



**July 15, 2025**  
 Stallings Government Center  
 321 Stallings Road  
 Stallings, NC 28104  
 704-821-8557  
[www.stallingsnc.org](http://www.stallingsnc.org)

## Planning Board Meeting Agenda

#	Time	Item	Presenter	Action Requested/Next Step
	6:00 pm	Invocation Call the Meeting to Order	Chair	N/A
1.		Agenda Approval	Chair	Approve/Amend Agenda  <b>Motion:</b> I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: -----
2.		Approval of Minutes  A. June 17, 2025, Minutes	Chair	Approve/Amend Minutes  <b>Motion:</b> I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: -----
3.		Conditional Rezoning CZ25.03.01 - Henrick Advanced Manufacturing Campus  A. Henrick Automotive Group, LLC requests a zoning change from C-74 to CZ-IND to allow for the development of an Advanced Manufacturing Campus. B. Statement of Consistency and Reasonableness	Max Hsiang, Planning Director	Recommendation  <b>Motion:</b> I make the motion to recommend: 1) Approval of the request as presented. 2) Defer the request to ----- 3) Deny the request as submitted.
4.		Conditional Rezoning CZ25.03.02 - Stallings Warehouse  A. JLN Sports and Games LLC requests a zoning change from IND to CZ-IND to allow for the development of a self-storage facility with retail and office uses. B. Statement of Consistency and Reasonableness	Max Hsiang, Planning Director	Recommendation  <b>Motion:</b> I make the motion to recommend: 1) Approval of the request as presented. 2) Defer the request to ----- 3) Deny the request as submitted.

#	Time	Item	Presenter	Action Requested/Next Step
5.		<p><b>Text Amendment</b>  <b>TX25.07.01 - Clarify Ordinance</b></p> <p><b>A. Staff requests an update to multiple Articles of the Stallings Development Ordinance to improve clarity and consistency of existing standards.</b></p> <p><b>B. Statement of Consistency and Reasonableness</b></p>	Katie King, Senior Planning Technician	<p>Recommendation</p> <p><b>Motion:</b> <i>I make the motion to recommend:</i></p> <p>1) <i>Approval of the request as presented.</i></p> <p>2) <i>Defer the request to _____.</i></p> <p>3) <i>Deny the request as submitted.</i></p>
6.		<b>Adjournment</b>	Chair	<b>Motion:</b> <i>I make the motion to adjourn.</i>

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

The Planning Board of the Town of Stallings met for their regularly scheduled meeting on June 17, 2025, at 6:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28104.

Planning Board members present: Glenn Watson, Mike Couzens, Tony Paren, Jon Van de Riet, and Charman Robert Koehler

Planning Board members absent: Vice-Chairman Jacqueline Wilson, Glenn Watson

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

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler called the meeting to order at 6:01 pm.

1. Approval of Agenda

Board Member Van de Riet made the motion to approve the agenda. The motion was approved unanimously after a second from Board Member Couzens.

2. Approval of Minutes

A. May 20, 2025, Minutes

Board Member Van de Riet made the motion to approve the minutes from May 20, 2025. The motion was unanimously approved after a second from Board Member Paren.

3. RZ25.03.01

A. Davis Marsh requests a general rezoning for 0 Lawrence Daniel Dr from MU-2 to MFT.

B. Statement of Consistency and Reasonableness.

Senior Planning Technician King presented RZ25.03.01 general rezoning request by Davis Marsh to change the parcels zoning from MU-2 to MFT. The change would create a seamless transition between the adjacent MFT zoned neighborhood and align with approved plans. It would also protect the character of the Woodbridge neighborhood by removing the potential for future commercial development. Senior Planning Technician King stated that staff recommends approval of this general rezoning.

After a brief discussion with staff and Mr. Marsh, Board Member Van de Riet made the motion to approve the recommendation of RZ25.03.01 with a statement that RZ25.03.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Chairman Koehler.

4. CZ25.02.01

A. Applicant requests an annexation and zoning change from HC (Union County Zoning) to CZ-MU-2 to allow for the development of a 324-unit multi-family residential development.

B. Statement of Consistency and Reasonableness.

Planning Director Hsiang presented CZ25.02.01 conditional zoning request by Moore & Van Allen (assisting Mill Creek) to annex and conditionally rezone the parcel zoned from HC (Union County) to CZ-MU-2. The change would allow for a multi-family residential development to be built on the parcel. Planning Director Hsiang stated that staff recommends approval of this conditional zoning with multiple conditions including balconies being added, architectural aesthetics, exposed brick, restrictions on commercial components, etc.

After a brief discussion, Board Member Couzens made the motion to approve the recommendation of CZ25.02.01 with a statement that CZ25.02.01 is inconsistent but reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Van de Riet.

5. CZ25.02.03

A. MONA-T LLC requests a zoning change from TC to CZ-TC to allow for the development of 12 shop-front units and 23 townhome units.

B. Statement of Consistency and Reasonableness.

Planning Director Hsiang presented CZ25.02.03 conditional zoning request by MONA-T LLC to conditionally rezone the parcels zoned from TC to CZ-TC. The change would allow multi-family townhomes and shopfront units to be developed. Planning Director Hsiang stated that staff recommends



approval of this conditional zoning with multiple conditions including architecture and materials, branding guidelines, streetscape requirements, etc.

After a brief discussion, Board Member Van de Riet made the motion to approve the recommendation of CZ25.02.03 with a statement that CZ25.02.03 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Paren.

6. Adjournment

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

The meeting adjourned at 7:09 pm.

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Robert Koehler, Chairman

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Brig Sheehy, Planning Technician



# MEMO

To: Planning Board  
From: Max Hsiang, Planning Director  
Date: July 15, 2025  
RE: **CZ25.03.01 – Hendrick Advanced Manufacturing Campus**

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## **Conditional Zoning: Hendrick Advanced Manufacturing Campus**

The conditional zoning has been submitted for the Hendrick Parcels site in Stallings to support the future development of an advanced manufacturing campus. Although a traditional site plan has not been provided (due to the absence of a confirmed end user or finalized development proposal) the approved rezoning establishes development standards to guide all future, site-specific plans. This approach offers flexibility for phased implementation while ensuring consistent quality and alignment with area goals.

## **Zoning and Vision:**

The property is currently zoned Commercial Hwy 74 (C-74). A rezoning request has been submitted to change the designation to Conditional Zoning–Industrial (CZ-IND) to allow advanced industrial uses. This request aligns with the Town’s Comprehensive Land Use Plan and the Small Area Plan, both of which show economic development and the creation of high-quality employment opportunities. The long-term vision is to establish a state-of-the-art advanced manufacturing campus supported by modern infrastructure and amenities.



## **Permitted Uses and Campus Appearance:**

Future uses will comply with IND zoning requirements. Development standards will ensure the use of high-quality materials, inclusion of Class A office space, and a consistent approach to signage, fencing, and landscaping throughout the campus.

**Transportation and Parking:**

Conceptual plans have outlined both internal and external roadway connections. Full traffic impact analyses will be conducted as individual phases move forward. Coordination with NCDOT and CATS is anticipated, particularly regarding the potential integration of the Silver Line light rail.

**Development Standards and Compliance:**

The development will meet applicable Stallings ordinances related to building dimensions, stormwater management, signage, and streetscape design. While formal architectural review is not required, all building designs will be coordinated with Town staff to ensure alignment with broader design goals.

**Regional Context:**

The Town of Matthews has recently approved comparable development standards for adjacent property to the north. As a result, street layouts, parking configurations, and architectural elements are expected to align across municipal boundaries, promoting cohesive development between Stallings and Matthews.

**Conditional Zoning Conditions:**

These conditions (if approved) will be legally binding and will remain in effect for any future owners or developers. They provide a clear, enforceable path to achieving high-quality industrial development, regardless of the final layout or phasing.

**Future Land Use:**

The Comprehensive Land Use Plan identifies this area for Suburban Office Center for Future Land Use. This CZ complies with the goals of future land use by recommending and providing opportunities for employment and large-scale professional offices.

**Staff Recommendations:**

Staff Recommends approval of CZ25.03.01 as submitted. It meets the goals of the Comprehensive Land Use Plan and Economic Development Plan by providing employment, office, and commercial opportunities in the area.





## Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ25.03.01

REQUEST: The conditional zoning has been submitted for the Hendrick Parcels site in Stallings 18.4 acres in size at Parcel Numbers 07126042 07126042A 07102030A 07126043B 07102030C to support the future development of an advanced manufacturing campus.

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

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

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

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

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

- 1) The request aligns with the goals of the Comprehensive Land Use Plan and Future Land Use of Suburban Office Center
- 2) The request aligns with the goals of the Economic Development Plan.

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

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Planning Board Chair

Attest:

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Planning Staff

April 22, 2025







# Vision

Our vision is a world-class advanced manufacturing campus, bringing together an interconnected community of makers, designers, entrepreneurs, researchers, and academics engaged in both nationally and internationally renowned businesses to create a place where quality, dynamic careers develop and expand for decades.

The campus will accommodate the mix of capabilities and supporting services for advanced manufacturing to flourish. National-scale site selection marketing will present this development to premier manufacturers operating in the United States.



Vision

# Target Sectors

Aerospace

Communications

Defense

Electronics

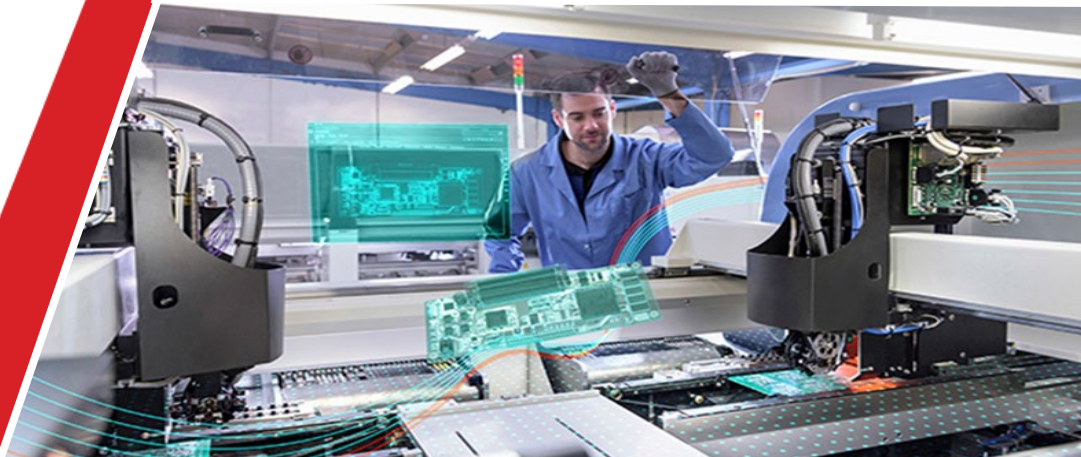
Energy

Machinery

Medical

Robotics

Transportation





Vision

# Related Processes

Additive Manufacturing

Advanced Materials

CNC & Robotics

Fusion Welding

Test & Calibration

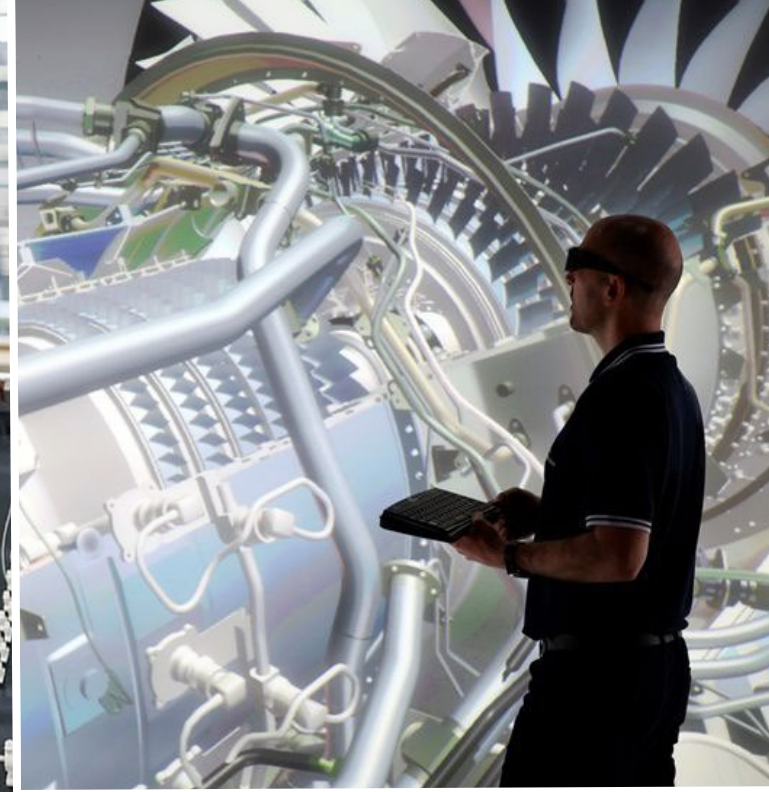
Prototyping

Technical MRO

Precision Coatings

Metrology

Distribution





## Vision

# Park Features

Assured Development  
Readiness

Space to Grow

Electric Infrastructure

Truck Access

Rail Service

Transit

Tech Training (CPCC)

Industry Incubator  
(defense, medical)

*\*includes proposed  
features*





## Vision

# Area Features

Safe & Vibrant Community  
Highway Connectivity  
International Airport Hub  
Access to Seaports  
Workforce (NC 1<sup>st</sup>)  
Strong Economy (NC 3<sup>rd</sup>)  
Access to Capital (NC 6<sup>th</sup>)  
Research Funding (NC 6<sup>th</sup>)

*\*Top States for Business,  
2023 CNBC Study*



 NORTH CAROLINA

**AMERICA'S TOP STATE  
FOR BUSINESS  
2023**



# Advanced Manufacturing Park

Rotherham, South Yorkshire (UK)

150 acres



# Advanced Manuf Park

## Development

1.6m SF of space  
delivered in 10 years

Over 2,500 jobs

Partnership with the  
co-located University  
of Sheffield, including a  
new Advanced  
Manufacturing  
Research Centre

World class businesses  
operating, including,  
Rolls Royce, Boeing  
and McLaren  
Automotive

The Advanced Manufacturing Park (AMP) is the UK's premier advanced manufacturing technology park, providing world-class advanced manufacturing technology solutions to ensure repetitive advantage for industry.



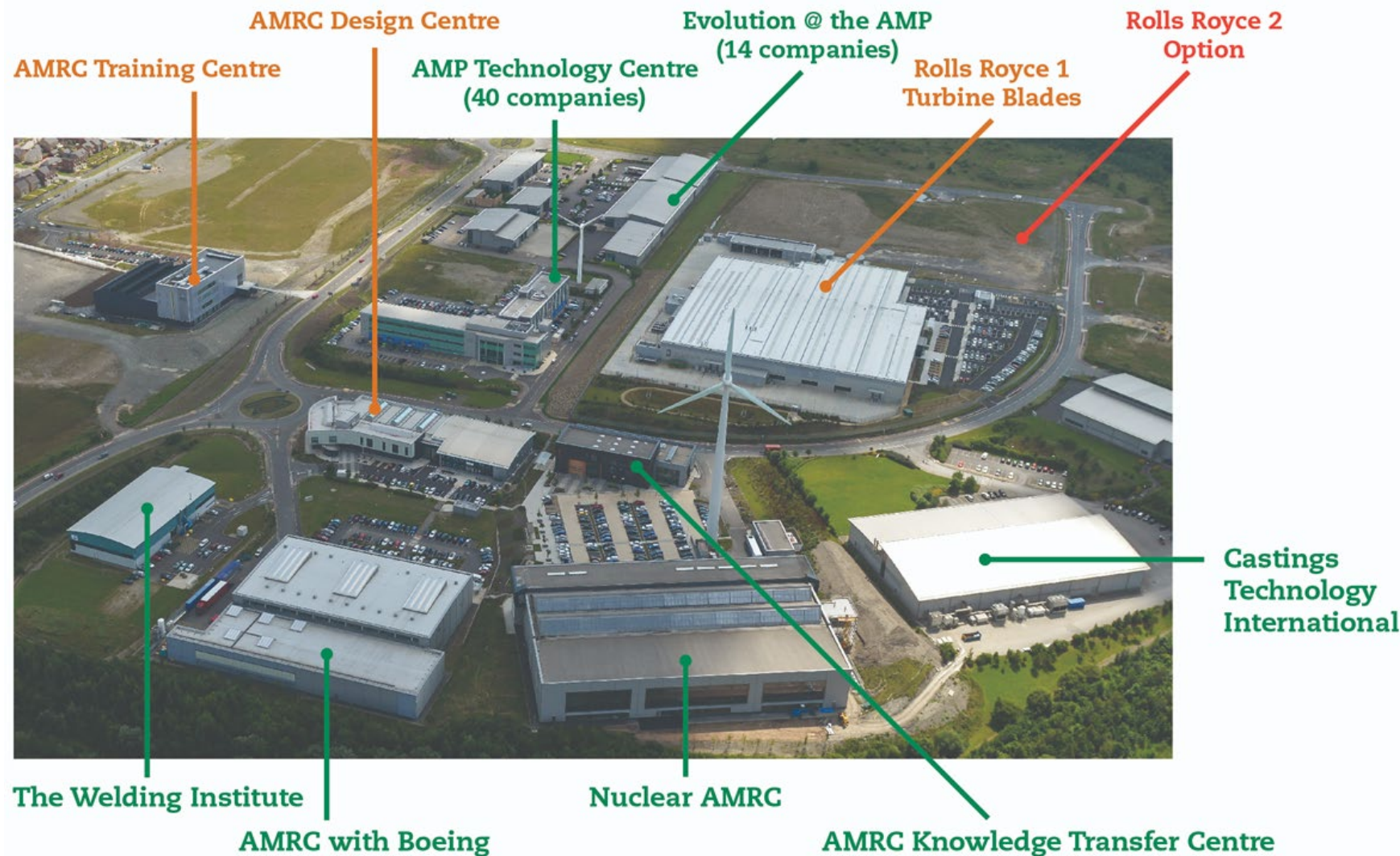
Advanced Manuf Park

# Project Video

<https://www.youtube.com/watch?v=vusaYhlgzFY>







- Operational facilities
- Recently opened
- Outline planning application

## Reference Example 2

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**Eli Lilly**

**Concord, NC**

**\$1 billion**



Eli Lilly

# Manufacturing Facility

Estimated 600 jobs

Average salary estimate  
\$70,000

Local education program  
partnerships

Estimated \$5.7 billion  
economic impact over 12  
years

Construction start 2023

800k SF across five  
buildings

400 acres

Eli Lilly breaks ground on \$1 billion, 600-job project in Concord

## Eli Lilly breaks ground on \$1 billion, 600-job project in Concord

Victoria Young Jun 15, 2022 Updated 12 hrs ago 1





*Lilly*



# Advanced Manufacturing Campus

Concord, NC



# AMC Concord

## Development

Estimated 1,000 jobs

Operations include  
automotive engineering,  
motorsports, defense  
manufacturing production  
and innovation

Development started in  
2020

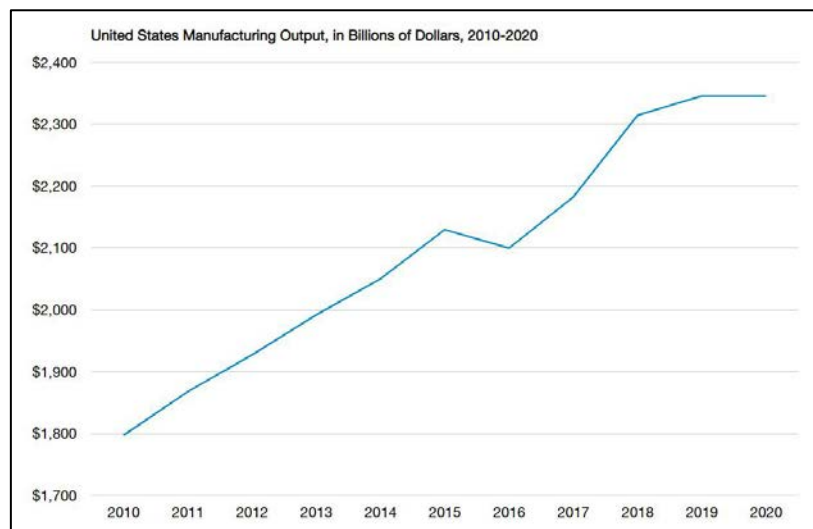
1,200 SF across five new  
buildings

Approx. 90 acres





# Advanced Manufacturing is Expanding in the U.S.



U.S. Department of Defense

U.S. Manufacturing Ecosystem Key to Economic Growth,  
Innovation, Competitiveness

Oct. 14, 2022 | By [Devon Bistarkey](#) | [f](#) [t](#) [r](#)

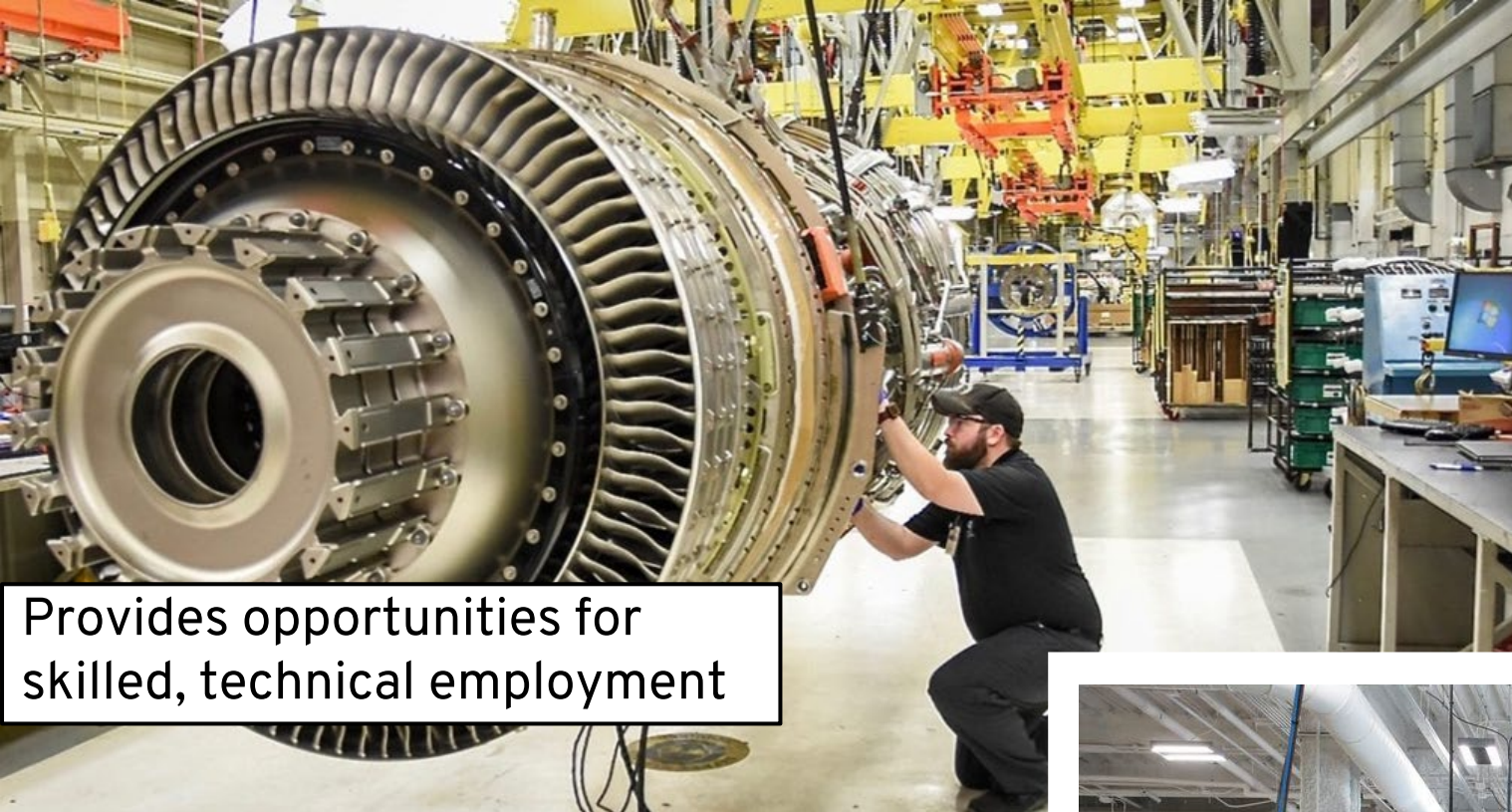
McKinsey  
& Company



## Delivering the US manufacturing renaissance

August 29, 2022 | Article





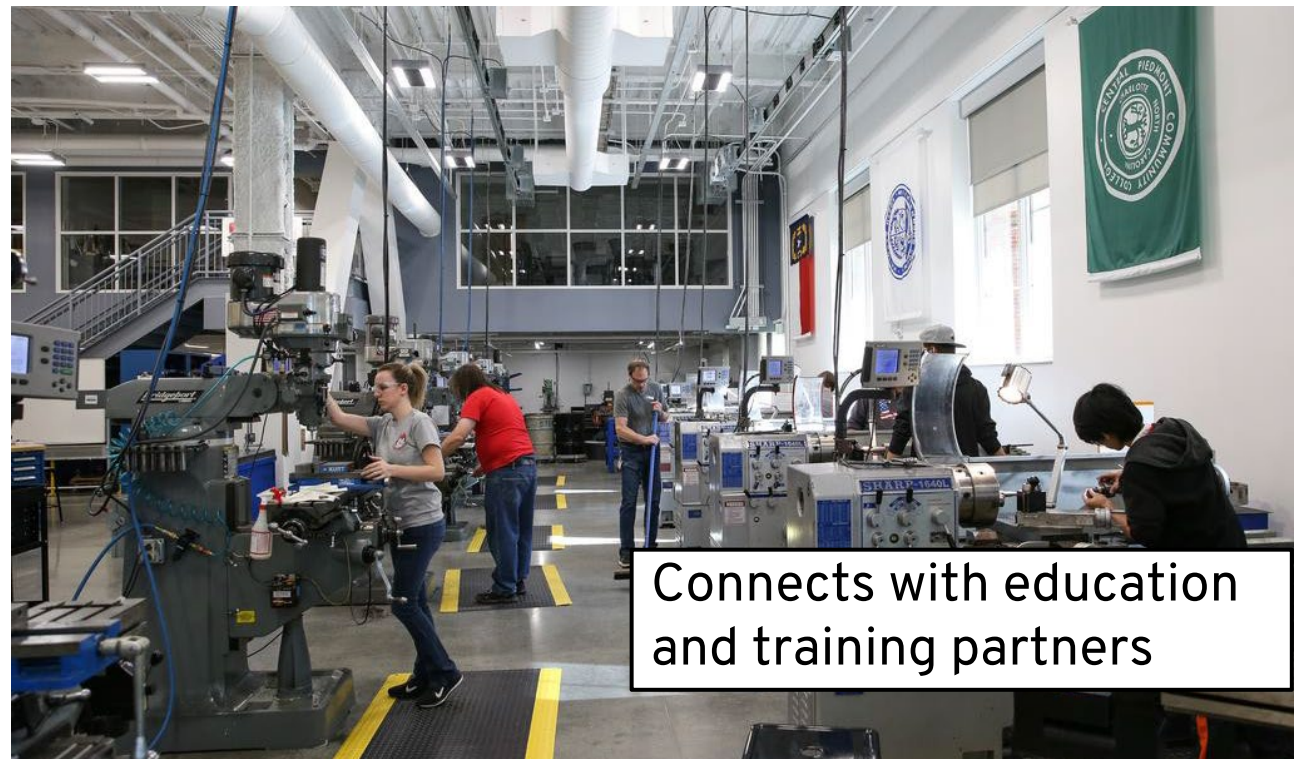
Provides opportunities for skilled, technical employment



Drives long-term economic impact



Integrates on-site technology investment



Connects with education and training partners





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

**APPLICATION INFORMATION**

Date Filed:	
Application #:	
Fee Paid:	

## REZONING APPLICATION

\*Please reference the Fee Schedule for cost.

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

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

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

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

**Owner/Applicant Statement:**

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

Signature (Owner or Owner Representative):

Date:

ACRO Development Services, PLLC

Signature of Zoning Official:

Date:

## Hendrick Automotive Group Rezoning

### Parcel Numbers

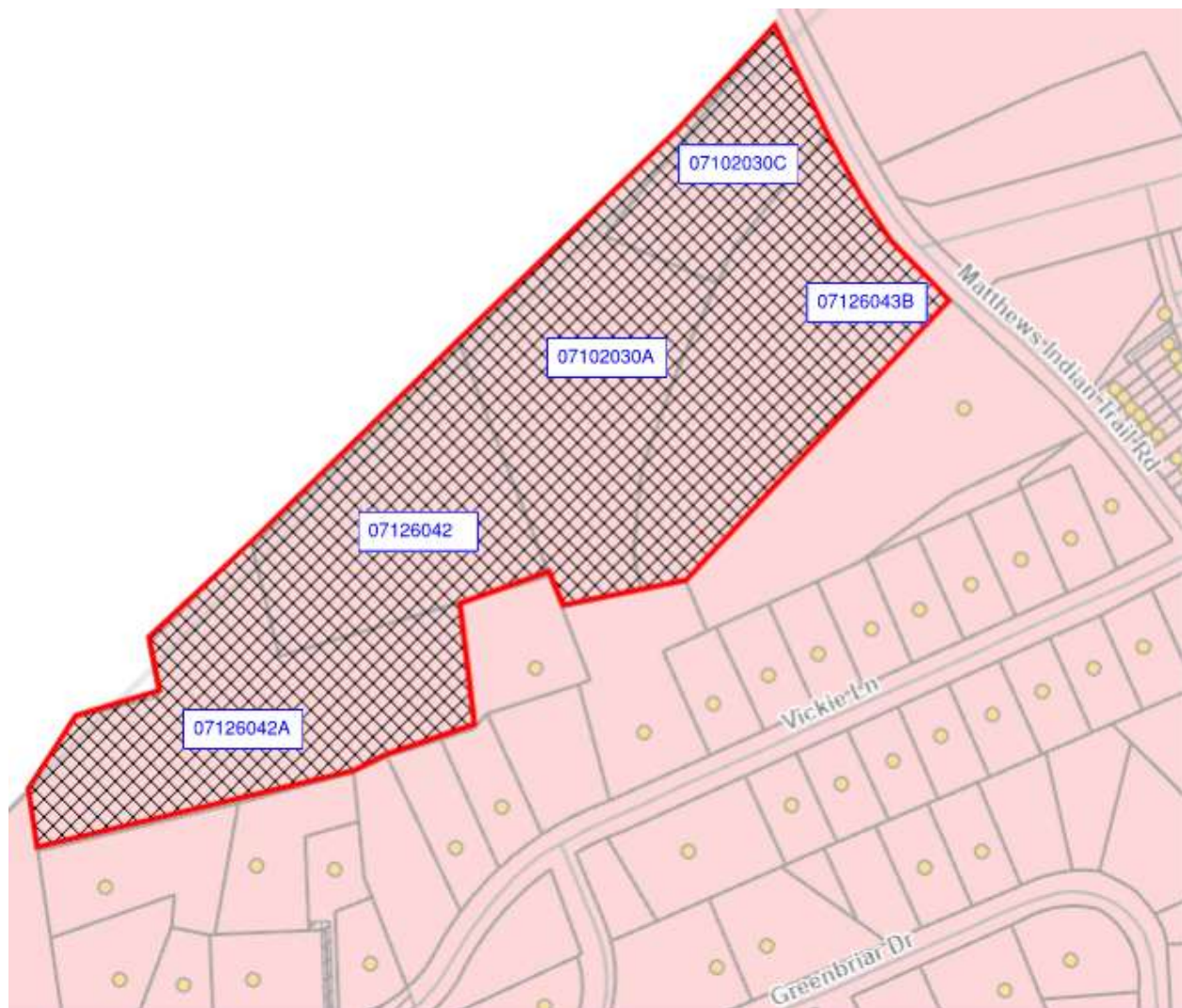
07126042

07126042A

07102030A

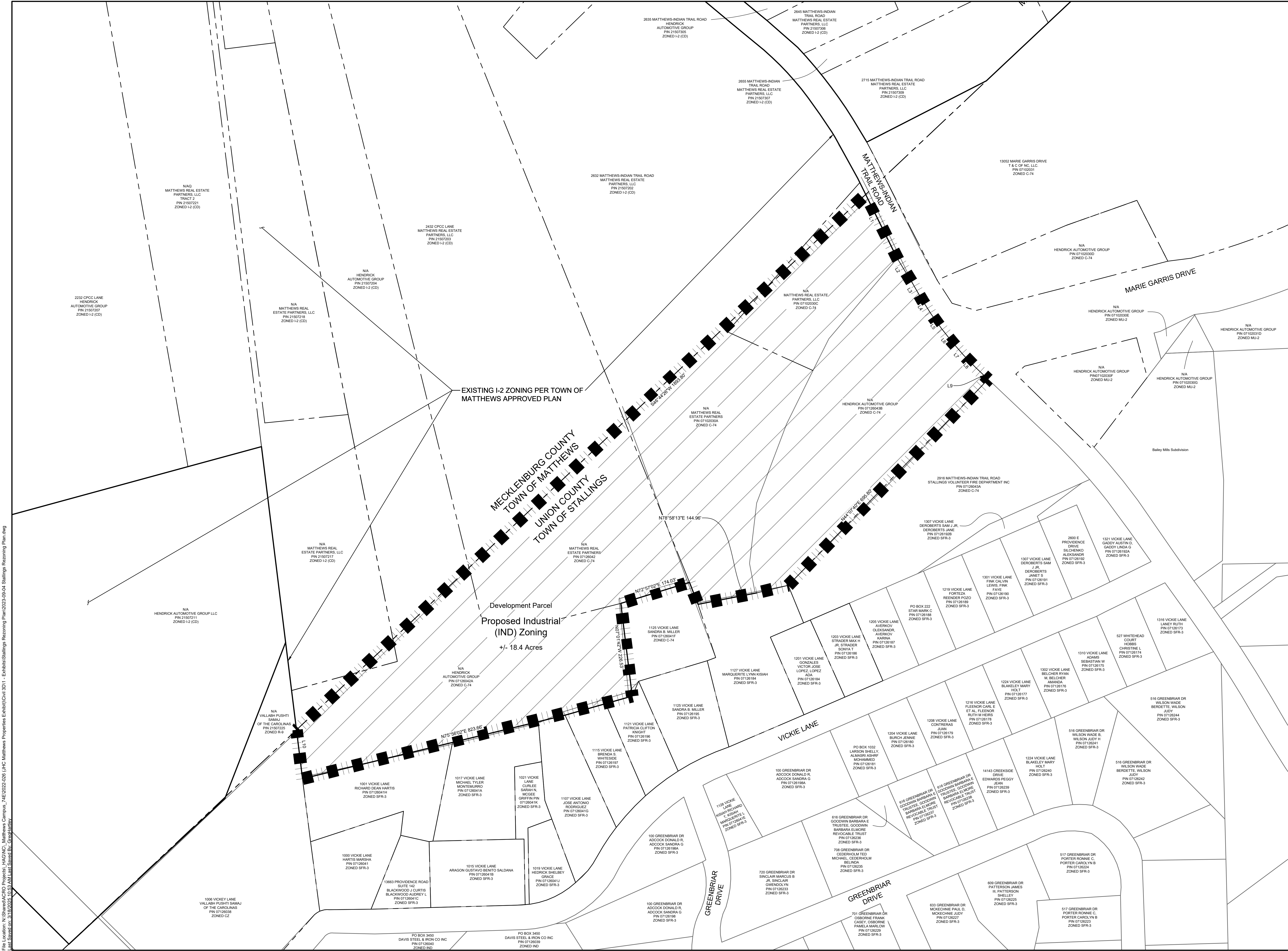
07126043B

07102030C





File location: N:\Shared\ACRO Projects\HAG\NC\1\_Matthews Properties Exhibit\Civil 3D\1 - Exhibits\Stallings Rezoning Plan\2023-09-04 Stallings Rezoning Plan.dwg  
Last Saved on: 9/18/2025, 10:53 AM Last Saved By: Goshetty



VICINITY MAP  
NOT TO SCALE

Line Table		
LINE #	DIRECTION	LENGTH
L1	N26°25'00"W	176.80
L2	N31°26'17"W	71.11
L3	N29°50'23"W	41.94
L4	N32°40'25"W	41.94
L5	N35°30'27"W	41.94
L6	N38°20'30"W	41.94
L7	N41°10'33"W	41.94
L8	N44°00'34"W	41.94
L9	N46°50'38"W	41.94
L10	S07°05'08"E	119.20

Site Development Data:

Tax Parcel Numbers:  
07102030A, 07102030C, 07126042,  
07126042A, 07126043B  
Site Acreage = 18.4 +/-

Existing Zoning: US 74 Commercial (C 74)

Proposed Zoning: Industrial (IND)

Existing Use: Vacant land.



PREPARED BY

**ACRO**

DEVELOPMENT SERVICES

LAND SURVEYING-CIVIL ENGINEERING

601 S. Cedar Street, Suite 101  
Charlotte, NC 28202  
P: 980-224-8518  
E: [acro@acro-ds.com](mailto:acro@acro-ds.com)

PROJECT LOCATION

TOWN OF STALLINGS  
MECKLENBURG & UNION COUNTY  
NORTH CAROLINA

PROJECT NAME

ZONING MOTION  
HENDRICK PARCELS

PROJECT NUMBER

2022-026

EXHIBIT TITLE

REZONING  
EXHIBIT

SHEET NUMBER

1/1

DATE

03/10/2025

SCALE: 1" = 100'

0' 50' 100' 200'

0' .5" 1" 2"

## **DEVELOPMENT STANDARDS – Hendrick Parcels – Town of Stallings**

Current property owners of the area depicted on the Rezoning Plan have agreed to the following conditional notes to be placed in effect in accordance with the Stallings Development Ordinance, amended May 13, 2024.

### **1. GENERAL PROVISIONS**

- a. These Development Standards as shown on the Rezoning Plan (the “**Rezoning Plan**”) associated with the Rezoning Application filed by the Town of Stallings (the “**Applicant**”) to accommodate an industrial development on approximately 18.4 acres site located south of I-485, west of US-74, east of the CSX Railway, and to the Mecklenburg-Union County line to the North, which site is more particularly depicted on the Rezoning Plan (hereinafter referred to as the “**Site**”). The Site is comprised of Union County Tax Parcels 07102030A, 07102030C, 07126042, 07126042A, and 07126043B.
- b. The development and use of the Site will be governed by the Rezoning Plan, these Development Standards, and the applicable provisions of the Town of Stallings Development Ordinance (the “**Ordinance**”).
- c. The development of the Site may occur in multiple phases. Phases will be coordinated with the Town as each Development Parcel site plan is created.
- d. Administrative amendments to the Rezoning Plan may be requested pursuant to Section § 5.2-(B) of the Ordinance without processing a formal amendment.
- e. Owner vision – Advanced Manufacturing Campus

Our vision is a world-class advanced manufacturing campus, bringing together an interconnected community of technical businesses to create a place where quality, dynamic careers develop and expand for decades. The campus will accommodate the mix of capabilities and supporting services for advanced manufacturing to flourish.

This vision aligns with the 2017 Comprehensive Land Use Plan by helping provide a broad tax base that will help utilize the skilled workforce present in the Town and surrounding areas as development will be chiefly shaped around the objective of creating high-quality employment.

### **2. PERMITTED USES/DEVELOPMENT LIMITATIONS**

- a. Permitted Uses-The Site may be developed for uses identified in the Industrial (IND) zoning district of the Ordinance with following modifications and exclusions.
- b. Manufacturing – Any portion of the Site developed for heavy manufacturing will comply with North Carolina Department of Environmental Quality regulations.

## **DEVELOPMENT STANDARDS – Hendrick Parcels – Town of Stallings**

c. Prohibited Uses- The below uses shall be prohibited from being developed in that portion of the site designated as Development Parcel B.

- i. Adult establishments
- ii. Bakery
- iii. Bulk Mail and Packaging
- iv. Crematorium
- v. Dance School/Academy
- vi. Day Care Center- as a primary use.
- vii. Florist
- viii. Garden center or retail nursery
- ix. Gymnastics/Cheerleading Academy
- x. Home Occupation
- xi. Junked motor vehicle storage as accessory use
- xii. Kennels or pet grooming w/outdoor pens or runs
- xiii. Kennels or pet grooming, no outdoor pens or runs
- xiv. Market Showroom (Furniture, Apparel, etc.)
- xv. Martial Arts Instructional Schools
- xvi. Paint and Wallpaper Sales
- xvii. Pest or termite control services
- xviii. Taxidermist
- xix. Tire sales, motor vehicle
- xx. Truck and Utility Trailer Rental and Leasing
- xxi. Vending machine – outdoor (with or without advertising copy)
- xxii. Veterinary services, large animal
- xxiii. Veterinary services, pet grooming, without outdoor kennels or runs
- xxiv. Veterinary service w/outdoor kennels and/or runs
- xxv. Warehouse (General storage, enclosed, no outdoor storage) - Except in support of manufacturing uses.
- xxvi. Warehouse (Self-storage with outdoor storage)

## **DEVELOPMENT STANDARDS – Hendrick Parcels – Town of Stallings**

- xxvii. Yard Sale
- xxviii. Manufacturing Industry,
  - 1. Animal Feeds
  - 2. Bakery Products
  - 3. Beverage Products and/or Bottling
  - 4. Biltong, Jerky, and similar meats production & distribution
  - 5. Non-tobacco Nicotine (NTN) & Stimulant Delivery/Production
  - 6. Dairy Products
  - 7. Floor Coverings
  - 8. Millwork, Plywood and Veneer
  - 9. Paperboard Containers and Boxes
- xxix. Wholesale and outdoor storage:
  - 1. Flowers, Nursery Stock and Florist Supplies
  - 2. Lumber and other construction materials with fenced storage
- xxx. Wholesale, other:
  - 1. Apparel, subject to § 10.1-36
  - 2. Beer, wine or distilled alcoholic beverages, subject to § 10.1-36
  - 3. Books, periodicals and newspapers, subject to § 10.1-36
  - 4. Durable goods, subject to § 10.1-36
  - 5. Electrical goods, subject to § 10.1-36
  - 6. Furniture and home furnishings, subject to § 10.1-36
  - 7. Groceries and related products, subject to § 10.1-36
  - 8. Hardware, wholesale dealer, subject to § 10.1-36
  - 9. Lumber, millwork and veneer, subject to § 10.1-36
  - 10. Paper and paper products, subject to § 10.1-36
  - 11. Plumbing and heating equipment , subject to § 10.1-36
  - 12. Sporting and recreational goods and supplies, subject to § 10.1-36
  - 13. Wallpaper and paint brushes



## **DEVELOPMENT STANDARDS – Hendrick Parcels – Town of Stallings**

### **d. Appearance**

- i. Site components will be of similar or complimentary materials throughout the advanced manufacturing campus. Similar signage, fencing, landscaping, and other features shall be used throughout the campus along and in view of public and private roadways.
- ii. Buildings will vary based upon the campus tenant specifications but will be high quality materials with state-of-the-art infrastructure and components. Tenants for these types of buildings will likely be well-established industry leaders. Office space will typically be Class A with attended lobbies. Materials and appearances may vary throughout the campus.

### **3. DIMENSIONAL STANDARDS**

- a. The development of the Site shall comply with the dimensional standards of the IND zoning district set out in § 8.4-11 of the Ordinance.

### **4. TRANSPORTATION AND PARKING**

- a. Vehicular Access shall be via existing roadways that serve the perimeter boundaries and are located internally. Internal public roads may be relocated and/or improved based upon future site configuration. The owner reserves the right to vacate portions of public roadways and the use of private internal roadways upon proper approval. The owner has discussed potential realignments and vacations with NCDOT with positive response.
- b. Owner will coordinate with the Town to provide a sufficient transportation network through and/or surrounding the development.
- c. The Transportation Technical Memorandum (TTM) submitted for the zoning classification reflects potential uses but is conceptual only. Building and use categories uses in the TTM are based upon other similar types of developments.
- d. The owner will be required to submit a Transportation Impact Analysis when site plans are developed. Review and approval will be per the Town and NCDOT requirements. The Site will be responsible for providing transportation information and coordinating with the Town to determine necessary improvements, if any, that may be warranted with the individual development parcels.
- e. Charlotte Area Transit System (CATS) - Owner has coordinated future potential LYNX Silver Line light rail alignments with CATS. Owner agrees to reserve future right of way in future site plans.
- f. The number of vehicular parking spaces located on the Site shall meet the requirements of the Ordinance.

## **DEVELOPMENT STANDARDS – Hendrick Parcels – Town of Stallings**

### **5. PERMITTING**

- a. Owner will coordinate with the Town and other agencies to facilitate early earthwork permitting as required to meet tenant requirements for construction.
- b. Architectural review will not be required for buildings. Owner will review architectural components with Town staff prior to submission of building permit drawings to comply with Town standards and provide a high-quality development. Architect will provide plans and renderings and meet with staff once a user is determined for the first portion of development.

### **6. STREETScape TREATMENT/ SIDEWALKS/SCREENING**

- a. Development of the Site shall comply with the streetscape requirements of the Ordinance.

### **7. STORM WATER**

- a. Development of the Site shall comply with the Town of Stallings Post-Construction Stormwater Management Ordinance.

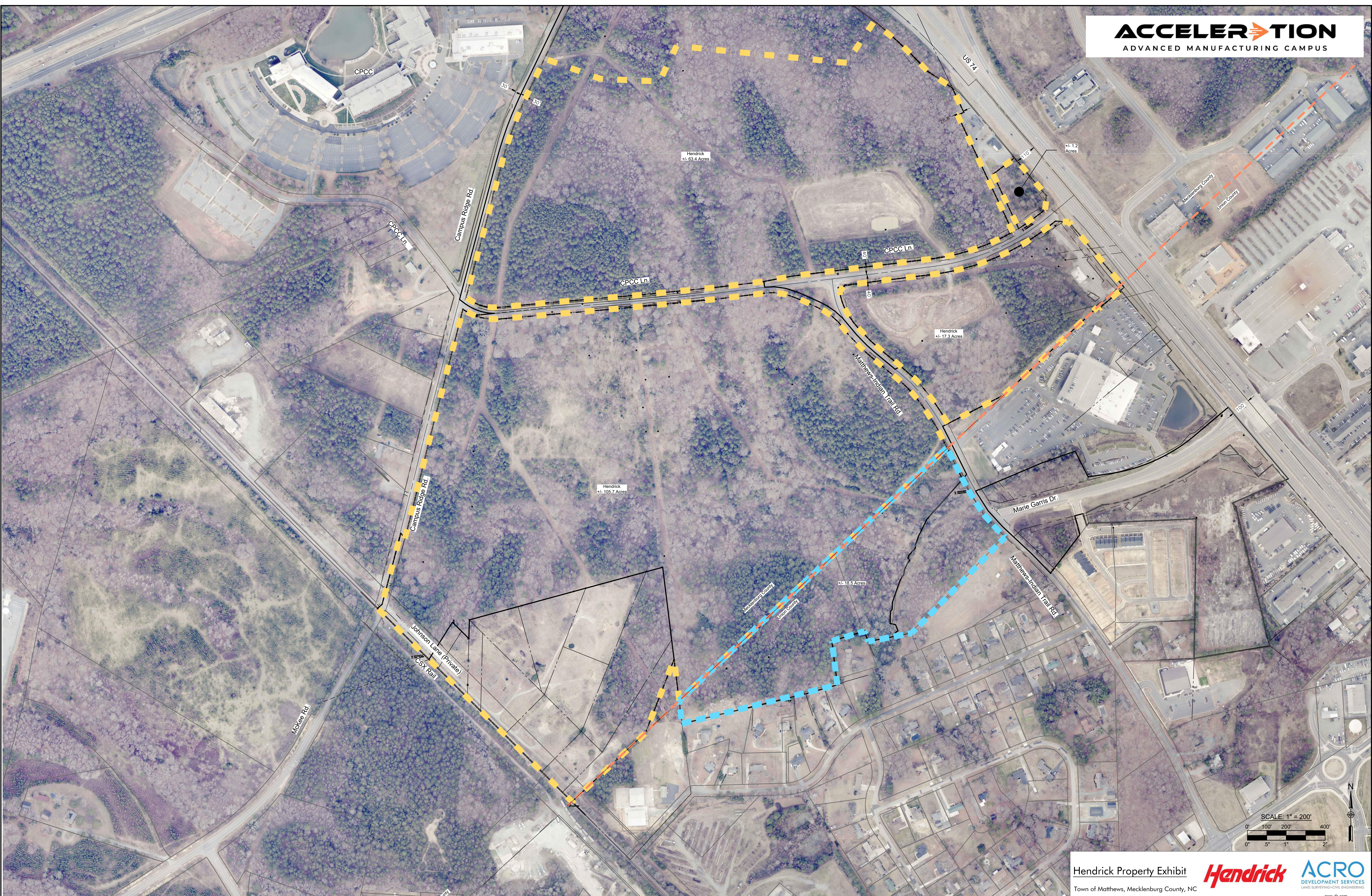
### **8. SIGNS**

- a. All signs installed on the Site shall comply with the requirements of the Ordinance.
- b. Applicant or any successor owner(s) of the Site may pursue the approval of a Master Sign Plan pursuant to the terms of the Ordinance.

### **9. BINDING EFFECT OF THE REZONING APPLICATION**

- a. If this Rezoning Application is approved, all conditions applicable to the development and/or use of the Site imposed under this Rezoning Plan will, unless amended in the manner provided under the Ordinance, be binding upon and inure to the benefit of Applicant and the current and subsequent owners of the Site and their respective successors in interest and assigns. Throughout these Development Standards, the terms, "Applicant" and "owner" or "owners" shall be deemed to include the heirs, devisees, personal representatives, successors in interest and assigns of Applicant (including any property owners association) or the owner or owners of the Site from time to time who may be involved in any future development thereof.









This memo summarizes the proposed conditional zoning request submitted by JLN Sports and Games LLC for the property located at 824 Stallings Road. The applicant seeks to rezone the 1.41-acre site (currently zoned Industrial, IND) to Conditional Zoning Industrial (CZ-IND) to allow for a mix of uses not permitted under existing zoning. The site is located across from Berry Plastics and East Coast Trucking.



The applicant proposes a 27,640 square foot development that will include:

- A self-storage facility
- A shipping and packaging retail store
- Executive office suites
- Event space
- Multi-tenant commercial spaces (potential tenants include martial arts, dance, and pottery studios)

## Key Review Observations

Town of Stallings ▪ Telephone 704-821-8557 ▪ Fax 704-821-6841 ▪ [www.stallingsnc.org](http://www.stallingsnc.org)



- The project centers on a self-storage facility, complemented by retail, office, and community-oriented uses.
- Staff notes potential benefits for small businesses through co-location of office and shipping services.

## **2. Requested Zoning Modifications and Exceptions**

The applicant seeks the following exceptions:

- Relief from the requirement to install sidewalks along Gribble Road
- Use of faux stone and steel cladding on the building exteriors
- Permission for front-facing parking and dumpster placement

While some requests (such as sidewalk relief) may be appropriate given current site conditions, others merit closer review to ensure alignment with long-term design and planning standards.

## **3. Traffic, Parking, and Accessibility**

- Proposed parking (45 standard spaces and 2 ADA spaces) appears adequate for the planned uses.
- The request for front-of-building parking is a deviation from code but is supported by rationale related to security, emergency access, and consistency with nearby developments.
- Staff recommends continued coordination to ensure traffic circulation and access align with public safety and mobility objectives.

## **4. Design and Aesthetics**

- Requests for alternative façade materials and dumpster placement include visual and functional justifications. These should be considered in the context of the town's aesthetic goals and established development patterns.
- Proposed landscaping and signage aim to maintain an attractive streetscape.

## **5. Public and Neighborhood Impact**

- The project is expected to have minimal impact on traffic.
- The proposed event space and small business uses could provide community benefits, but potential conflicts with nearby residential and industrial uses should be addressed.

### **Staff Recommendations:**

Staff recommend approval of CZ25.03.02, with conditions:

- The proposed use mix supports the long-term vision for the future land use of Suburban Commercial Center.

### **Proposed Conditions:**

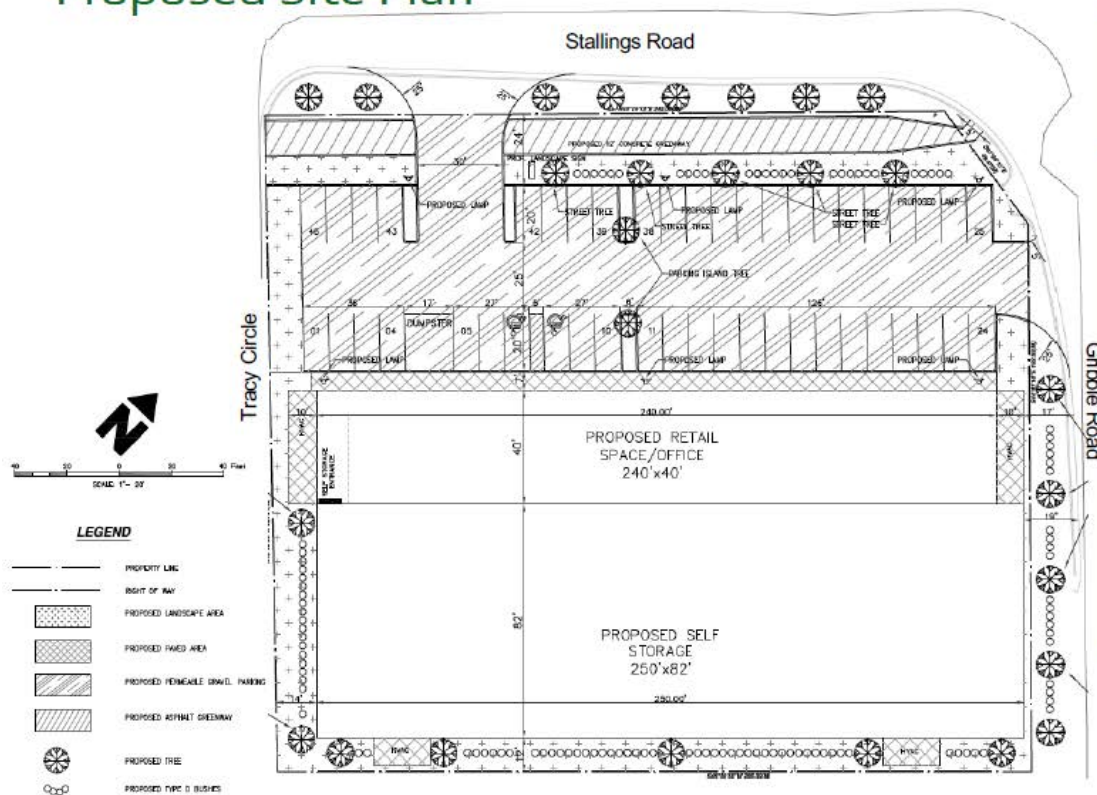
- Extension of vesting rights from 2 years to 5 years (due to current sewer capacity limitations)
- Permit a self-storage facility with an integrated shipping and packaging retail store
- Add event space as a permitted use (not currently allowed in IND zoning)
- Allow multi-tenant commercial uses in conjunction with the self-storage facility (e.g., event space, martial arts school, dance academy, indoor archery range, pottery studio)
- Permit executive office as a permitted use
- Relief from sidewalk installation requirement along Gribble Road
- Approval of exterior building identification signage

- Allow front-facing parking at the front of the building
- Permit asphalt installation for the greenway (current requirement is concrete or pavers)
- Allow use of steel cladding on the side and rear building facades
- Allow use of faux stone and brick on the building façade
- Permit dumpster placement at the front of the building as shown on the site plan
- Permit HVAC equipment placement along Tracy Circle and Gribble Road sides, per site plan

#### Staff-proposed (additionally recommended to consider):

- A minimum of 18 inches of exposed brick or stone (faux allowed) required at the base of the building's side facing any road
- Prohibited uses: vape shops, tobacco sales, CBD retailers, smoke shops, hookah lounges, and similar businesses
- All necessary permits from federal, state, or local authorities must be obtained before construction begins
- The development must substantially conform to the approved concept plan, including site layout, building design, and key features; significant changes require approval by the Town
- Commercial/office components must be available to lease, the use of self-storage cannot be the only use on site.
- Engineering approval of permeable parking surface.

## Proposed Site Plan



#### SITE DATA

Address:	824 Stallings Rd
Parcel ID:	07129329
Existing Zoning:	IND (Industrial)
Total Area:	1.41 Acres (61,432 SF)

#### DEVELOPMENT SUMMARY

Proposed Zoning:	CZ-IND (Conditional Zoning)
Proposed Use:	Self Storage + Suites (e.g., Martial Arts, Dance Academy, Dog Grooming, Shipping Store)
Proposed Building GFA:	30,100 SF
Property Setback (including distance from road):	Along Stallings Rd - 35 FT Along Gribble Rd - 17 FT Along Tracy Circle - 12 FT From rear of property - 12 FT
Parking (Permeable):	44 + 2 ADA (1.53 Spaces per 1000 GFA)
Proposed Impervious Area (incl. pavements):	32,980 SF (53.7%)
Proposed Parking Area incl. driveway (Permeable):	16,774 SF (27.3%)
Open Space Area:	11,678 SF (19%)
Stormwater Control Measure:	Infiltration based SCM (Gravel Paver based Water Storage)

#### NOTES

1. This plan is conceptual in nature and is subject to change.
2. This exhibit was prepared using available record information, GIS maps, record plans, aerial imagery, and land records.
3. This plan will be subject to review and approval by local and state planning and engineering review agencies.
4. The work of this product is the property of JLN Sports and Games LLC. No use or reproduction of this plan is permitted without written authorization.



## Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ25.03.02

REQUEST: A conditional zoning request submitted by JLN Sports and Games LLC for the property located at 824 Stallings Road. The applicant seeks to rezone the 1.41-acre site (currently zoned Industrial, IND) to Conditional Zoning Industrial (CZ-IND) to allow for a mix of uses.

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

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

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

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

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

- 1) The request aligns with the goals of the Comprehensive Land Use Plan and Future Land Use of Industrial.
- 2) The request aligns with the goals of the Economic Development Plan.

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

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Planning Board Chair

Attest:

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Planning Staff





# Stallings Planning Board

824 Stallings Road

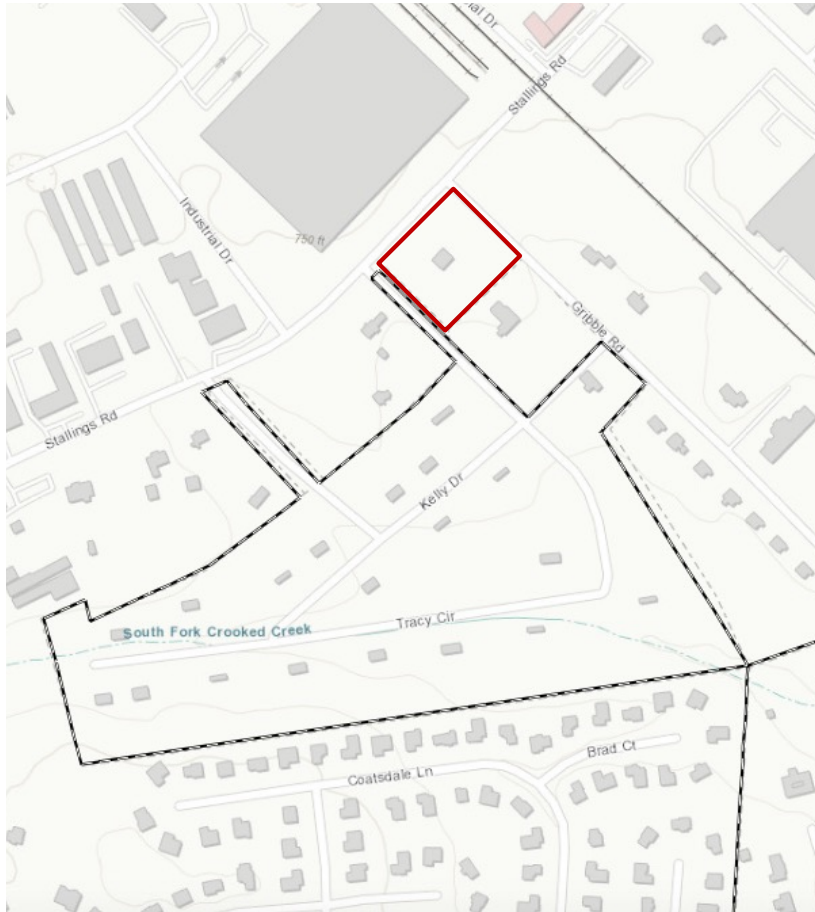
July 15, 2025

# Agenda

- Site Information and Proposed Plan
- Zoning Overview
- Request for Conditional Zoning
- Anticipated Timeline



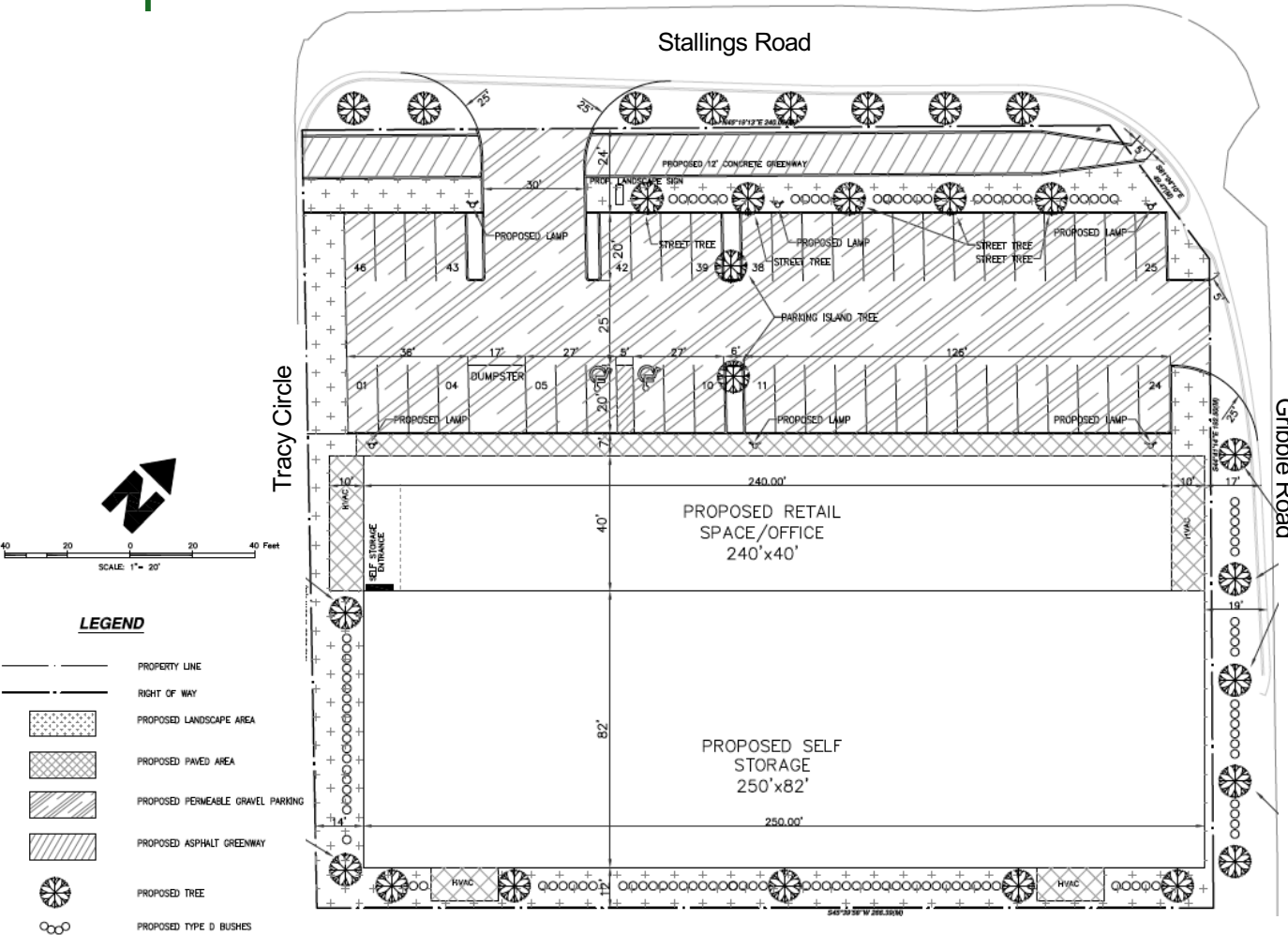
## Site Information



**824 Stalling Road**

1.41 Acres

# Proposed Site Plan



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## Proposed Development (page 1 of 2)



**NOTE:** The 3-D rendering will be updated after the review of the site plan.



## Proposed Development (page 2 of 2)



**NOTE:** The 3-D rendering will be updated after the review of the site plan.



# Zoning Overview

**CASE TYPE / NUMBER:** CONDITIONAL ZONING / CZ25.03.02

**CASE DESCRIPTION:** Requesting a zoning change from IND to CZ- IND to allow Office / Retail / Event use in addition to the current Self Storage Facility (Major) use.

**EXISTING ZONING:** INDUSTRIAL (IND)

**MAJOR USAGE:** CLIMATE CONTROLLED SELF STORGE FACILITY

**PROPOSED ZONING:** CONDITIONAL ZONING INDUSTRIAL (CZ-IND)

**CONDITIONAL  
ZONING REQUEST:**

- ① EXTEND VESTING RIGHTS FROM 2 YEARS TO 5 YEARS (EXISTING SEWER CAPACITY LIMITATIONS)
- ② PERMIT A SELF STORAGE FACILITY WITH AN INTEGRATED SHIPPING & PACKAGING RETAIL STORE
- ③ INCLUDE EXECUTIVE OFFICE SUITES AS A PERMITTED USE (*Currently not listed under IND zoning*)
- ④ ADD EVENT SPACE AS A PERMITTED USE (*Currently not listed under IND zoning*)
- ⑤ PERMIT MULTI-TENANT COMMERCIAL USE IN CONJUNCTION WITH A SELF-STORAGE FACILITY (*e.g., Martial arts school, dance academy, indoor archery range, pottery studio*)
- ⑥ REQUEST RELIEF FROM A SIDEWALK REQUIREMENT ALONG GRIBBLE ROAD
- ⑦ APPROVE THE INSTALLATION OF EXTERIOR IDENTIFICATION SIGNAGE FOR THE BUILDING
- ⑧ ALLOW A FRONT-FACING PARKING LOT TO BE LOCATED AT THE FRONT OF THE BUILDING
- ⑨ AUTHORIZE USE OF STEEL CLADDING ON BACK AND SIDE BUILDING FAÇADE
- ⑩ ALLOW THE USE OF FAUX STONE AND BRICK MATERIALS ON THE BUILDING FAÇADE
- ⑪ ALLOW THE DUMPSTER TO BE LOCATED AT THE FRONT OF THE BUILDING
- ⑫ PERMIT HVAC PLACEMENT ALONG TRACY CIRCLE & GRIBBLE RD SIDES

## CONDITIONAL ZONING REQUEST

# ① Extend Vesting Rights from 2 years to 5 years (Existing Sewer capacity limitations)

### Required Sewer Capacity requirements (preliminary calculations):

- Estimated Drainage Fixture Unit (DFU): 68
- Estimated Calculated Sewer Demand: 35 – 40 GPM
- Estimated Sewer pipe connection: 4"

### Reasons for requesting extension in vesting rights

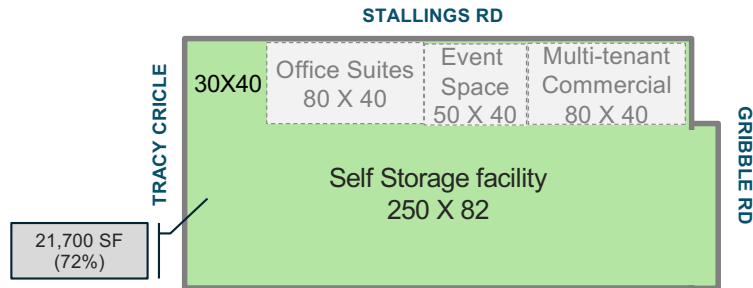
- a) Due to ongoing limitations in available sewer capacity, extended vesting is necessary to provide infrastructure certainty throughout the life of the project.
- b) Commercial development timelines often extend over 3–5 years or longer, requiring long-term utility assurances to support phased construction.
- c) Lenders and investors typically require confirmation of guaranteed sewer access to move forward with financing and project commitments.
- d) This project is directly linked to broader regional utility improvements and inter-agency coordination, which may extend beyond standard vesting timeframes.

***An increased vesting period will help align infrastructure availability with the realistic project schedule, ensuring responsible and feasible development.***



## CONDITIONAL ZONING REQUEST

# ② Permit a Self Storage Facility with an Integrated Shipping & Packaging Retail store



Proposed GFA: 30,100 SF

### Primary Usage for this Space:

- The 30' x 40' (1,200 sq ft) area will function as a shipping and packaging retail store, and will also serve as the main entrance to the self-storage facility
- The 250' x 82' (20,500 sq ft) area will be dedicated to the self-storage facility

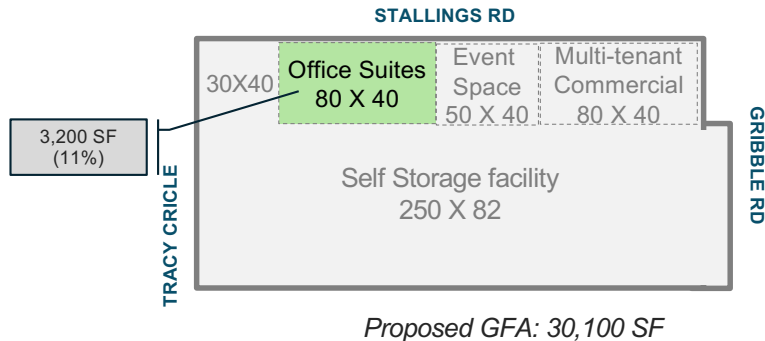
### How will the Town benefit from the self-storage facility with an on-site shipping store?

- a) Based on initial findings, there are no standalone retail shipping stores currently located in Stallings
- b) Residents gain convenient access to shipping, packing, and storage services without needing to travel far or visit multiple locations
- c) Provides essential infrastructure (storage, shipping, and mailing) for home-based or growing businesses, helping them operate more efficiently and cost-effectively
- d) Provides a one-stop convenience for customers to store and ship packages from the same location
- e) Ideal for small business owners / e-commerce sellers who need space to store inventory and a place to handle shipping & receiving
- f) Customers can have packages delivered directly to the shipping store, reducing the risk of missed or stolen deliveries
- g) Self-storage with a shipping store generates minimal traffic, noise, or pollution, making it a community-friendly alternative to heavier industrial operations

***A self-storage facility with an integrated shipping store provides convenient, essential services to residents and small businesses. It enhances community infrastructure with minimal impact, supporting both economic growth and everyday needs.***

## CONDITIONAL ZONING REQUEST

### ③ Include Executive Office Suites as a Permitted Use (currently not listed under IND zoning)



Proposed GFA: 30,100 SF

**Targeted use for this space:** Executive Office Suites

**Examples:**

- Financial Planning
- Insurance
- IT Services
- Marketing Agency
- Accounting Firm
- Therapist Office

#### How Executive Office Suites benefits the Community and Town?

*A low-footprint, high-impact way to stimulate business activity, foster entrepreneurship, and strengthen the local economy—all in one space.*

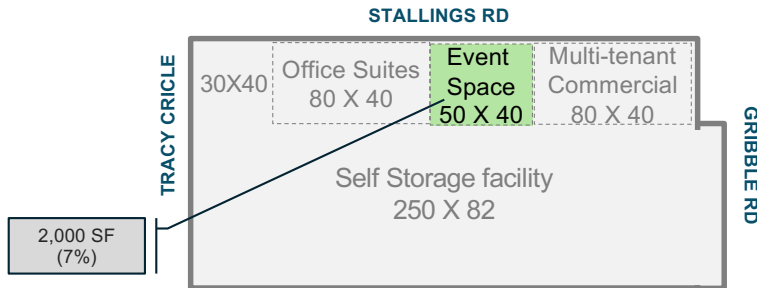
- Based on preliminary research, there are few to none Executive Office Suites in Stallings
- Support local Entrepreneurs and small businesses
- Draw young professionals who want flexibility and community
- Help new businesses launch and grow without needing to rent full office space
- Provide office tenants quick and easy access to self-storage facility (in the same premises)
- Support a local-first economy and create a more resilient business environment

***We are committed to partnering with the town, local businesses, and community organizations to ensure this space meets the needs of our residents and helps move Stallings forward***



## CONDITIONAL ZONING REQUEST

### 4 Add Event Space as a Permitted Use (Currently not listed under IND Zoning)



Proposed GFA: 30,100 SF

#### Primary Usage for this Space:

- The event space is designed to serve as a flexible, community-oriented venue capable of accommodating **100 to 125 guests**. It will provide a welcoming environment for a wide variety of events
- The space will support social engagement and economic activity within the town by offering a well-equipped, centrally located venue accessible to residents, businesses, and community groups alike.

#### How does the event space contribute to the local community?

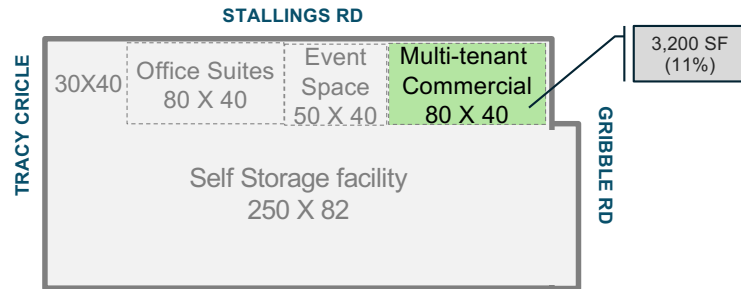
- a) Based on initial research, Stallings appears to have only two event spaces: Diamond Hall on Old Monroe Road and the Town of Stallings community facilities
- b) Provides a flexible, accessible venue for birthday parties, baby showers, retirement events, and small weddings—keeping celebrations close to home
- c) Brings in guests from surrounding areas, exposing them to the town's shops, services, and charm
- d) Requires limited parking and infrastructure while serving many different segments of the population
- e) Event space can drive traffic to local caterers, florists, hotels, boutiques, and transportation services
- f) Provides a platform for local vendors, artists, and service providers (photographers, DJs, etc.) to grow their businesses

**An event space brings economic value to the town through tax revenue, job creation, and support for local vendors. It also enriches the community by providing a much-needed venue for celebrations, meetings, and cultural activities.**



## CONDITIONAL ZONING REQUEST

# 5 Permit Multi-tenant Commercial Use in Conjunction with a Self-storage Facility



Proposed GFA: 30,100 SF

**Primary Target for this space:** After-school kids activity center

Examples (allowed in Industrial zoning):

- Martial arts school
- Dance academy
- Indoor archery range
- Art & Pottery studio
- Music school
- **Other uses:** dog grooming, salon

## How this multi-tenant usage benefits the Community and Town?

- Based on preliminary research, very few establishments in Stallings offer after-school kid's activities
  - *Martial arts: 1 (Toma Dojo Karate)*
  - *Dance school: 1 (Level up Dance)*
  - *Music school: 1 (Legacy Theater and Music)*
  - *Archery / Art / Pottery: 0*
- Ease of access to after-school activities for Stallings families
- Stallings Road offers a variety of multi-tenant commercial spaces, aligning well with the area's existing development pattern
- Promote local business growth and provide employment opportunities
- Bring families, schools, and local organizations together

***A Smart, Lasting Investment in Our Town's Future:***

***We're not just helping kids—we're building a stronger, safer, and more connected community***



## CONDITIONAL ZONING REQUEST

# ⑥ Request Relief From a Sidewalk Requirement Along Gribble Road

### Reasons for requesting relief from sidewalk along Gribble Road

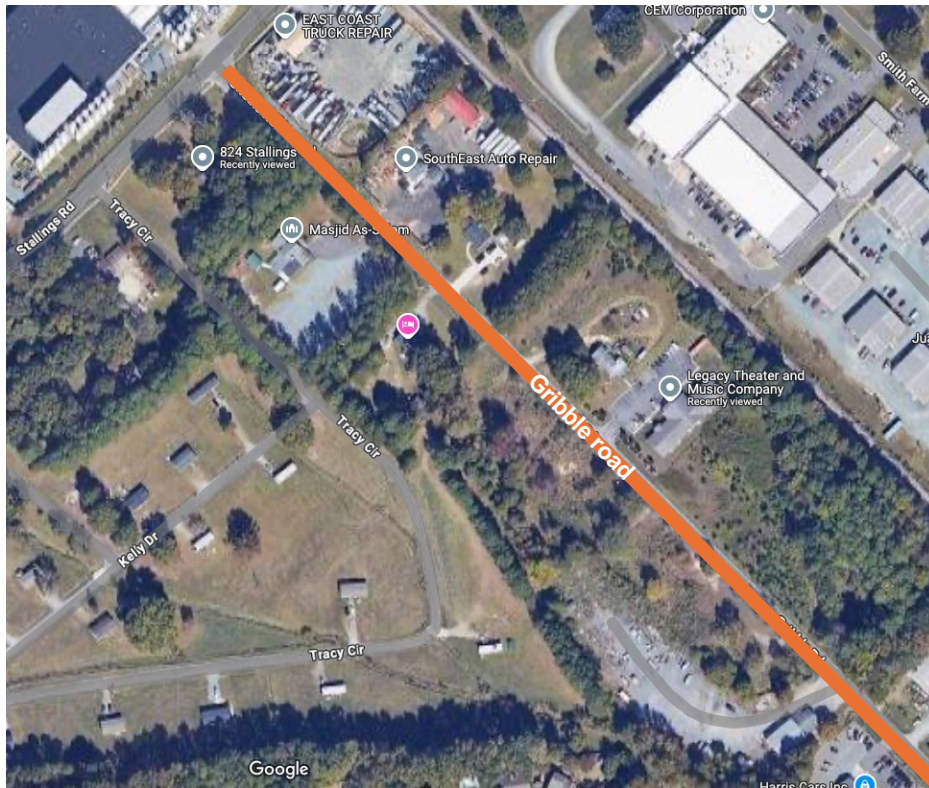
- a) **No existing sidewalks along Gribble Road:** At present, there are no existing sidewalks along Gribble Road for approximately 1.3 miles from the subject property at 824 Stallings Road. Installing a sidewalk at this location would not connect to any existing pedestrian network and would instead result in an isolated and underutilized segment with limited benefit to the community
- b) **Industrial Nature of the Area:** The surrounding section of Gribble Road is primarily zoned and used for industrial purposes, which does not generate pedestrian traffic. Sidewalks in this context are unlikely to be used and do not align with the actual mobility patterns in the area
- c) **Existing Stormwater Swales Along Gribble Road:** The sides of Gribble Road currently feature open stormwater swales designed to manage runoff from the road and adjacent properties. Installing a sidewalk could disrupt these drainage systems and require costly and complex redesigns, such as piping and regrading. Preserving these swales is important for both stormwater control and road integrity
- d) **Precedence of sidewalk relief approval on Gribble Rd:** Recent sidewalk relief variance requests were approved by the town's Board of Adjustment for properties at 3120 Gribble Road and 3469 Gribble Road
- e) **Potential Safety Issues:** Installing a sidewalk adjacent to an industrial roadway can increase safety risks for pedestrians, especially in areas with large truck traffic, wide driveways, and no safe crossings. Without a broader pedestrian network or traffic-calming measures, this may encourage unsafe foot traffic near commercial entrances

**Intent to Cooperate with Town Plans:** We are fully supportive of the Town's long-term pedestrian and mobility goals. If sidewalks on Gribble Road are added in the future as part of a comprehensive street improvement plan, we are open to contributing or coordinating efforts in a more cohesive and efficient way

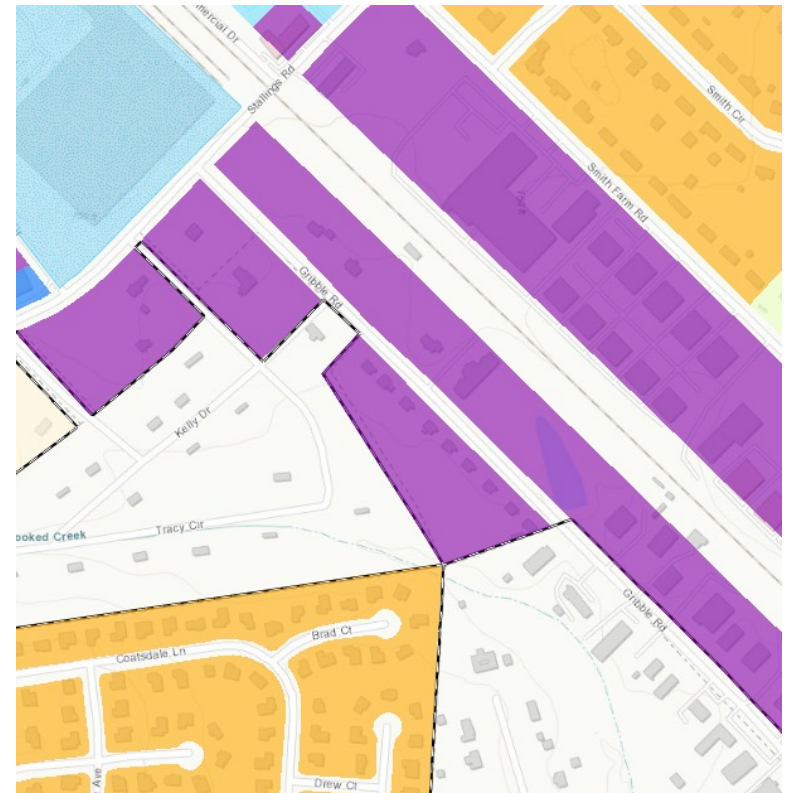


CONDITIONAL ZONING REQUEST

⑥ Request Relief from a sidewalk requirement on Gribble Road  
*Evidence 1 of 2*



a) No existing sidewalks along Gribble Road



b) Industrial zoning on Gribble Road

## CONDITIONAL ZONING REQUEST

# ⑥ Request Relief from a sidewalk requirement on Gribble Road *Evidence 2 of 2*



c) Existing Stormwater Swales Along Gribble Road

Case Number	Case Type	Project Name	Address	Parcel Number	Case Description	Town Council Hearing	Status
CZ24.10.01	Conditional Zoning	Assembly of God	6800 Stevens Mill Rd, Stallings, NC 28107	07054002J	Requesting a zoning change from SFR-1 to CZ-MU-1 to construct and expand a daycare center and religious uses on site.	February 10, 2025 at 7pm RESCHEDULED February 24, 2025 at 7pm	Approved
RZ24.10.01	General Rezoning	5749 Stevens Mill Rd	5749 Stevens Mill Rd, Stallings, NC 28104	07057009F	Requesting rezoning from SFR-1 to MU-2.	February 10, 2025 at 7pm RESCHEDULED March 10, 2025 at 7pm	Approved
CZ24.10.02	Conditional Zoning	3025 Gribble Rd	3025 Gribble Rd, Stallings, NC 28104	07129335	Requesting a zoning change from IND to CZ-IND to allow Automobile Dealers use in addition to the current Industrial and Automobile Repair Services (Major) use.	March 24, 2025 at 7pm	Approved
CZ24.12.01	Conditional Zoning	3469 Gribble Rd	3469 Gribble Rd, Stallings, NC 28104	07129333C	Requesting a zoning change from IND to CZ-IND to allow Automobile Dealers use in addition to the current Automobile Repair Services (Major) use.	March 24, 2025 at 7pm	Approved
TX25.02.01	Text Amendment	Proposed Ordinance			Proposes a new ordinance to clarify regulations for attached garages.	March 24, 2025 at 7pm	Approved
TX25.02.02	Text Amendment	Definitions Update			Proposes adding and updating definitions in Article 3 of the Stallings Development Ordinance to clarify and expand upon existing language.	March 24, 2025 at 7pm	Approved
CZ25.02.01	Conditional Zoning	Mill Creek Residential	0 HWY 74	07105005A	Requesting an annexation and rezoning from HC (Union County) to CZ-MU-2 to allow the development of a multi-family residential community.	April 28, 2025 at 7pm or May 27, 2025 at 7pm **TENTATIVE**	Pending
CZ25.02.02	Conditional Zoning	Cottage Green Mixed-Use Residential	0 Matthews Weddington Rd	06087002 06087003 07150009G	Requesting a rezoning from Mixed-Use 2 to CZ-MU-2.	June 23, 2025 at 7pm **TENTATIVE**	Pending
CZ25.02.03	Conditional Zoning	Pleasant Plains Mixed-Use Residential	3909 & 3919 Pleasant Plains Rd	07129296 07129296B	Requesting a rezoning from Town Center to CZ-TC.	July 14, 2025 at 7pm **TENTATIVE**	Pending
V25.02.01	Variance	Harris Auto	3120 Gribble Rd	07129332	Requesting relief from Article 2.19-1 of the Stallings Development Ordinance.		Approved

d) Precedence of sidewalk relief approval on Gribble Rd

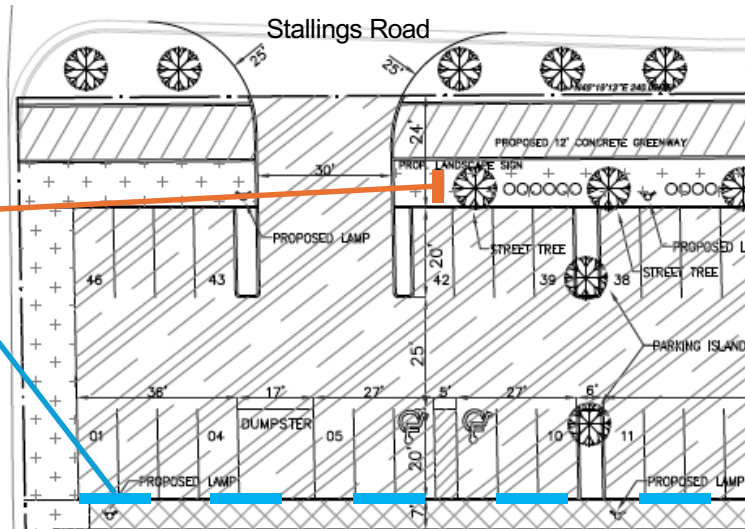


## CONDITIONAL ZONING REQUEST

# 7 Approve Exterior Identification Signage for the Building

### Location of the Signage

- Landscape Sign in the front of the property
- Storefront Sign on the front building facade



## How Exterior Identification Signage Supports the Community and Local businesses?

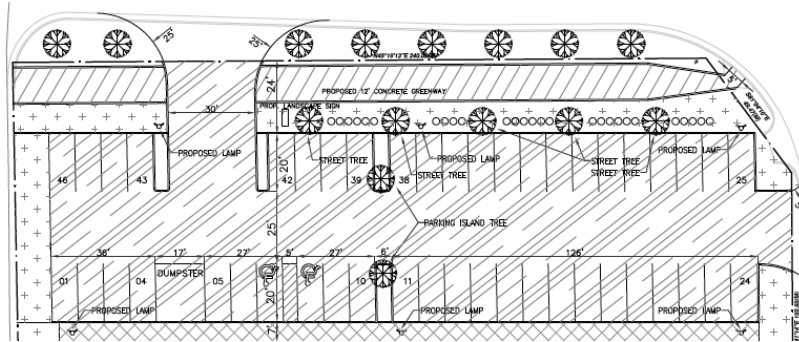
- Positions Stallings Road as a thriving commercial destination
- Enhances the visual appeal and streetscape of the property
- Creates a recognizable landmark and strengthens brand identity
- Improves wayfinding and visibility for local businesses
- Boosts success for tenants and small business owners

***Building and landscape signage plays a vital role in promoting local economic growth by enhancing property appearance, increasing visibility for businesses, and establishing Stallings Road as a recognizable commercial hub.***

## CONDITIONAL ZONING REQUEST

# 8 Allow a Parking Lot to be Located at the Front of the Building (Current code requires the parking lot to be located behind the building)

Stallings Road



# Parking Spaces: 44 Regular + 2 ADA spaces (1.53 spaces per 1000 GFA)



## Justification for locating the parking lot at the front of the building

- a) The parking lot serves as a buffer between the building and industrial noise generated by Berry Global, enhancing site livability for tenants and visitors
- b) Enhances parking lot safety through high visibility and direct line of sight from Stallings Road (8 reported burglary and theft incidents within 1 mile of the property in the past year\*)
- c) Follows established local precedent with other properties along Stallings Road that have parking in the front (e.g., 475, 509, 524, 536, 615, 621, 625, 629, 665, 1017, 1020)
- d) Provides emergency access for fire trucks and emergency vehicles, especially since we lack confirmed access via Tracy Circle
- e) Front parking keeps the property visually active and inviting from Stallings Road, helping draw in drive-by traffic

\* Source: <https://communitycrimemap.com>

**This layout reduces noise impact from nearby industrial activity, enhances visibility and security for customers, aligns with existing development patterns along Stallings Road, and allows for safe emergency vehicle access**



## CONDITIONAL ZONING REQUEST

# 9 Authorize Use of Steel Cladding on Back and Side Building Façade

**Façade Material Proposal:** We are proposing to use metal cladding for **partial sides facing Tracy Circle, Gribble Rd** and the **rear elevation** of the building.

Since Tracy Cir falls within the jurisdiction of Indian Trail, we consulted their Planning Director, who confirmed that Indian Trail has no authority over this project, as the building is located entirely within Stallings.

TRACY CIRCLE	30X40	Office Suites 80 X 40	Event Space 50 X 40	Multi-tenant Commercial 80 X 40	GRIBBLE RD
	Self Storage facility 250 X 82				

*Proposed GFA:  
30,100 SF*

Brick / stone appearance

Steel cladding



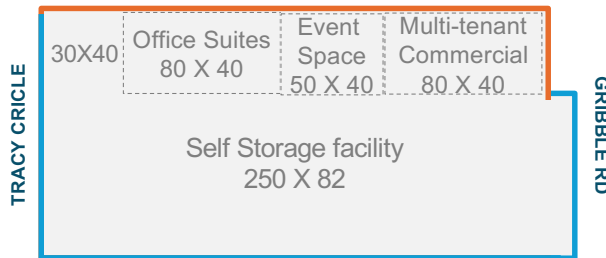
### Reasons for requesting Use of Steel Cladding on Back and Side

- Back façade of property is hidden from public view and will not impact the surrounding architectural character
- Side façade along Tracy Circle has low visibility as Tracy Circle is a private road, only used by residents of that community
- Steel is 100% recyclable, making it a highly sustainable and environmentally responsible material
- Steel is non-combustible and provides superior fire resistance compared to many traditional facade materials
- It enhances the building's resilience and offers a clean, contemporary look appropriate for the less visible elevations
- Landscaping with bushes will be added to screen the steel cladding and soften their visual impact from the street

***Steel is commonly used in low-visibility areas for its durability and performance***

## CONDITIONAL ZONING REQUEST

# 10 Allow the use of Faux Stone and Brick materials on the building façade



Proposed GFA:  
30,100 SF

Brick / stone appearance

Steel cladding

Sample pictures of other Faux stone buildings  
(provided by the suppliers)



Examples of Faux stone / brick manufacturers:

- Genstone
- TexturePlus (NC based local company)
- CulturedStone

## Reasons for requesting Use of Faux stone and brick materials on the building façade

- Accelerates timeline to get the building up and running
- Eco-friendly and resource-efficient, reducing the need for quarrying and minimizing environmental impact
- Replicates the appearance and texture of natural stone with strong visual appeal
- Durable and low-maintenance, resisting fading, cracking, and weathering to maintain a fresh appearance over time
- Simplifies future renovations to achieve a modern contemporary design in the future

**Faux stone and brick offers a durable, visually appealing, and cost-effective alternative to natural stone that's easier to install, environmentally friendly, and adaptable for future design updates.**



11 Allow the Dumpster to be Located at the Front of the Property

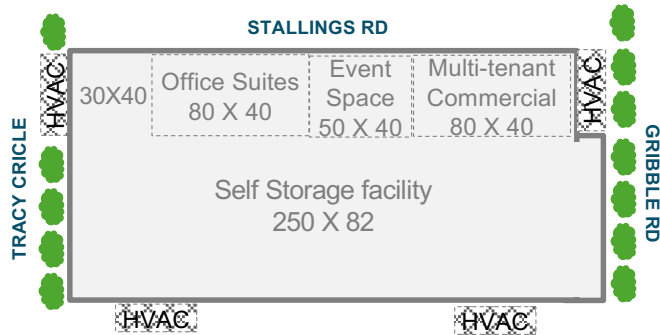


- a) Front placement provides unobstructed access for garbage trucks, avoiding tight or restricted areas
- b) Offers easier and safer access for tenants to dispose of trash
- c) Visible from the road or storefront, helping deter illegal dumping and vandalism
- d) Rear areas are less monitored and more prone to misuse or concealment of waste
- e) Dumpster will be screened with a masonry enclosure that complements the building's design

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## CONDITIONAL ZONING REQUEST

# 12 Permit HVAC Placement Along Tracy Circle & Gribble Rd sides



Proposed GFA: 30,100 SF



### Reasons for HVAC placement along Tracy Circle & Gribble Rd sides

- a) Reduces refrigerant line lengths, improving system efficiency by locating units closer to interior equipment in a wide building layout
- b) Allows technician access without disrupting main traffic flow or delivery operations at the front or rear
- c) Minimizes noise exposure to primary gathering areas and customer-facing zones
- d) Reduces HVAC noise impact on the adjacent residential property directly behind the site
- e) Landscaping with bushes will be added to screen the units and soften their visual impact from the street and surrounding properties

***Placing HVAC units along Tracy Circle and Gribble Rd improves efficiency, reduces noise impact, and maintains aesthetics with screened landscaping***



# Anticipated Timeline

## REZONING PROCESS

Neighborhood Meeting: May 5<sup>th</sup> (6 PM)

Subcommittee Meeting: June 23<sup>rd</sup> (5 PM)

Planning Board: July 15<sup>th</sup> (6 PM)

Town Council: August 11<sup>th</sup> (7 PM)

*Tentative meeting schedule, subject to change*

Thank you



# Permeable Parking Surface: True Grid Gravel Paver (1 of 2)

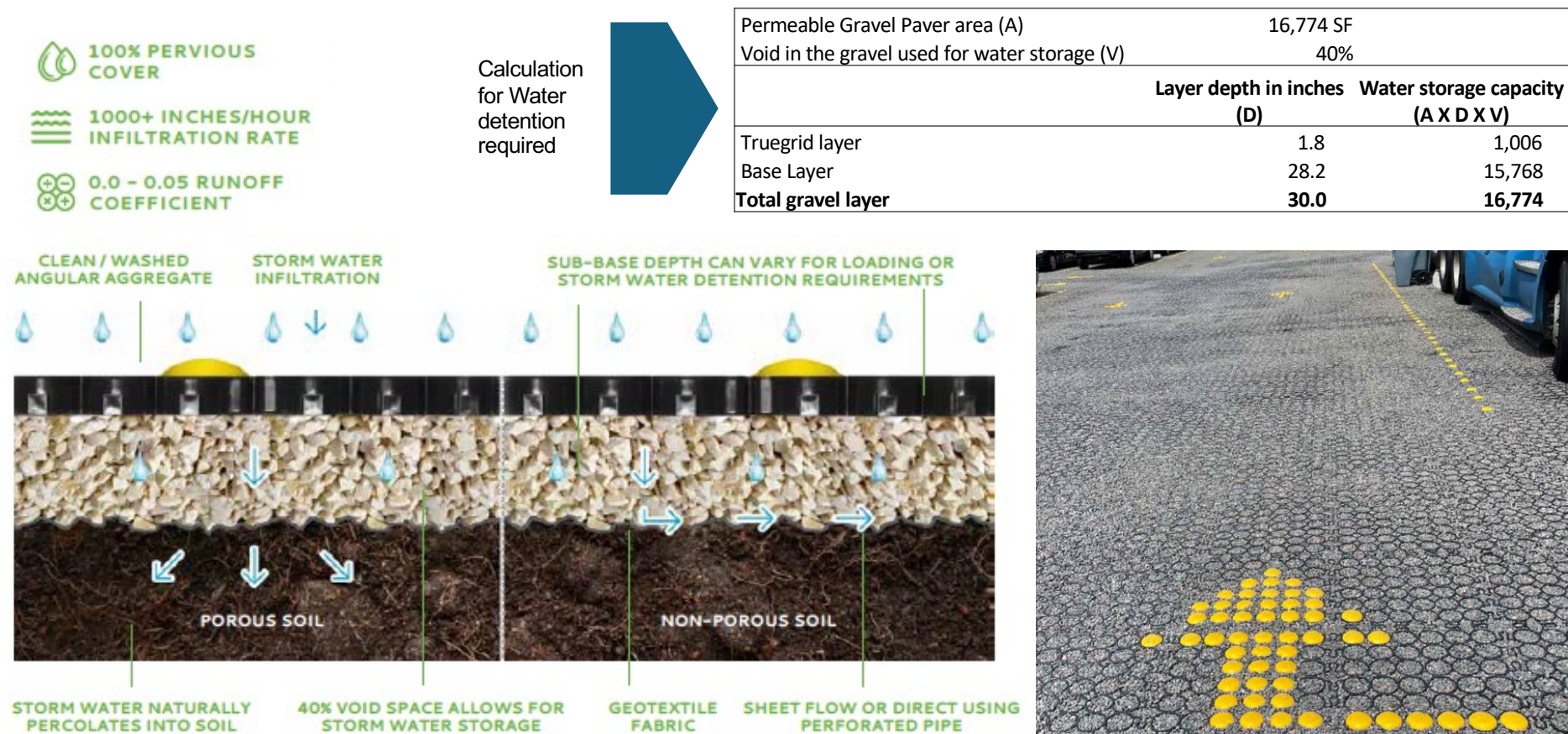
We are proposing an eco-friendly permeable parking surface, which prevents stormwater runoff and stores water. The attached picture is an example of this surface at Whole Foods in Houston, TX.



- 100% permeable cover
- 1000+ inches/hour infiltration rate
- Absorb stormwater with zero runoff
- Sustainable
- A natural water filter that removes suspended solids and pollutants
- 40% Void space allows for eco-friendly storm water storage

# Permeable Parking Surface: True Grid Gravel Paver (2 of 2)

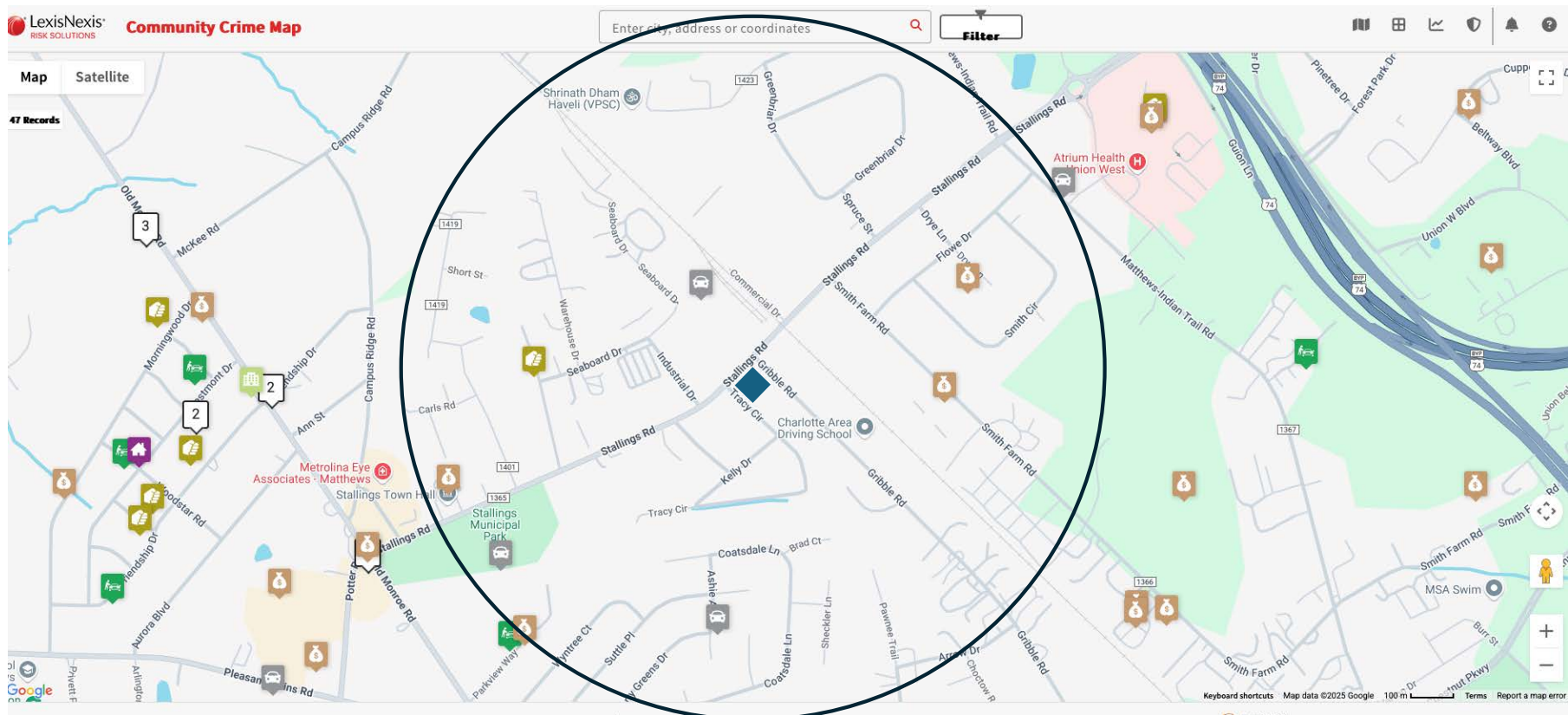
True Grid Gravel Pavers works in all climates and soils and provides a sustainable stormwater detention.





# Crime Map

8 burglary and theft in the last 12 months around a 1-mile radius



Source: <https://communitycrimemap.com>

CZ25.03.02 Rezoning Application is available upon request.





# MEMO

To: **Planning Board**  
From: Katie King, Senior Planning Technician  
Date: July 15th, 2025  
Re: **TX25.07.01** – Clarify Ordinance

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## **Request:**

Staff proposes an update to multiple Articles of the Stallings Development Ordinance. This text amendment is intended to improve clarity and consistency of existing provisions. It will also support the broader goal of maintaining a clear and effective Development Ordinance that remains user-friendly to residents, developers and staff.

## **Amendments:**

### Article 2: General Standards & Specifications

#### *Proposed amendment to Article 2.13-7 (C)*

##### Swimming Pools

Completely enclosed by a fence or wall no less than four (4') feet but no more than eight (8') feet, except when a wall is component to the dwelling or accessory structure, in accordance with the provisions of sub- section 2.13-2 **Fences and Walls** herein. Height shall be measured above grade on the side of the fence or wall which faces away from the swimming pool. This fence or wall shall **fully** enclose the pool itself and **is permitted to extend around the entire yard or may include any other additional** portions of the lot, **provided the pool remains entirely within the enclosed area**. Fence design shall not be climbable or of a ladder pattern. Fences shall not be located in a way that allows any permanent structure, equipment, or similar object to be used for climbing. The fence shall not have any gaps, opening, indentations, protrusions, or structural components that allow a young child aged six (6) years or less to crawl under, squeeze through, or climb over the fence or adjacent barrier. All fence or wall openings into the pool area shall be equipped with a gate that opens outward away from the pool and shall be self-closing and have a self-latching device located on the poolside of the gate and be placed so that a young child aged six (6) years or less cannot reach over the top or through any opening or gap and operate the latch.

#### *Proposed amendment to Article 2*

##### **2.21 Compliance with Definition of 'Family' for Residential Uses**

**All residential uses, structures, definitions, or zoning classifications which include the word 'Family' shall comply with the definition of 'Family' as established in this Ordinance. 'Family' means one or more persons related by blood or marriage, or up to three unrelated adults, occupying a dwelling unit and living as a single household. Uses inconsistent with this definition shall not be permitted, unless otherwise stated in this Ordinance.**

### Article 3: Definitions

#### *Proposed amendment to Family Care Home*

**FAMILY CARE HOME.** A home meeting the North Carolina Residential Building Code with support and supervisory personnel that provides room and board, personal care and habilitation services in a family environment for six (6) or fewer resident handicapped persons, pursuant to G.S. § 168-9. ~~In accordance with (See also G.S. § 160D- 907), no family care home shall be located within a one-half (0.5) mile radius of another existing, legally established family care home.~~ Includes sober living houses, recovery residences, transitional treatment centers, and similar for six (6) or fewer individuals. (Amended June 23, 2025)

### Article 8: Zoning Districts

#### *Proposed amendment to Article 8.4-5 (A)*

Intent: The Civic District (CIV) provides a location for educational, medical, and other public uses. Large developments in the Civic District are encouraged to provide a master plan to the Town. Institutional uses in the Civic District are required to provide pedestrian connections on their campuses and, to the extent possible, develop an internal street system with structures fronting on the streets. Parking should not be the dominant visible element of the campuses developed for institutional uses. Providing a unique district for civic and institutional uses will establish uniform standards. ~~Parking should not be the dominant visible element of the campuses developed for institutional uses.~~

#### *Proposed amendment to Article 8.4-9 (F)*

**Open Space.** The provision and design of open space shall comply with the requirements set forth in Article 21.

#### *Proposed amendment to Article 8.4-9 (G)*

**Parking, Landscaping and Buffers.** Parking shall comply with the requirements set forth in Article 12. Parking may be placed in between a building and Town Center. However, parking shall not be in the required setback between a building and Town Center. Landscaping, including required buffers, shall comply with the requirements set forth in Article 11. ~~See Image 8.4-2 below.~~

### Article 9: Building and Lot Type Standards

#### *Proposed amendment to Article 9.2-2 (A)(4)*

Accessory structures, including detached garages, shall be located at least five (5') feet behind **a line parallel to the rear of the principal structure on the lot** ~~the primary structure.~~

### Article 10: Uses with Additional Standards and Conditional Uses

*Proposed amendments to Sub-Section (A) of Article 10.1 Section 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 19, 20, 21, 22, 23, 24, 25, 26, 28, 29, 31, 32, 33, 34, and 36; and Sub-Section (A) of Article 10.2 Section 3, 4, 5, 6, 7, 8, 9, 11, 12, 13, 14, 15, and 16*



Example: 10.1-3 Accessory Dwelling Units.

(A.) Zoning Districts where additional standards below apply: “AG”, “SRF”, “MFT”, “TNDO”, “CIV”, and “MU”; however, this use is also listed without supplemental standards in “TC”.

Replaced with:

(A) The additional standards below apply to any Zoning District listed with these additional standards in Article 8 - Table of Uses.

## Article 17: Sign Regulations

### *Proposed amendment to Article 17.6*

17.7 6-1 Permanent sign requirements. The following tables and text provide the design and dimensional requirements for permanent signs that require a permit. Requirements include copy area, number, type of illumination, and letter height for both attached and freestanding signs. Setback and height requirements are established for freestanding signs and detailed design requirements are provided for monument and pole signs.

### *Proposed amendment to Article 17.8*

The following tables provide the design, dimensional, and time of display requirements for Temporary Signs, refer to Section 17.5 4 for Prohibited Signs and Section 17.6 5 for Exempt Signs. Additionally, non-conforming temporary signs shall not be *grandfathered* (see Section 17.13 of this Article).

## Staff Recommendation:

Staff recommends approval of TX25.07.01. This amendment aims to enhance the clarity and usability of the Stallings Development Ordinance. Overall, these changes maintain the ordinance's effectiveness while making the standards clearer and easier to navigate.



## Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX25.07.01

**REQUEST:** Staff requests an update to multiple Articles of the Stallings Development Ordinance to improve clarity and consistency of existing standards.

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

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

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

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

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

- 1) The proposed text amendment addresses complex development standards and works to help maintain a clear and effective Development Ordinance.
- 2) The proposed amendment fixes repeated phrases, incorrect references, and ensures our ordinance remains user-friendly to residents, developers, and staff.

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

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Planning Board Chair

Attest:

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Planning Staff