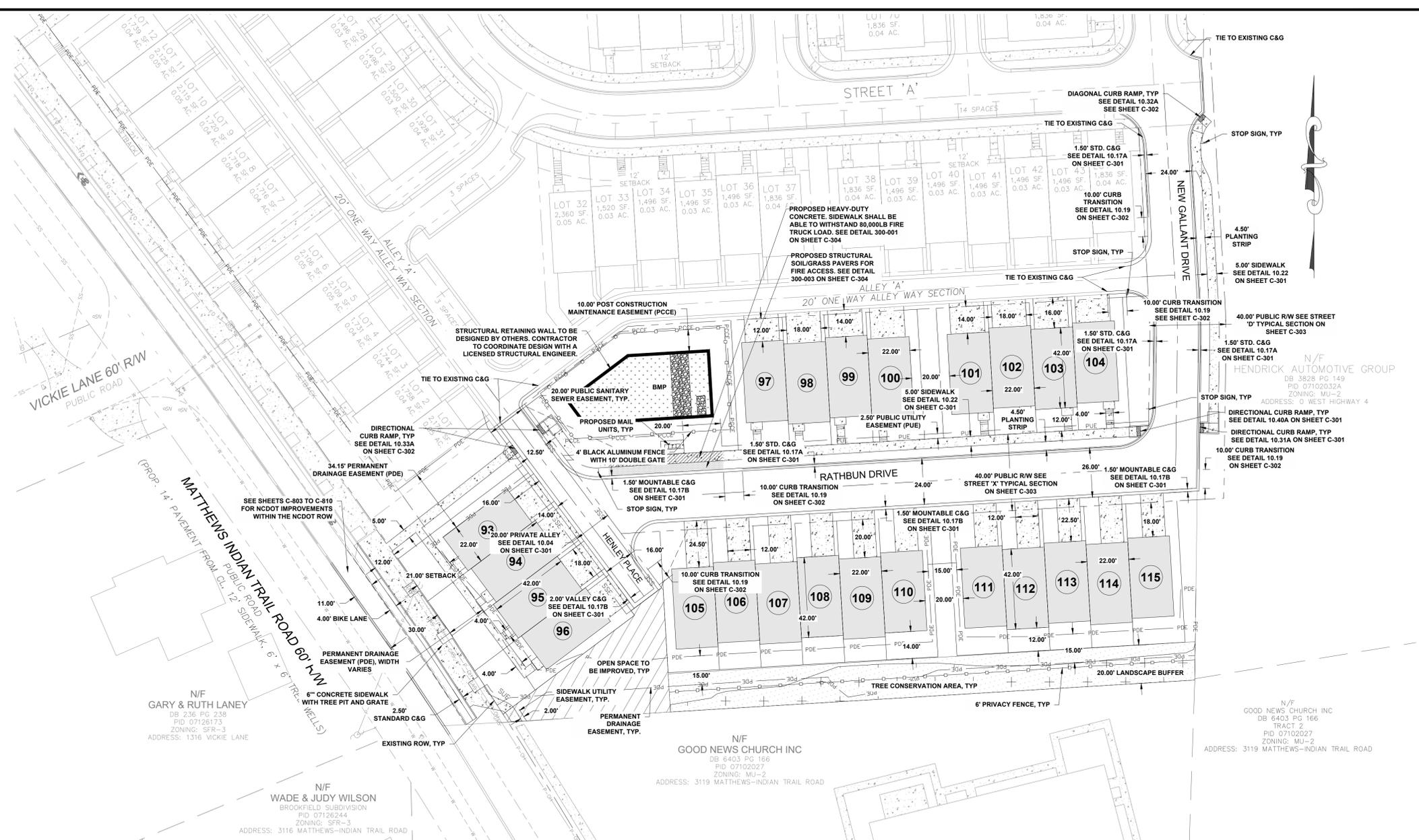
(D.) Adequate utilities, access roads, drainage, sanitation and/or other necessary facilities have been or are being provided.

Starting construction and final approval is contingent on the Crooked Creek Interceptor Project completion. Communication has remained with Union County Public Works officials and engineers for timeline outlook which is projecting June 2026 completion date. A presentation from Crystal Panico (Union Counter Engineering New Development Program Manager) on 3/12/26 also confirmed completion dates.

Sincerely,

Aaron Sloan, Project Coordinator – asloan@themontroseteam.com

Montrose, LLC



SITE DATA

JURISDICTION:	STALLINGS
PIN:	07102028, 07102028B
SITE ADDRESS:	3038 & 3042 MATTHEWS-INDIAN TRAIL ROAD
ZONING:	CZ-MU-2
EXISTING USE:	SINGLE FAMILY RESIDENTIAL
PROPOSED USE:	SINGLE FAMILY ATTACHED TOWNHOMES
SMALL AREA:	MONROE BYPASS CORRIDOR
NUMBER OF UNITS:	23
DENSITY:	12.85 UNITS/ACRE
TOTAL SITE AREA:	1.79 ACRES
AREA IN LOTS:	0.92 ACRES
TOTAL OPEN SPACE REQUIRED:	3.9% OF SITE AREA (0.07 ACRES)
TOTAL OPEN SPACE PROVIDED:	3.9% OF SITE AREA (0.07 ACRES)
IMPROVED OPEN SPACE REQUIRED:	3.9% OF SITE (0.07 ACRES)
IMPROVED OPEN SPACE PROVIDED:	3.9% OF SITE (0.07 ACRES)
TREE SAVE REQUIRED:	1.5% OF SITE AREA (0.03 ACRES)
TREE SAVE PROVIDED:	4.5% OF SITE AREA (0.08 ACRES)
PUBLIC RIGHT-OF-WAY:	0.33 ACRES
PRIVATE ALLEYS:	0.05 ACRES
NCDOT RIGHT-OF-WAY:	0.07 ACRES
MIN SETBACKS:	FRONT: 21' MAIN STREET 12' SECONDARY STREET SIDE: 0' REAR: 12'
MIN LOT SIZE:	N/A
MIN LOT WIDTH:	N/A
PROPOSED BUILDING HEIGHT:	3 STORY, 45'

IMPERVIOUS AREA SUMMARY

PRE-DEVELOPMENT:	0.17 ACRES
POST-DEVELOPMENT:	1.10 ACRES
BUILDING PADS:	0.49 ACRES
ROADS:	0.37 ACRES
DRIVEWAYS:	0.15 ACRES
SIDEWALKS:	0.09 ACRES

SITE PLAN NOTES

- THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND IMMEDIATELY NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES.
- ALL DIMENSIONS ARE AT 90 DEGREES UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, OR CENTERLINE UNLESS NOTED OTHERWISE.
- LOT DIMENSIONS ARE APPROXIMATE. REFERENCE RECORD PLAT FOR EXACT DIMENSIONS.
- MAXIMUM CROSS SLOPE ON PAVED SURFACES SHALL BE 2% MAXIMUM UNLESS NOTED OTHERWISE.
- MAXIMUM RUNNING SLOPE ON PAVED SURFACES SHALL BE 5% MAXIMUM UNLESS NOTED OTHERWISE.
- ALL CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.
- ALL CURB RAMPS SHALL HAVE A 1:12 MAXIMUM SLOPE IN THE DIRECTION OF TRAVEL AND 2% MAXIMUM CROSS SLOPE.
- IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO COMPLY WITH ALL PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES (PROWAG).
- REFER TO ARCHITECTURAL PLANS FOR ACTUAL BUILDING DIMENSIONS AND INFORMATION.
- ALL ROADS/ALLEYS MUST BE CAPABLE OF SUPPORTING 80,000 LBS AND SHALL PROVIDE 20' CLEAR FOR FIRE TRUCK ACCESS.
- ALL SIGNS, PAVEMENT MARKINGS, AND OTHER TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
- CONTRACTOR SHALL FURNISH AND INSTALL ALL PAVEMENT MARKINGS AS SHOWN ON THE PLANS. INSTALLATION AND MATERIALS SHALL BE IN ACCORDANCE WITH THE LATEST NCDOT STANDARDS AND SPECIFICATIONS.

GENERAL NOTES

- ALL IMPROVEMENTS AND CONSTRUCTION SHALL BE IN STRICT COMPLIANCE WITH SPECIFICATIONS AND CONSTRUCTION DOCUMENTS AND WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL GUIDELINES.
- BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES AND BOUNDARY INFORMATION FROM SURVEY BY METROLINA LAND SURVEYING, LLC. A REFERENCE TO THIS SURVEY HAS BEEN PROVIDED AS A PART OF THESE PLANS ON SHEET C-100.
- THE CONTRACTOR IS RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED FROM ALL REGULATORY AUTHORITIES AND SHALL BE THOROUGHLY FAMILIAR WITH CONDITIONS OF SAID PERMITS AND INSPECTION REQUIREMENTS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
- THE CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY K2 ENGINEERING NC, PLLC ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.
- THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR ENGINEER.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. K2 ENGINEERING NC, PLLC ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON THE PLANS.
- THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AND OWNER OF ANY FIELD DISCREPANCIES OF DIMENSIONS, QUANTITIES, OR EXISTING CONDITIONS VS THE CONTRACT DOCUMENTS
- THE CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER THAT PROTECTS WORKMEN AND THE PUBLIC FROM INJURY.
- THE CONTRACTOR SHALL MAINTAIN EACH STREAM, CREEK, OR BACKWASH CHANNEL IN AN UNOBSTRUCTED STATE AND SHALL REMOVE FROM THE CHANNEL BANKS OF THE STREAM ALL DEBRIS, LOGS, TIMBER, JUNK AND OTHER ACCUMULATIONS.
- K2 ENGINEERING NC, PLLC SHALL NOT BE IN CONTROL OR CHARGE OF, AND SHALL NOT BE RESPONSIBLE FOR ACTUAL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES, OR SAFETY PRECAUTIONS IN CONNECTION WITH THE WORK, OR FOR THE ACTS OR OMISSIONS OF CONTRACTORS OR ANY OTHER PERSONS NOT UNDER THE EMPLOYMENT OF K2 ENGINEERING NC, PLLC.
- ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO CONDUCT ALL REQUIRED CONSTRUCTION MATERIALS TESTING TO INSURE COMPLIANCE WITH THE PLANS, STANDARDS, AND CODES.
- ALL ELEVATIONS ARE IN REFERENCE TO THE BENCHMARK WHICH MUST BE VERIFIED BY THE CONTRACTOR PRIOR TO BREAKING GROUND
- ALL PUBLIC STREETS SHALL REMAIN OPEN AND UNOBSTRUCTED TO TRAFFIC AT ALL TIMES UNLESS OTHERWISE NOTED
- THE CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL DURING CONSTRUCTION PER WORK AREA TRAFFIC CONTROL HANDBOOK STANDARDS (W.A.T.C.H.)
- ALL INTERNAL ROADWAY, PEDESTRIAN, AND STORM WATER INFRASTRUCTURE OUTSIDE OF PUBLIC RIGHT OF WAY WILL BE PRIVATELY MAINTAINED. PERMANENT DRAINAGE EASEMENTS AND POST CONSTRUCTION MAINTENANCE EASEMENTS WILL BE THE RESPONSIBILITY OF THE HOA TO MAINTAIN AND WILL BE NOTED AND RECORDED AS SUCH IN THE FINAL PLAT.



- THE CONTRACTOR IS FULLY RESPONSIBLE FOR CONTACTING APPROPRIATE PARTIES AND ASSURING THAT EXISTING UTILITIES ARE LOCATED PRIOR TO CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR PLACING BARRICADES USING FLAG MEN, ETC. AS NECESSARY TO INSURE SAFETY TO THE PUBLIC.
- ALL PAVEMENT CUTS, CONCRETE, OR ASPHALT ARE TO BE REPLACED ACCORDING TO STANDARDS OF THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND LOCAL UTILITY SPECIFICATIONS.
- SHORING WILL BE ACCORDING TO OSHA TRENCHING STANDARDS PART 1926 SUBPART P, OR AS AMENDED.

NO.	DATE	BY	DESCRIPTION

SITE PLAN	1" = 30'	SCALE
	2023-05-26	PROJ. #
MJS	DATE	
DRAWN BY	MAY 2023	

SHEET NO.
C-300



MEMO

To: Impact LLC
From: Max Hsiang - Planning Director
Date: 3/30/2022
RE: **CZ21.09.01 Approval Letter**

Impact LLC,

Please be advised, your Conditional Rezoning application (CZ21.09.01) to rezone 3038 & 3042 Stevens Mill Road, Parcel # 07102028 & 07102028B from the Mixed Use 2 (MU-2) zoning district to Conditional Zoning - Mixed Use 2 (CZ-MU-2) was **APPROVED** by the Town Council at their regularly scheduled meeting on March 28, 2022. Effective March 28, 2022 this property is now zoned CZ-MU-2 and will be required to meet all requirements and regulations of this zoning district, submitted site-plan, and agreed-on conditions.

The Conditions agreed to by the Stallings Town Council, and the applicant are below:

1. The development meet the standards of the submitted concept site plan.
 - a. Including:
 - i. Density limit increase from 6 units/acre to 13 units/acre.
 - ii. Open space decreased to 3.9% total open space from 10% total open space.
 - iii. Reduced buffers from Type A 40' buffer around the entire site to Type C buffer along the Good News Church Building with 6-foot-high composite fence material with landscaping inside.
 - iv. Allow no more than 23 Townhomes.
2. One Homeowner's Association for both Bailey Mills and the expansion.
3. Architecture be in harmony with the Bailey Mills Subdivision.
4. All permits required by Federal, State or Local governments must be issued.
5. The Hendrick area will be acquired and owned by the developer and the developer will build the sidewalk before the Town issues any permits.
6. The Union County Fire Marshal to give written approval to the developer before construction document approval by the Town.

I greatly appreciate your patience with this whole process. If you have any questions regarding this conditional rezoning, please let me know.

Respectfully,
Max Hsiang



MEMO

To: Mr. Michael Foess, Mr. Larry Reed, Stallings Towns LLC
From: Max Hsiang, Planning Director
Date: 11.29.2023
Re: Bailey Mills Phase 2 Vested Rights Extension - CZ21.09.01

I am writing to formally **APPROVE** the extension of vested rights requested for CZ21.09.01 for Bailey Mills Phase 2. After careful consideration of the circumstances and the merits of the request, I am pleased to grant an extension as outlined below:

Project:

- CZ21.09.01 - Bailey Mills Phase 2
- Original Approval Date: March 28, 2022
- Original Vested Rights Expiration Date: March 28, 2024

Extension Details:

- Requested Extension Period: Additional two years.
- New Vested Rights Expiration Date: **March 28, 2026**

Reasons for Extension:

- Waiting for Union County Sewer Capacity Infrastructure Improvements.

Conditions for Extension:

- The conditions outlined in the conditional zoning, along with all relevant permits and procedures, remain in effect.

Supporting Documentation:

- Stallings Development Ordinance Article 5.4-3(I) [*Amended November 27, 2023*]
- Bailey Mills P2 Vested Rights Extension Request 11.28.2023 Memo [*Submitted by Developer - Attached*]

If there are any questions or concerns, please do not hesitate to contact me.

Thank you.

Sincerely,



Max Hsiang, AICP, CZO
Planning/Zoning Director
Town of Stallings | 704-821-0315
mhsiang@stallingsnc.org

SITE AND DEVELOPMENT DATA

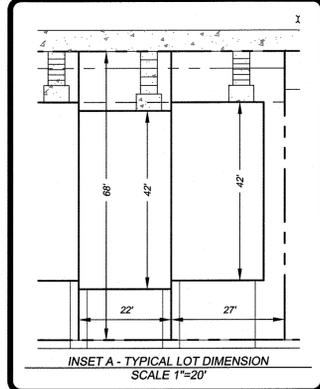
JURISDICTION	STALLINGS
TAX PARCEL(S):	07102029A, 07102029, 07102030, 07102030D
SITE ADDRESS:	2933 MATTHEWS-INDIAN TRAIL ROAD
ZONING	MU-2, MIXED USE
USE CLASSIFICATION	RESIDENTIAL
TOTAL AREA	350,112 SQ. FT. (8.04 ACRES)
DENSITY	11.4 UNITS / ACRE
NUMBER OF LOTS	92 ATTACHED SINGLE FAMILY
AREA IN LOTS	153,051 SQ. FT. (3.51 ACRES)
COMMON AREA	
REQUIRED (500 SF. / LOT)	46,000 SQ. FT. (1.06 ACRES)
PROVIDED	60,830 SQ. FT. (1.40 ACRES)
RIGHT-OF-WAY (PUBLIC)	85,531 SQ. FT. (1.96 ACRES)
RIGHT-OF-WAY (PRIVATE ALLEYS)	36,239 SQ. FT. (0.83 ACRES)
RIGHT-OF-WAY (NCDOT)	14,461 SQ. FT. (0.33 ACRES)
TREE SAVE	
REQUIRED (3% OF SITE AREA)	10,503 SQ. FT. (0.24 ACRES)
PROVIDED	10,686 SQ. FT. (0.25 ACRES)
DISTURBED AREA	350,064 SQ. FT. (8.04 ACRES)
PROPOSED IMPERVIOUS	230,268 SQ. FT. (5.29 ACRES)
PROPOSED BUILDING HEIGHT	3 STORY
MINIMUM / MAXIMUM ROOF PITCH	4:12 / 12:12
MINIMUM FRONT SETBACK	21' MAIN STREET / 12' SECONDARY STREET
MINIMUM CORNER/SIDE SETBACK	0'
MINIMUM REAR SETBACK	12'
MINIMUM LOT SIZE	N/A
MINIMUM LOT WIDTH	N/A

SITE NOTES:

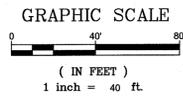
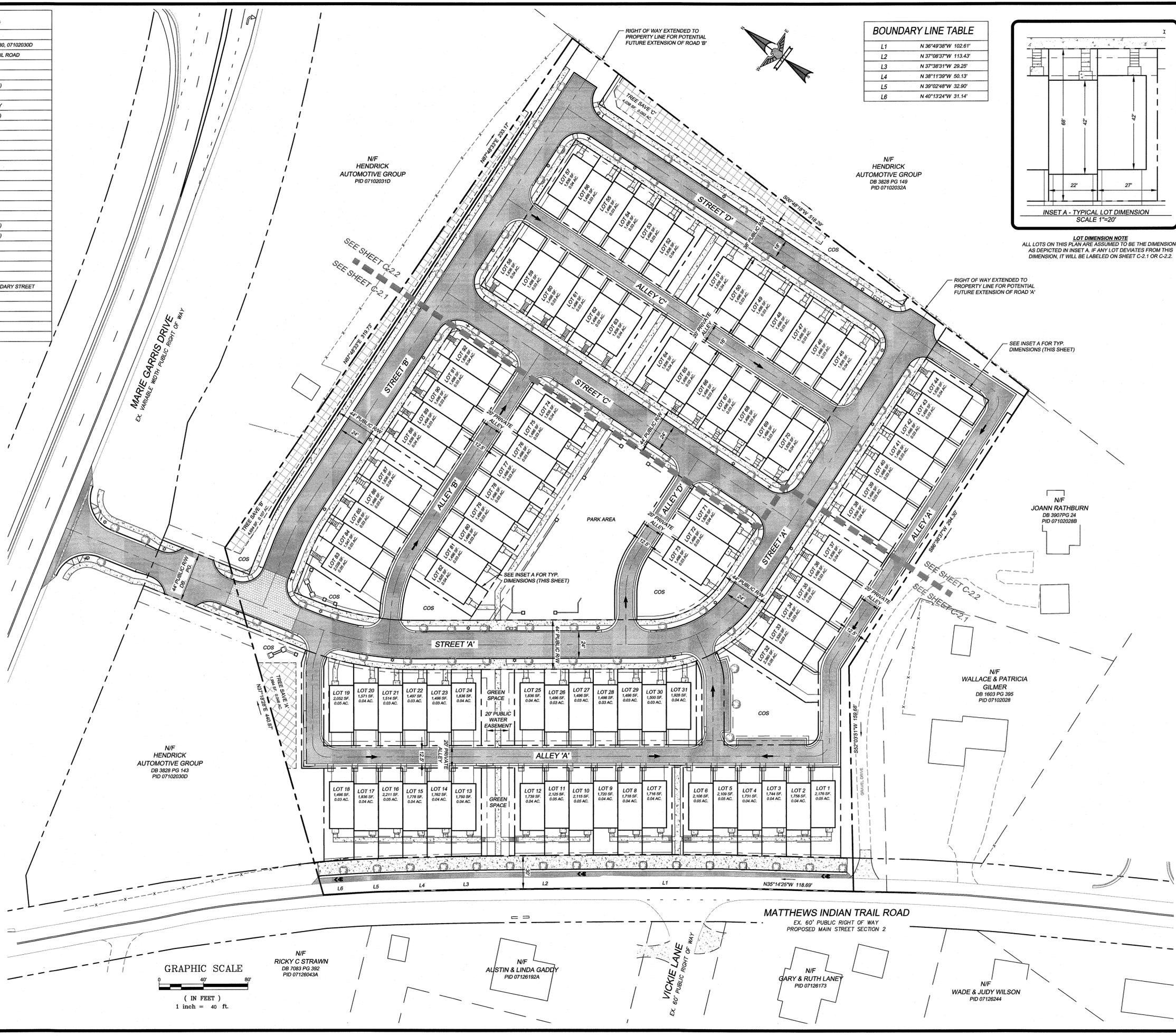
- THE CONTRACTOR SHALL VERIFY LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES. THE LOCATION OF ALL EXISTING UTILITIES ARE NOT NECESSARILY SHOWN ON THE PLANS AND WHERE SHOWN ARE ONLY APPROXIMATE. THE CONTRACTOR SHALL ON HIS INITIATIVE AND AT NO EXTRA COSTS HAVE LOCATED ALL UNDERGROUND LINES AND STRUCTURES AS NECESSARY. NO CLAIMS FOR DAMAGES OR EXTRA COMPENSATION SHALL ACCRUE TO THE CONTRACTOR FROM THE PRESENCE OF SUCH PIPE, OTHER OBSTRUCTIONS OR FROM ANY DELAY DUE TO REMOVAL OR REARRANGEMENT OF THE SAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UNDERGROUND STRUCTURES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL NON-SUBSCRIBING UTILITIES. THE CONTRACTOR(S) SHALL CONTACT NORTH CAROLINA ONE CALL AT 1-800-432-4949 FOR ASSISTANCE IN LOCATING EXISTING UTILITIES. CALL AT LEAST 48 HOURS PRIOR TO ANY DIGGING.
- THE LOCATIONS OF ALL UTILITIES SHOWN ON THESE PLANS ARE BASED ON THE AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF UTILITIES WITH THE UTILITY OWNERS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- PRIOR TO STARTING CONSTRUCTION, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THAT ALL REQUIRED PERMITS AND APPROVALS HAVE BEEN OBTAINED. NO CONSTRUCTION OR FABRICATION OF ANY ITEM SHALL BEGIN UNTIL THE CONTRACTOR HAS RECEIVED ALL PLANS AND ANY OTHER DOCUMENTATION FROM ALL OF THE PERMITTING AND ANY OTHER REGULATORY AUTHORITIES. FAILURE OF THE CONTRACTOR TO FOLLOW THIS PROCEDURE SHALL CAUSE THE CONTRACTOR TO ASSUME FULL RESPONSIBILITY FOR ANY SUBSEQUENT MODIFICATION OF THE WORK MANDATED BY ANY REGULATORY AUTHORITY. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
- THE GENERAL CONTRACTOR SHALL CONTACT ALL OWNERS OF EASEMENTS, UTILITIES AND RIGHT-OF-WAYS, PUBLIC OR PRIVATE, PRIOR TO WORKING IN THESE AREAS. ACCESS SHALL BE LIMITED UNTIL PERMISSION IS GRANTED.
- CONTRACTOR SHALL MAINTAIN THE SITE IN A MANNER SO THAT WORKMEN AND PUBLIC SHALL BE PROTECTED FROM INJURY, AND ADJOINING PROPERTY PROTECTED FROM DAMAGE.
- CONTRACTOR IS RESPONSIBLE FOR DAMAGE TO ANY EXISTING ITEM AND/OR MATERIAL INSIDE OR OUTSIDE CONTRACT LIMITS DUE TO CONSTRUCTION OPERATIONS.
- ALL SITE DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
- THE GENERAL CONTRACTOR SHALL KEEP THE AREA OUTSIDE THE "CONSTRUCTION LIMITS" BROOM CLEAN AT ALL TIMES AND REMOVE ALL TRASH AND DEBRIS FROM THE SITE UPON COMPLETION OF THE PROJECT AND AT LEAST ONCE A WEEK DURING CONSTRUCTION.
- BEFORE COMMENCEMENT OF WORK, THE CONTRACTOR SHALL REVIEW ALL PLANS AND SPECIFICATIONS AND THE JOB SITE. THE CONTRACTOR SHALL NOTIFY THE OWNER AND THE ENGINEER WHO PREPARED THE PLANS OF ANY DISCREPANCIES THAT MAY REQUIRE MODIFICATIONS TO THESE PLANS OR OF ANY FIELD CONFLICTS.
- ALL PERMITS RELATIVE TO THE PROJECT MUST BE OBTAINED, PRIOR TO CONSTRUCTION. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH PERMITS ISSUED AND APPLICABLE STATE, COUNTY AND LOCAL CODES.
- ALL WORK IN RIGHT-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH "THE CURRENT EDITION OF THE STATE DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIALS SPECIFICATIONS".
- CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY, AND HOLD THE OWNER AND DESIGN PROFESSIONAL HARMLESS OF ANY AND ALL LIABILITY, REAL OR ALLEGED IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, ACCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR DESIGN PROFESSIONAL.
- SUBJECT PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE "X" AS DEFINED BY NFIP F.I.R.M. MAP NUMBER 3710449600K, EFFECTIVE DATE: FEBRUARY 19, 2014.
- "STORMTECH" UNDERGROUND STORMWATER DETENTION SYSTEMS IS TO BE MAINTAINED BY THE SUBDIVISIONS HOA.
- RETAINING WALL SHOP DRAWINGS TO BE APPROVED BY TOWN OF STALLINGS PRIOR TO CONSTRUCTION.
- MONUMENT SHOP DRAWINGS TO BE APPROVED BY TOWN OF STALLINGS PRIOR TO CONSTRUCTION.

BOUNDARY LINE TABLE

L1	N 36°49'38"W 102.61'
L2	N 37°08'37"W 113.43'
L3	N 37°38'31"W 29.25'
L4	N 38°11'39"W 50.13'
L5	N 39°02'48"W 52.90'
L6	N 40°13'24"W 31.14'



LOT DIMENSION NOTE
ALL LOTS ON THIS PLAN ARE ASSUMED TO BE THE DIMENSIONS AS DEPICTED IN INSET A. IF ANY LOT DEVIATES FROM THIS DIMENSION, IT WILL BE LABELED ON SHEET C-2.1 OR C-2.2.



N/F RICKY C STRAWN
DB 7083 PG 392
PID 07126043A

N/F AUSTIN & LINDA GADDY
PID 07126192A

N/F VICKIE LANE
EX. 60' PUBLIC RIGHT OF WAY

N/F GARY & RUTH LANEY
PID 07126173

N/F WADE & JUDY WARD
PID 07126244

MATTHEWS INDIAN TRAIL ROAD
EX. 60' PUBLIC RIGHT OF WAY
PROPOSED MAIN STREET SECTION 2



FIRM LICENSE # C 0873
2013A Van Brum Avenue
Indian Trail, NC 28079
(704) 882-4222
www.eagleonline.net

NO.	DATE	BY	ISSUE
1	04-15-2020	SAP	REDESIGNED SITE WITH ENTRANCE TO MARIE GARRIS DRIVE
2	08-12-2020	SAP	ADDRESSED TOWN OF STALLINGS, NCDOT, AND UCPW COMMENTS
3	08-10-2020	SAP	ADDRESSED TOWN OF STALLINGS, NCDOT, AND UCPW COMMENTS
4	08-26-2020	SAP	ADDRESSED TOWN OF STALLINGS AND NCDOT COMMENTS
5	09-22-2020	SAP	ADDRESSED UCPW COMMENTS
6	01-28-2021	SAP	ADDRESSED WATER BORING PROFILE
7	01-28-2021	SAP	ADDRESSED WATER BORING PROFILE
8	02-24-2021	SAP	ADDRESSED UNION COUNTY COMMENTS

BAILEY MILLS
2933 MATTHEWS INDIAN TRAIL ROAD
TOWN OF STALLINGS, UNION CO., N.C.
FOR THE BENEFIT OF:
ORISSA HOLDINGS, LLC
10721 TRADITION VIEW DRIVE
CHARLOTTE, NC 28269

SITE PLAN OVERALL

DESIGNED BY	SAP	CHECKED BY	MCK
DRAWN BY	SAP	DATE	09-23-2019
JOB NUMBER	6660		



Sheet
C-2.0

2026 Stallings Committee (Re)Appointments

(Re)Appointment Applicants <i>*New Applicants</i>	New Term Expiration	Notes
Historical Committee		
Deborah Wagenhauser	03-31-2028	
Community Committee		
Sophia Cordova	03-31-2028	
Amber Joiner-Hill	03-31-2028	
Mark Leadem	03-31-2028	
Ernie Roy	03-31-2028	
Stormwater and Infrastructure		
Dawn Salley	03-31-2028	



MEMO

To: Mayor and Council
Via: Alex Sewell, Town Manger
From: Eunice Donnelly, Parks and Recreation Director
Date: 03/19/2026
RE: **Stallings Municipal Park | Splash Pad Project Update**

This memo provides an update on the splash pad project that was budgeted, approved, and for which a contract was accepted with the Fountain Division. Below is a summary of the current status, regulatory review process, and next steps as we move forward.

Background/Issue:

Health Department Review Status: All proposed modifications were submitted to Union County for review.

- **Sphere Removal:** The County has approved the removal of the spheres.
- **Flush Jets:** The County requested additional documentation regarding the flush jets that will replace the spheres. That documentation has been submitted and is not anticipated to present an issue.
- **Chemical Storage:** The primary outstanding matter involves the proposed chemical storage solution.

The Fountain Division proposed installing a chemical cabinet rather than constructing a separate building. While the contractor believes the cabinet meets code requirements, Union County does not agree. The County is requiring compliance with the standards outlined in 15A NCAC 18A .2534 – Chemical Storage Room, which require:

1. A separate chemical storage room in a dry, weatherproof structure with a minimum ceiling height of seven feet.
2. Chemical storage space sized based on water volume.
3. Natural cross draft or continuous forced ventilation.
4. Dry storage of pool chemicals in waterproof containers or elevated above the floor.
5. Separation of reactive chemicals and construction arranged to permit easy cleanup of spills.

6. Lighting within the chemical storage room.

The County's position is that the splash pad must meet these requirements through construction of a compliant structure before final approval is granted.

Regulatory Considerations

Part of the complexity stems from a gray area between how splash pads and public swimming pools are classified. Although splash pads do not contain standing water like traditional pools, they utilize recirculated and chemically treated water, placing them under similar regulatory standards. This has led to interpretation differences regarding construction requirements, particularly for chemical storage.

Cost Considerations (Preliminary)

Based on an initial, brief discussion with a firm experienced in designing splash pads to current code standards, similar chemical storage buildings have ranged anywhere from approximately \$250,000 to \$500,000, depending on design and compliance requirements.

While this was a high-level conversation and these figures are not formal estimates, the potential magnitude of this cost was notable and higher than originally anticipated. As a result, staff is seeking additional information and evaluating alternative approaches to ensure the Town is making the most cost-effective and informed decision moving forward.

At this stage, these figures should be viewed only as an early indicator—not a confirmed cost—but they do highlight that this requirement may extend beyond the originally scoped project and could represent a future capital investment.

Current Season Approach

Given project timing and operational commitments, the practical path forward for this season is to proceed with the approved scope—removal of the spheres, installation of flush-mounted jets, and opening the splash pad by the end of May.

The only alternative would be to delay or forgo opening the splash pad for the 2026 season, which is not recommended given community expectations and prior commitments.

Current Status and Next Steps

- Sphere removal has been approved.
- Flush jet documentation has been provided and is not anticipated to delay approval.

- Final project approval is pending resolution of the chemical storage room requirement.

Staff are actively researching options to meet code requirements while remaining mindful of cost implications. A phased approach is being considered, which would allow the Town to proceed with the current scope for this season while evaluating and planning for a compliant chemical storage structure following the splash pad season.

Further discussions with the contractor and Union County will help determine the most practical and cost-effective path forward. Staff anticipates returning at a later date with more refined options, clearer cost ranges, and a recommended approach for Council consideration.

This approach allows the Town to maintain splash pad operations in the near term while thoughtfully preparing for a potential future decision regarding long-term compliance and infrastructure investment.