



**January 16, 2024**  
 Stallings Government Center  
 321 Stallings Road  
 Stallings, NC 28104  
 704-821-8557  
[www.stallingsnc.org](http://www.stallingsnc.org)

## Planning Board Meeting Agenda

#	Time	Item	Presenter	Action Requested/Next Step
	7:00 pm	<b>Invocation</b> <b>Call the Meeting to Order</b>	Chair	N/A
1.		<b>Agenda Approval</b>	Chair	Approve/Amend Agenda  <b>Motion:</b> I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: -----
2.		<b>Election of Chair and Vice-Chair</b>	Max Hsiang, Planning Director	N/A
3.		<b>RZ23.12.01</b>  A. The Moser Group requests a general rezoning for 100 Sherin Ln PID#07102161A from US 74 Commercial (C-74) to Industrial (IND). B. Statement of Consistency and Reasonableness.	Max Hsiang, Planning Director	Recommendation  <b>Motion:</b> I make the motion to recommend: 1) Approval of the request as presented. 2) Defer the request to -----. 3) Denial of the request as submitted.
4.		<b>TX24.01.01</b>  A. Staff requests a text amendment to Article 3 to amend the definition of principal structure. B. Statement of Consistency and Reasonableness.	Stuart Valzonis, Planner I	Recommendation  <b>Motion:</b> I make the motion to recommend: 1) Approval of the request as presented. 2) Defer the request to -----. 3) Denial of the request as submitted.
5.		<b>Discussion Item</b>  A. Change to Rules of Procedure	Max Hsiang, Planning Director	N/A
6.		<b>Adjournment</b>	Chair	<b>Motion:</b> I make the motion to adjourn.



# MEMO

To: Planning Board  
 From: Max Hsiang, Planning Director  
 Date: 01.16.2024  
 Re: RZ23.12.01 - General Rezoning C-74 to IND

**Request:**

The Moser Group requests a general rezoning for 100 Sherin Ln PID#07102161A from US 74 Commercial (C-74) to Industrial (IND).

**Property Details:**

- Address: 100 Sherin Ln
- Parcel #: 07102161A  
Owner: Liquid Management LLC
- Acreage: 3.55 ac
- Existing Use: Manufacturing
- Current Zoning: C-74
- Requested Zoning: IND
- Future Land Use: Suburban Multi-Family Neighborhood
- Small Area Plan: Monroe Expressway Corridor - Industrial

**IND compared to C-74:**

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

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

**Aerial Map:**

Continue to the next page.



Figure 1: Street View



Figure 2: Aerial

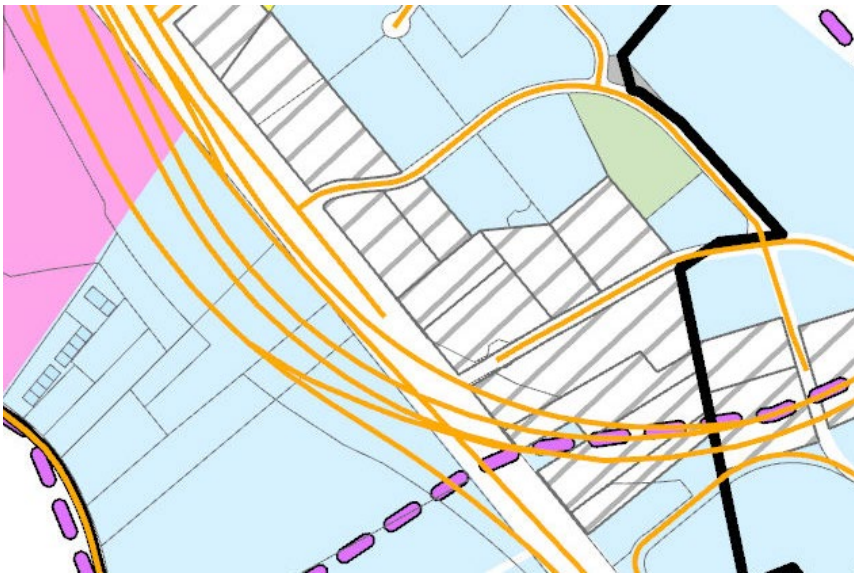
**Zoning Map:**

Continue to the next page.



Figure 3: Zoning Districts

**Land Use:**



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

Figure 4: Future Land Use

**Small Area Plan:**

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



Figure 5: Monroe Expressway Small Area Plan

**Staff Recommendation:**

The Monroe Expressway Small Area Plan designates this area for industrial use, but there is no specific plan for future development in the Comprehensive Land Use Plan. Therefore, staff recommends deferring approval of RZ23.12.01 until it meets current regulations for outdoor storage (S10.1-36).

*S10.1-36*

*(C.) Performance Standards for Outdoor Storage:*

- (1.) In all zoning districts where storage of bulk materials, inventory, customer owned property, and/or equipment is stored outdoors more than three (3) consecutive calendar days the site shall:*
  - (a.) consist of a minimum of five (5) acres; or if a property is zoned Industrial (IND) it must consist of a minimum of three (3) acres;*
  - (b.) provide for the screening and buffering along all site perimeter of the area designated for Outdoor Storage on an approved site plan with a Type D Buffer, except where the site abuts an adjacent Zoning District requiring the provision of a Buffer Yard in accordance with Table 11.1 appearing in Article 11 of this Ordinance. (Amended November 27, 2023)*



Town of  
**Stallings**

315 Stallings Road ▪ Stallings, North Carolina 28104

## Zoning Map Amendment/Rezoning Application

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

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

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

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

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

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

Zoning Map Amendment - Conventional	
Less than 2 acres	
2-10 acres	
Greater than 10 acres	
Zoning Map Amendment – Conditional Zoning	
Less than 2 acres	
2-10 acres	
Greater than 10 acres	
Conditional Use Permit Request	
Zoning Text Amendment - UDO	

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

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

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

Physical Property Address:

Description of Rezoning:

Tax Parcel Number(s) (PID Number):		Total Acreage:	
Property Owner(s):			
Owner's Address:			
City:		State:	Zip:
Contact Phone Number :		Property Owner Email Address:	
Applicant Name if different than owner:		Applicant's Address:	
Applicant Email Address :		Applicant's Phone Number:	

### **MAP REQUIREMENTS**

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

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

### **MAP AMENDMENT REQUIRMENTS**

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

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

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



## Statement of Consistency and Reasonableness

ZONING AMENDMENT: RZ23.12.01

REQUEST: The Moser Group is requesting a general rezoning from US Commercial 74 (C-74) to Industrial (IND). at 100 Sherin Ln, PID# 07102161A.

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

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

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

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

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

- 1) Reason 1

**Recommended** this the \_\_ day of \_\_\_\_\_, 2024.

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Planning Board Chair

Attest:

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Planning Staff





# MEMO

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To: Planning Board  
From: Stuart Valzonis, Planner I  
Date: January 16, 2024  
Re: TX24.01.01 - Principal & Primary Structures

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## **Request:**

Staff requests a text amendment in the Stallings Development Ordinance Article 3 to amend the definition of principal structure.

The text amendment reads as follows:

*PRINCIPAL STRUCTURE.* A structure (or structures) in which the principal use of the lot or property is conducted. **This term is interchangeable with the term primary structure. See PRIMARY STRUCTURE.**

**PRIMARY STRUCTURE:** A structure (or structures) in which the principal use of the lot or property is conducted. **This term is interchangeable with the term principal structure. See PRINCIPAL STRUCTURE.**

Original:

*PRINCIPAL STRUCTURE.* A structure (or structures) in which the principal use of the lot or property is conducted.

## **Staff Recommendation:**

Staff recommends approval of TX24.01.01 as per Article 1.11-1 (A.) which stipulates that “Words not defined in this Ordinance shall be given their ordinary and common meaning.” This text amendment enhances clarity by addressing interchangeable terms within our Development Ordinance, benefiting both staff and residents alike.



## Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX24.01.01

REQUEST: To amend Article 3 of the Stallings Development Ordinance.

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

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

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

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

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

1. This text amendment enhances clarity in the Stallings Development Ordinance, improving public understanding and staff application.
2. Article 1.11-1 (A.) which stipulates that “Words not defined in this Ordinance shall be given their ordinary and common meaning.”
3. This is the quickest, simplest, and most cost-efficient way to create conformity between principal structure and primary structure in the Development Ordinance.

**Recommended** this the \_\_\_ day of \_\_\_\_\_, 2024.

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Planning Board Chair

Attest:

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Planning Staff