



January 20, 2026

Stallings Government Center

321 Stallings Road

Stallings, NC 28104

704-821-8557

www.stallingsnc.org

Planning Board Meeting Agenda

#	Time	Item	Presenter	Action Requested/Next Step
	6:00 pm	Invocation Call the Meeting to Order	Chair	N/A
1.		Agenda Approval	Chair	Approve/Amend Agenda Motion: <i>I make the motion to:</i> 1) <i>Approve the Agenda as presented;</i> <i>or</i> 2) <i>Approve the Agenda with the following changes:</i> -----.
2.		Approval of Minutes A. October 21, 2025, Minutes	Chair	Approve/Amend Minutes Motion: <i>I make the motion to:</i> 1) <i>Approve the Agenda as presented;</i> <i>or</i> 2) <i>Approve the Agenda with the following changes:</i> -----.
3.		Conditional Zoning CZ25.08.01 - Stevens Village A. Stevens Village LLC is requesting a conditional rezoning from MU-2 to CZ-MU-2 to allow 118 townhomes and up to 15,000 sq ft of commercial. B. Statement of Consistency and Reasonableness	Max Hsiang, Planning Director	Recommendation Motion: <i>I make the motion to recommend:</i> 1) <i>Approval of the request as presented.</i> 2) <i>Defer the request to -----.</i> 3) <i>Deny the request as submitted.</i>
4.		General Rezoning RZ25.10.01 - Stevens Schultz Residential A. Denis Dashchenko requests a general rezoning for 3017 Stevens Schultz Ln from MU-2 to MFT. B. Statement of Consistency and Reasonableness	Katie King, Senior Planning Technician	Recommendation Motion: <i>I make the motion to recommend:</i> 1) <i>Approval of the request as presented.</i> 2) <i>Defer the request to -----.</i> 3) <i>Deny the request as submitted.</i>

#	Time	Item	Presenter	Action Requested/Next Step
5.		Text Amendment TX26.01.01 - Indoor Amusement <ul style="list-style-type: none"> A. The applicant is proposing the addition of a new use to the Table of Uses in Article 8 and a corresponding definition to Article 3. B. Statement of Consistency and Reasonableness 	Katie King, Senior Planning Technician	Recommendation Motion: I make the motion to recommend: 1) Approval of the request as presented. 2) Defer the request to _____. 3) Deny the request as submitted.
6.		Text Amendment TX26.01.03 - Fence Updates <ul style="list-style-type: none"> A. Staff is proposing an update to Article 2.13-2 for clarity and refine requirements for screening and materials. B. Statement of Consistency and Reasonableness 	Brig Sheehy, GIS Planning Technician	Recommendation Motion: I make the motion to recommend: 1) Approval of the request as presented. 2) Defer the request to _____. 3) Deny the request as submitted.
7.		Text Amendment TX26.01.02 - Streetscape Addendum <ul style="list-style-type: none"> A. Staff is proposing an addendum to the adopted Stallings Streetscape Plan to simplify and clarify existing standards and provide a fee-in-lieu option. B. Statement of Consistency and Reasonableness 	Brig Sheehy, GIS Planning Technician	Recommendation Motion: I make the motion to recommend: 1) Approval of the request as presented. 2) Defer the request to _____. 3) Deny the request as submitted.
8.		Adjournment	Chair	Motion: I make the motion to adjourn.

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

The Planning Board of the Town of Stallings met for their regularly scheduled meeting on October 21, 2025, at 6:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28104.

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

Planning Board members absent: None

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

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler called the meeting to order at 6:00 pm.

1. Approval of Agenda

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

2. Approval of Minutes

A. September 15, 2025, Minutes

Board Member Couzens made the motion to approve the minutes from September 15, 2025. The motion was unanimously approved after a second from Board Member Van de Riet.

3. TX25.10.01

- A. Staff requests an update to Article 2.13-2 of the Stallings Development Ordinance to clarify fence height and placement standards, and refine requirements for screening and fence materials.
- B. Statement of Consistency and Reasonableness.

GIS Planning Technician Sheehy presented TX25.10.01 text amendment proposal to clarify fence height and placement standards. The text amendment would also refine requirements for screening and fence materials. Additionally, the proposed amendment would include new figures showing height requirements and placement standards, further clarifying difficult to understand language within the ordinance. GIS Planning Technician Sheehy stated that staff recommends approval of the proposed text amendment.

After a brief discussion with the Board and Staff, Vice-Chairman Wilson made a motion to approve the recommendation of TX25.10.01 with a statement that TX25.10.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was unanimously approved after a second from Board Member Van de Riet.

4. Proposed Streetscape Addendum

- A. Staff proposes an amendment to the Stallings Streetscape Plan to simplify and clarify the existing standards by reducing the number of design options and variations.

GIS Planning Technician Sheehy presented a proposed amendment to the Stallings Streetscape Plan to clarify existing standards within the plan. The amendment would also reduce the number of design options and variations within the plan. Additionally, the new amendment would reduce the minimum and maximum size requirements for the streetscape designs, creating a more practical and consistent streetscape design within the Town Center.

GIS Planning Technician stated that staff requests recommendations to include in a future Text Amendment for this addendum. Staff also requests a motion to recommend this amendment be presented to Town Council for their recommendations for a future Text Amendment including this proposed addendum.

After a brief discussion with the Board and Staff, Board Member Couzens made a motion to recommend the addendum be presented to the Town Council for their recommendations for a new Text Amendment including the proposed addendum. The motion was unanimously approved after a second from Board Member Van de Riet.

5. Adjournment

Vice-Chairman Wilson made the motion for adjournment. The motion was approved unanimously after a second from Board Member Paren.

The meeting adjourned at 6:24 pm.

Robert Koehler, Chairman

Brig Sheehy, GIS Planning Technician

DRAFT



Conditional Rezoning Application CZ25.08.01 - Stevens Village

01.20.2026

Staff Report | Planning Board

Conditional Rezoning Request



- Stevens Village, LLC submitted a conditional rezoning request for Mixed-Use 2 (MU-2) to Conditional Zoning Mixed-Use 2 (CZ-MU-2) at the location at the intersection of Stevens Mill Rd and Idlewild Rd for up to 118 townhomes and up to 15,000 sq ft of commercial.
- The Parcel #s for the seven (7) parcels subject to this rezoning application are as follows: 07075016A, 07075016I, 07075024, 07075024A, 07075024B, 07057009A (a portion), and 07075025 (a portion).

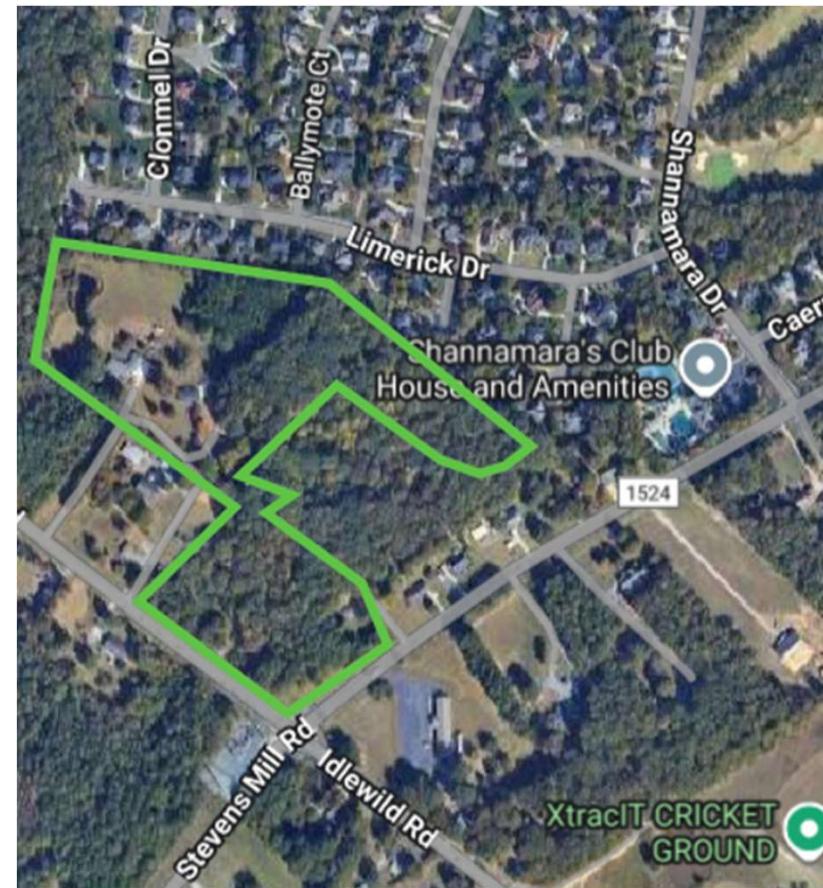
Neighborhood
Meeting:
10/07/2025

Neighborhood
Meeting 2:
10/09/2025

Planning
Board:
01/20/2026

Town Council
Hearing (TBD):
02/23/2026

Aerial & Streetview



Site Plan



Project Summary

Location:

- Stevens Mill and Idlewild Rd

Ownership:

- Stevens Village, LLC

Current Zoning:

- MU-2

Existing Use:

- Vacant

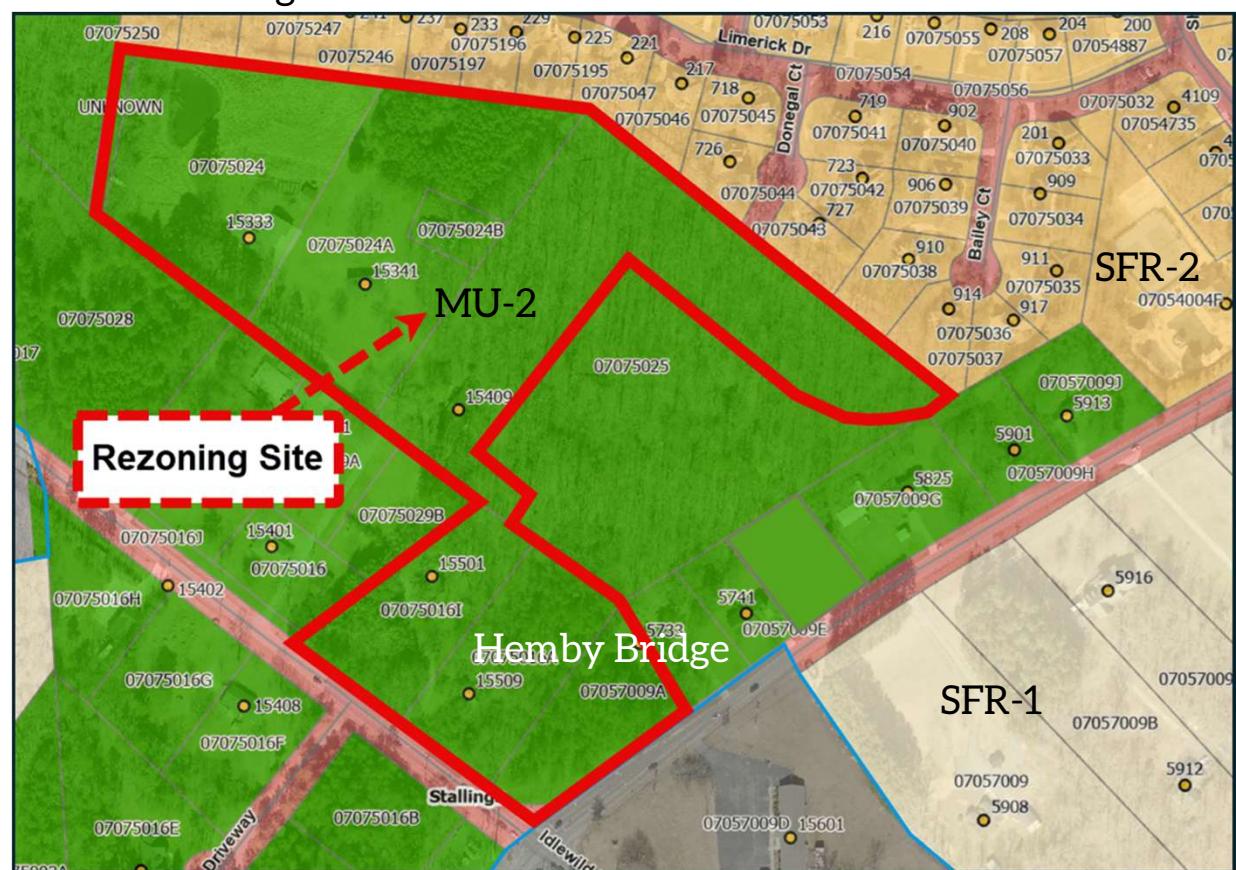
Site/Project Size:

- 17.97 ac total
 - Area A (Residential) 12.35 ac
 - Area B (Commercial) 5.62 ac

Traffic Generation:

- TIA included from original Stevens Village Commercial development

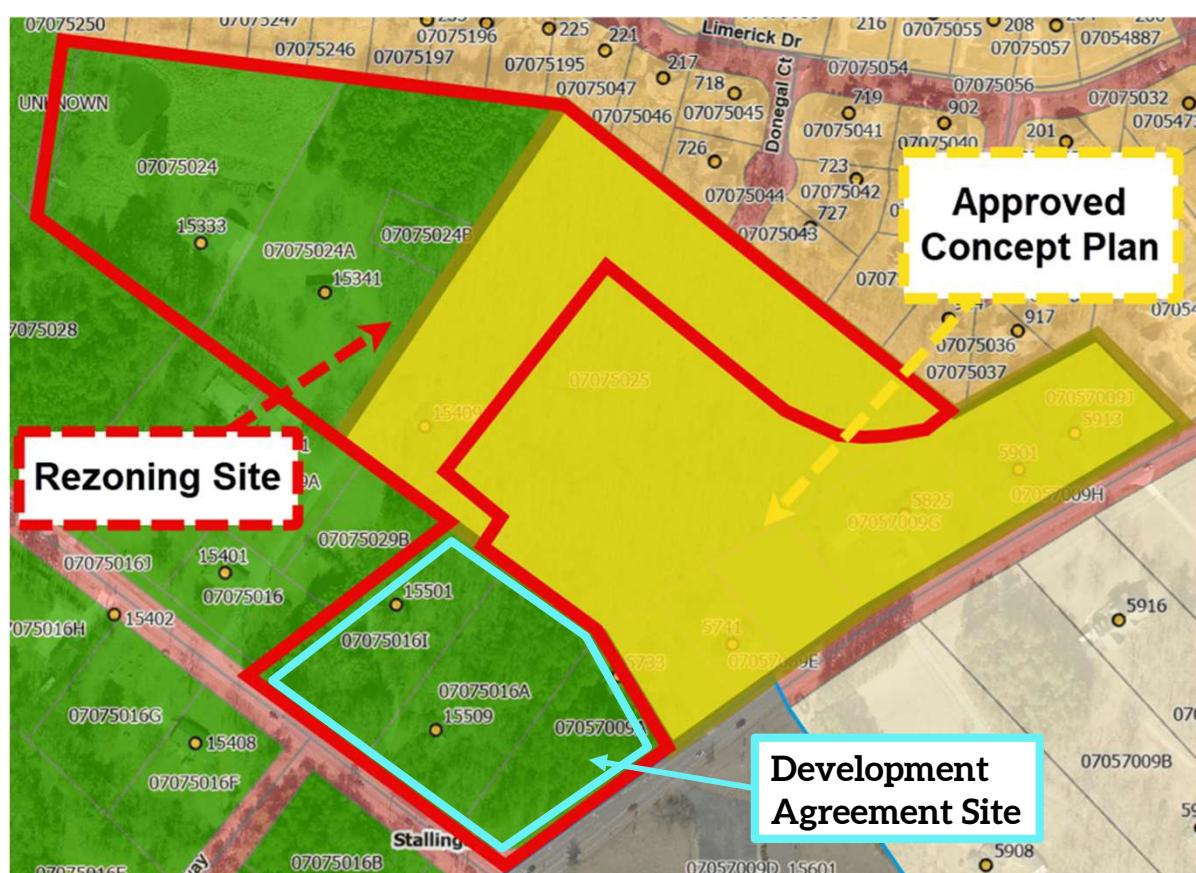
Current Zoning:



History



- The Stevens Village project is composed of multiple planning processes:
 - By-Right Development: This includes the anchor grocery store and retail, which can be built without additional approvals beyond standard zoning requirements.
 - Development Agreement (DA) Development: This involves two outparcels that require a specific development agreement with the Town.
 - Conditional Rezoning Request: Would encompass adjacent properties to the north and overlap with the DA site and by-right approved site.
 - **Timeline:**
 - **Grocery Store Site Plan:** A site plan for the grocery store was submitted on September 11, 2020. A concept plan for this was approved on October 20, 2023.
 - **Traffic Impact Analysis (TIA):** Due to COVID-19 delays, the TIA began in November 2021 and was completed in July 2023.
 - **Outparcel Development:** A Development Agreement application for outparcels (DA20.08.01) was submitted on August 18, 2020. This application is ongoing and has not been approved by the Town Council but may restart if CZ does not go through.
 - **Conditional Rezoning:** Request for up to 118 townhomes and up to 15,000 sq ft of commercial.



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/

Typical Block Length

Transit (Bus, Light Rail)

Open Space Elements

400 - 1,000 LF

Street Pattern

Neighborhood Parks/ Plazas/Pocket

Street Connectivity

Parks

Parking Provisions

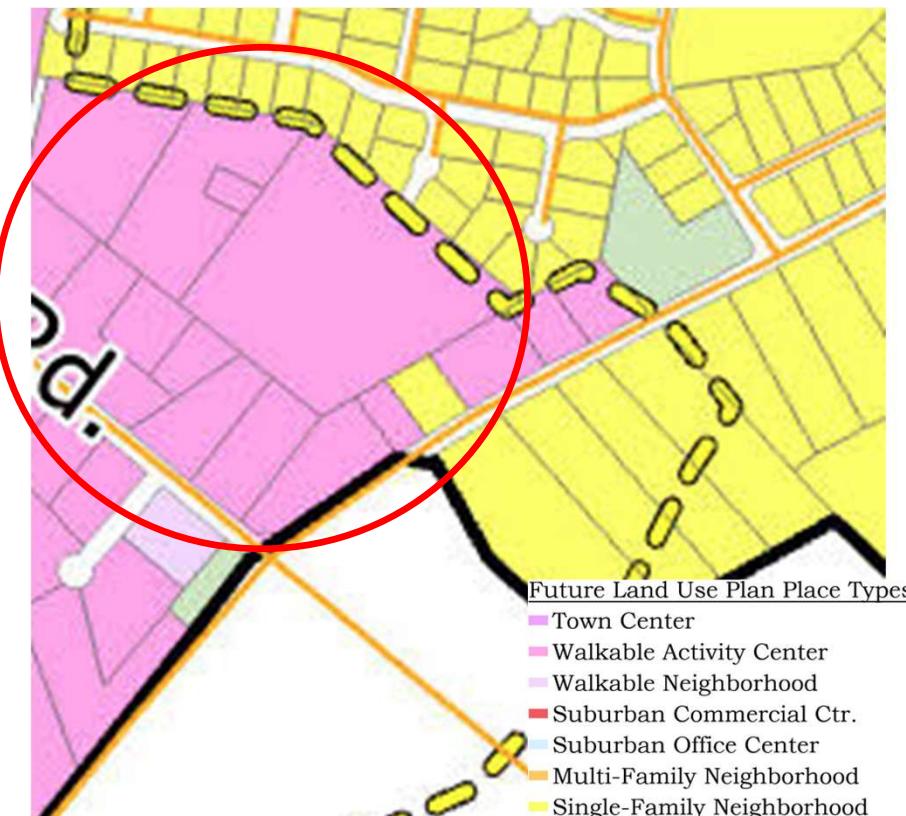
Modified Grid

Typical Street Cross Section

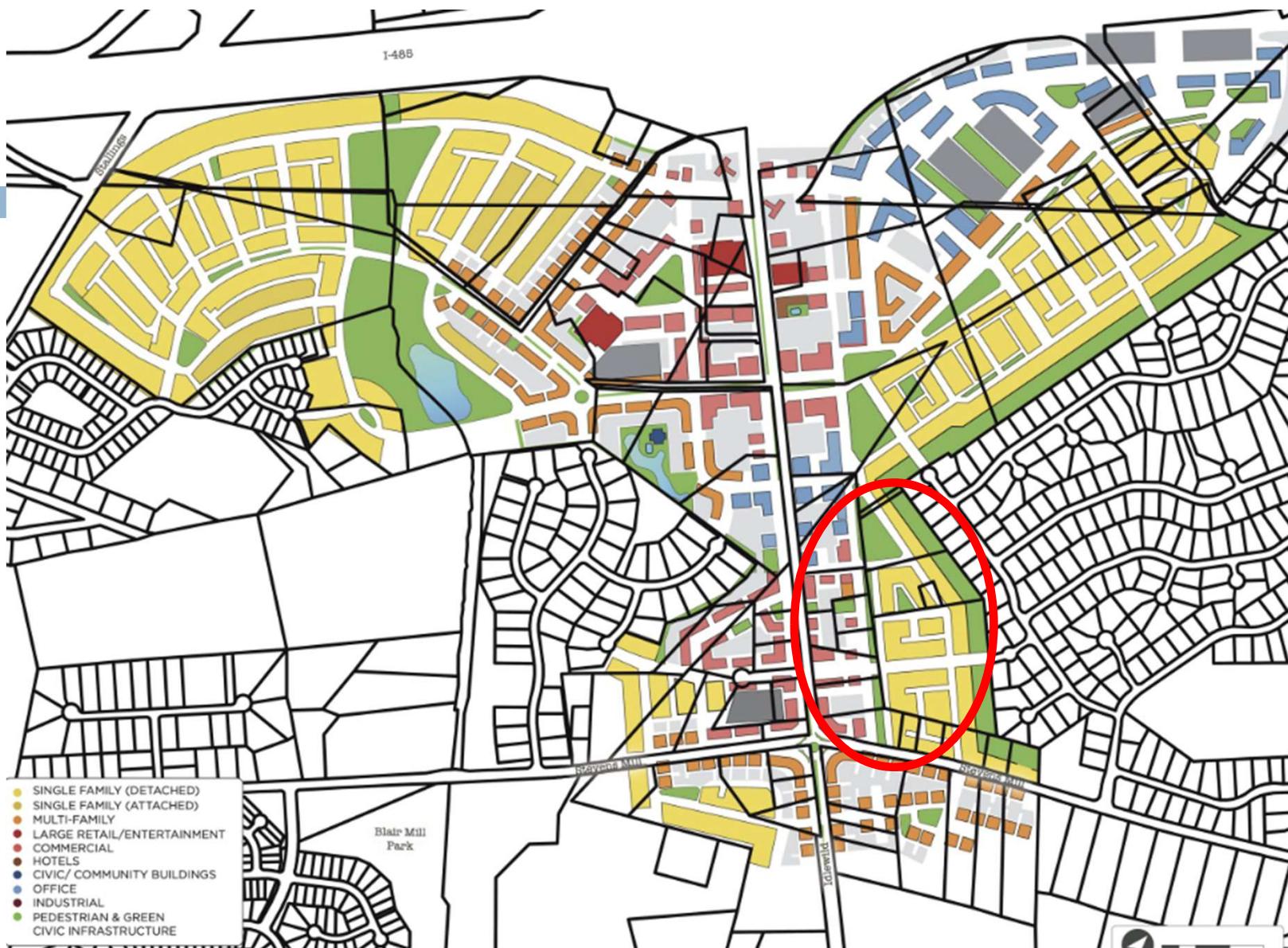
High

Surface Lot/Parking Deck/

Urban



Idlewild Road Small Area Plan



Traffic Impact Summary



□ Stevens Village – Traffic Impact Summary

- Stevens Village includes previously approved TIA (approved July, 2023) improvements along Idlewild Road and Stevens Mill Road, including added turn lanes, extended storage, and traffic signal upgrades.
- Removal of certain commercial components has resulted in an overall reduction in projected trips compared to the original TIA.
- **All original TIA improvements will still be constructed, despite the reduced trip generation.**
- Site access along Idlewild Road includes right-in/right-out movements, protected stem lengths, and dedicated turn lanes.
- Updated traffic documentation is under coordination with NCDOT, with final concurrence pending

Staff Recommendation



- Staff recommends approving CZ25.08.01 to rezone the property to CZ -MU-2. This rezoning:
 - Creates a step-down transition between single-family residential and commercial uses
 - Is consistent with the Walkable Activity Center Future Land Use
 - Is consistent with the Idlewild Rd Small Area Plan

Vote and Statement of Consistency & Reasonableness



- **Step 1.**
 - Motion to recommend [Approval/Denial](#) for CZ25.08.01.
- **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



Questions?



MEMO

To: Planning Board
From: Max Hsiang, Planning and Zoning Director
Date: January 20, 2026
RE: Conditional Zoning Request – Steven's Village (CZ25.08.01)

Purpose

This memo summarizes the proposed conditional zoning request for Stevens Village (CZ25.08.01) for Planning Board consideration. It outlines the proposed development, its consistency with adopted plans, key conditions, and the primary issues raised to date.

Project Overview

Stevens Village is a proposed mixed-use development on approximately 17.97 acres located at the intersection of Stevens Mill Road and Idlewild Road. The request seeks to rezone the property from Mixed Use 2 (MU-2) to a Conditional Zoning MU-2 (CZ-MU-2) to allow a residential and commercial development subject to site-specific conditions.

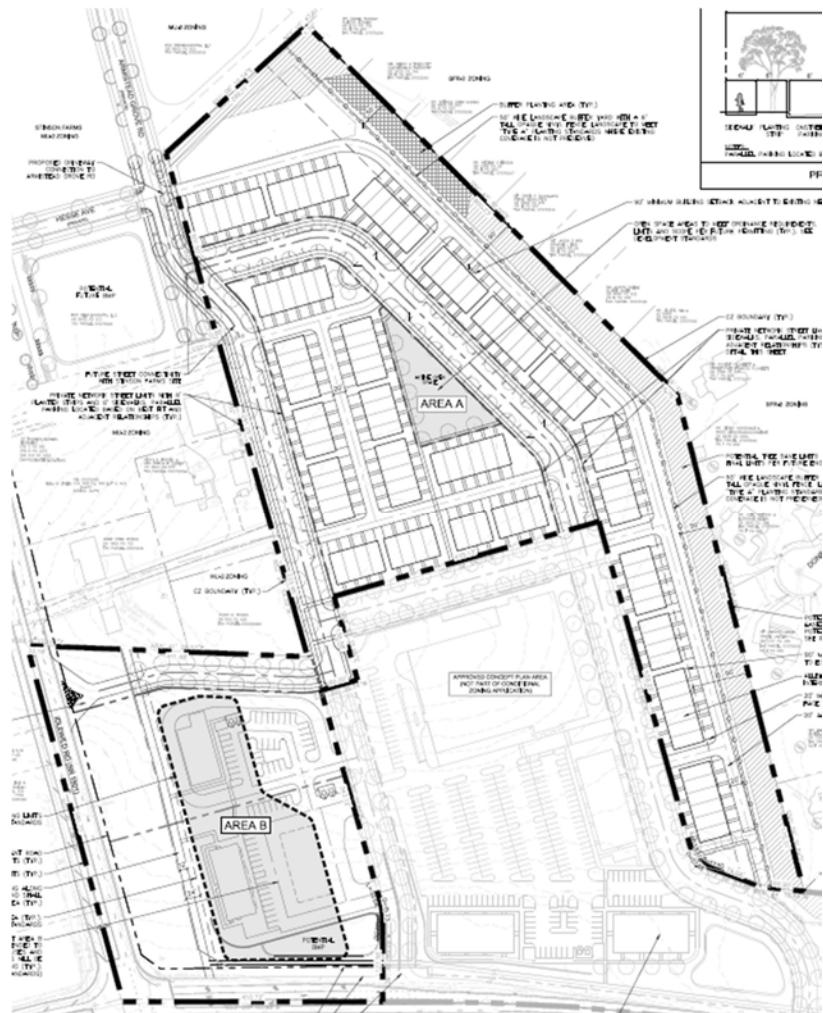
The project consists of two development areas:

- Development Area A: up to 118 attached townhome units
- Development Area B: between 3,000 and 15,000 square feet of non-residential uses in up to two buildings, with limits on drive-through and convenience store uses

The proposal is intended to create a walkable, internally connected development that takes a step-down approach in uses that transitions intensity away from the adjacent Shannamara neighborhood while retaining neighborhood-serving commercial uses along Idlewild Road and Stevens Mill Rd.

Context and Background

The site is part of a broader development pattern along the Stevens Mill Road corridor that has included prior concept plan approvals, traffic analysis, and rezonings of adjacent parcels. Under the existing MU-2 zoning, the site allows a wide range of commercial uses by right, including more intensive commercial development adjacent to residential neighborhoods.



The proposed conditional zoning narrows permitted uses, introduces residential buffering, and establishes specific development standards that would not otherwise apply under the current zoning.

Consistency with Adopted Plans

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

- The Future Land Use Plan designates the site as a Walkable Activity Center (in Pink), supporting mixed-use development with residential and commercial components.
- The Idlewild Small Area Plan identifies this area as multi-family and commercial uses.
- The Greenway Master Plan is supported through a proposed multi-use path along Idlewild Road and enhanced pedestrian infrastructure along Stevens Mill Road.



Development Standards (Conditions)

Key conditions associated with the rezoning include:

- A maximum of 118 townhomes with a maximum height of 35ft adjacent to Shannamara
- A minimum 50-foot Type A buffer and a minimum 90-foot setback between townhomes and the Shannamara neighborhood
- A landscaped frontage along Idlewild Road with a multi-use path
- Limitations on commercial uses, including prohibiting numerous high-impact uses otherwise allowed in MU-2
- Restrictions on the number and configuration of drive-through facilities

Timeline for Related Developments

The current application builds upon several prior submissions and approvals associated with nearby parcels and coordinated development activity. Withrow Capital entities has acquired the parcels that will constitute the Stevens Village development for many years, going back to 2003. Some parcels are currently under contract. Key milestones include:

- Outparcel Development Agreement Application (DA20.08.01): Submitted August 18, 2020, and currently on hold, the applicant has the right to revisit the DA proposal if this CZ is denied or withdrawn.

- Original Grocery Store Concept Site Plan: Submitted September 11, 2020, and approved October 20, 2023.
- Traffic Impact Analysis (TIA): Initiated in November 2021 and completed in July 2023.
- Rezoning of 5749 Stevens Mill Road (RZ24.10.01): Approved March 10, 2025.
- Updated Grocery Store Concept Site Plan with Developer Commitments: Submitted September 30, 2025, and approved November 13, 2025.
- Steven's Village Conditional Zoning Application (CZ25.08.01): Submitted August 21, 2025, and currently under review through the conditional zoning process.

This timeline reflects the progression from early concept planning and supporting analysis to the current conditional zoning request.

Traffic Impact Summary

- Stevens Village includes previously approved TIA (approved July, 2023) improvements along Idlewild Road and Stevens Mill Road, including added turn lanes, extended storage, and traffic signal upgrades.
- Removal of certain commercial components has resulted in an overall reduction in projected trips compared to the original TIA.
- **All original TIA improvements will still be constructed, despite the reduced trip generation.**
- Site access along Idlewild Road includes right-in/right-out movements, protected stem lengths, and dedicated turn lanes.

Updated traffic documentation is under coordination with NCDOT, with final concurrence pending

Community and Staff Input

The applicant has conducted a required neighborhood meeting and an additional voluntary follow-up meeting. Feedback has focused on building height, buffering, traffic, lighting, and commercial intensity. Town staff has provided preliminary comments addressing operational limits, site design, landscaping, and safety features, which are being reviewed for incorporation into revised conditions or site plans.

Staff Recommendation

This conditional rezoning request is part of a larger commercial expansion near the intersection of Stevens Mill Road and Idlewild Road and introduces a mixed-use development pattern that is consistent with the existing zoning framework and adopted land use plans. While concerns remain regarding traffic, buffering, and neighborhood impacts, the developer has committed to multiple mitigation strategies intended to address community concerns.

Based on land use compatibility, consistency with adopted plans, economic considerations, and the applicant's continued efforts to engage the community and refine the proposal, staff recommends approval of the conditional rezoning request.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: CZ 25.08.01

REQUEST: Request for a proposed mixed use development on approximately 17.97 acres located at the intersection of Stevens Mill Road and Idlewild Road, with a request to rezone the property from Mixed Use 2 (MU 2) to Conditional Zoning Mixed Use 2 (CZ MU 2) to allow residential and commercial development subject to site specific conditions, including up to 118 attached townhome units and between 3,000 and 15,000 square feet of commercial.

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) The request aligns with the Comprehensive Land Use Plan.
- 2) The proposed use supports the Walkable Activity Center Future Land Use designation.
- 3) The combination of commercial and residential uses is consistent with the adopted Idlewild Small Area Plan.

Recommended this the __ day of _____, 2026.

Planning Board Chair

Attest:

Planning Staff

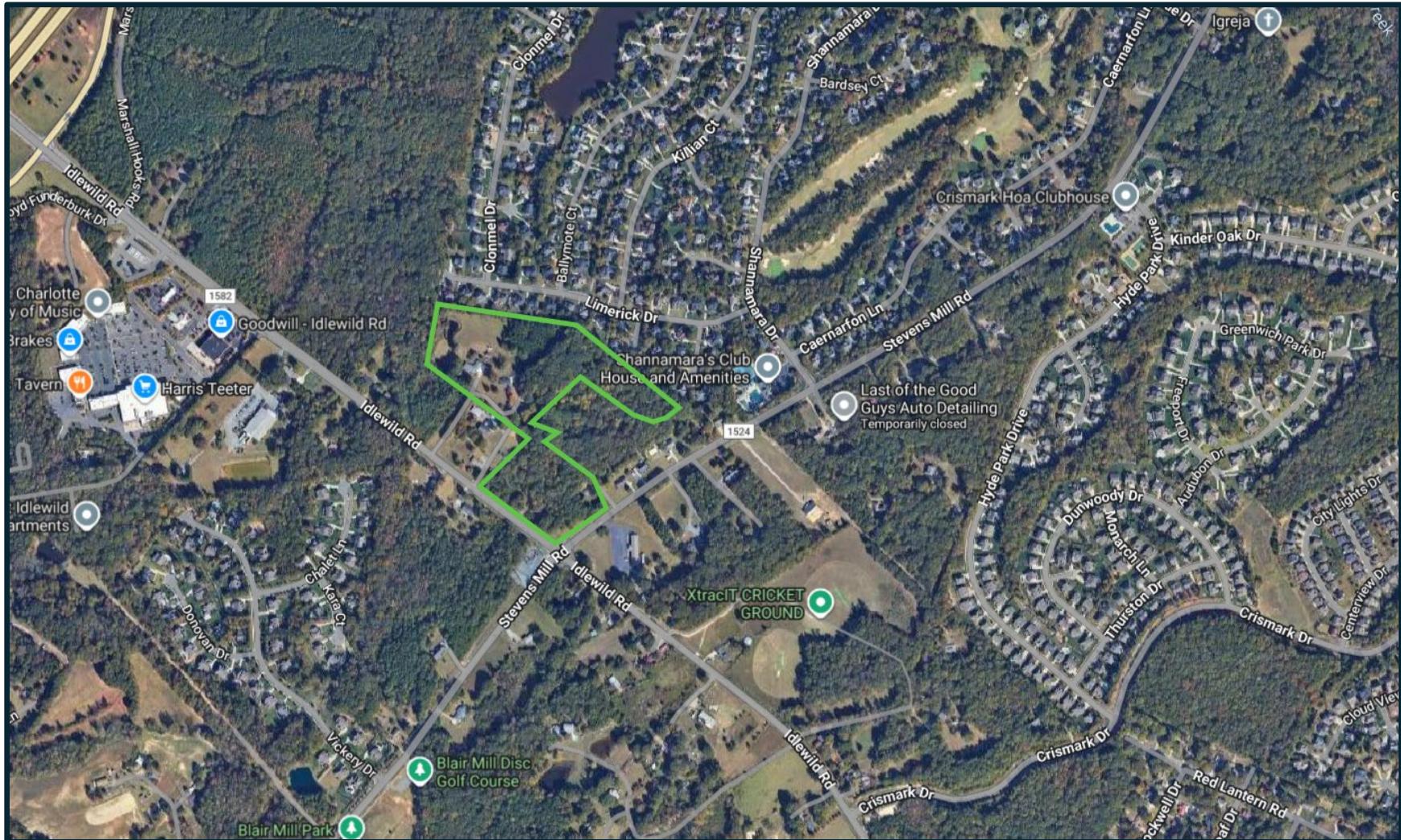
ROBINSON
BRADSHAW

Case Number CZ25.08.01

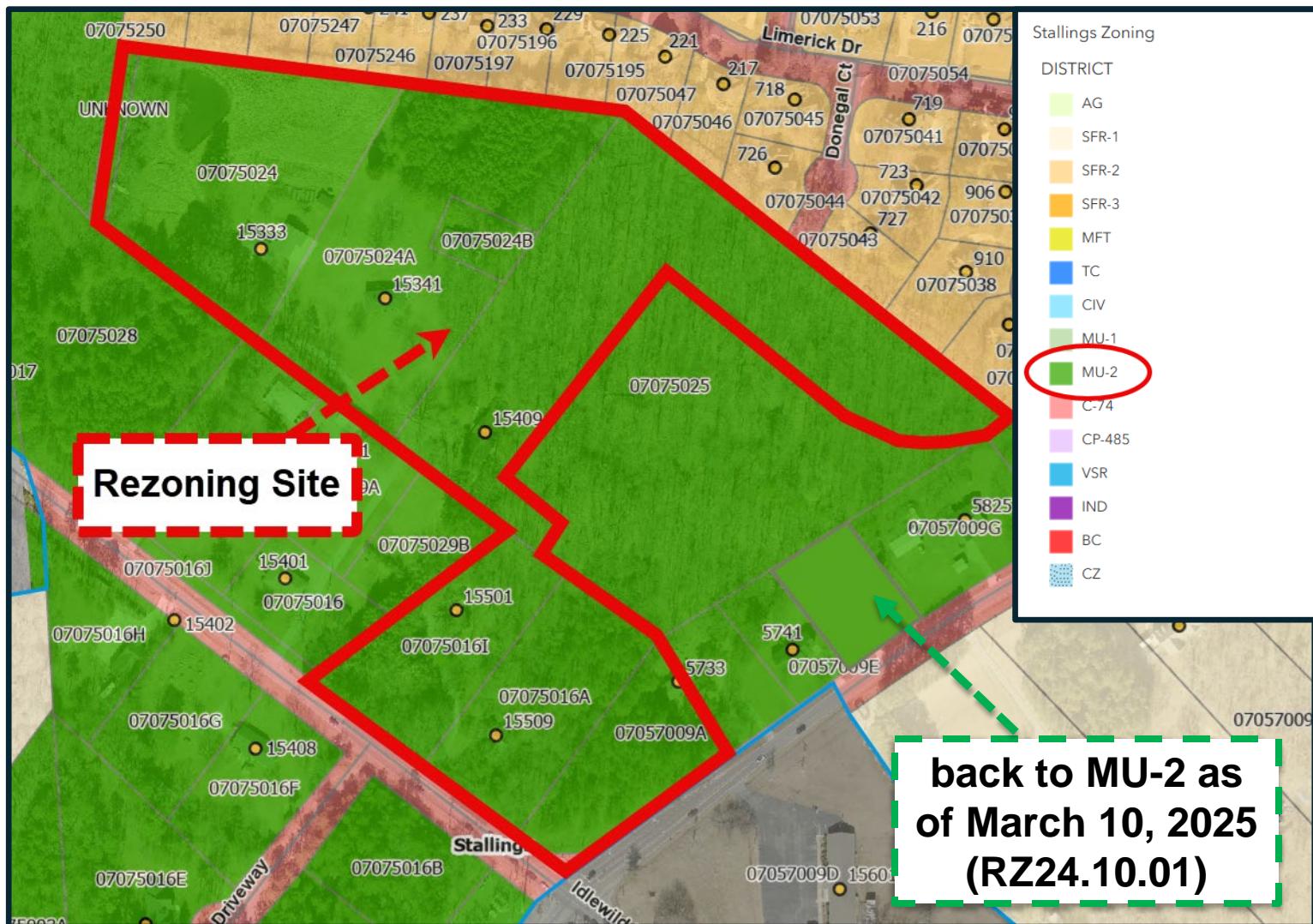
Stevens Village, LLC, Applicant

Town Council Subcommittee Meeting
January 14, 2026

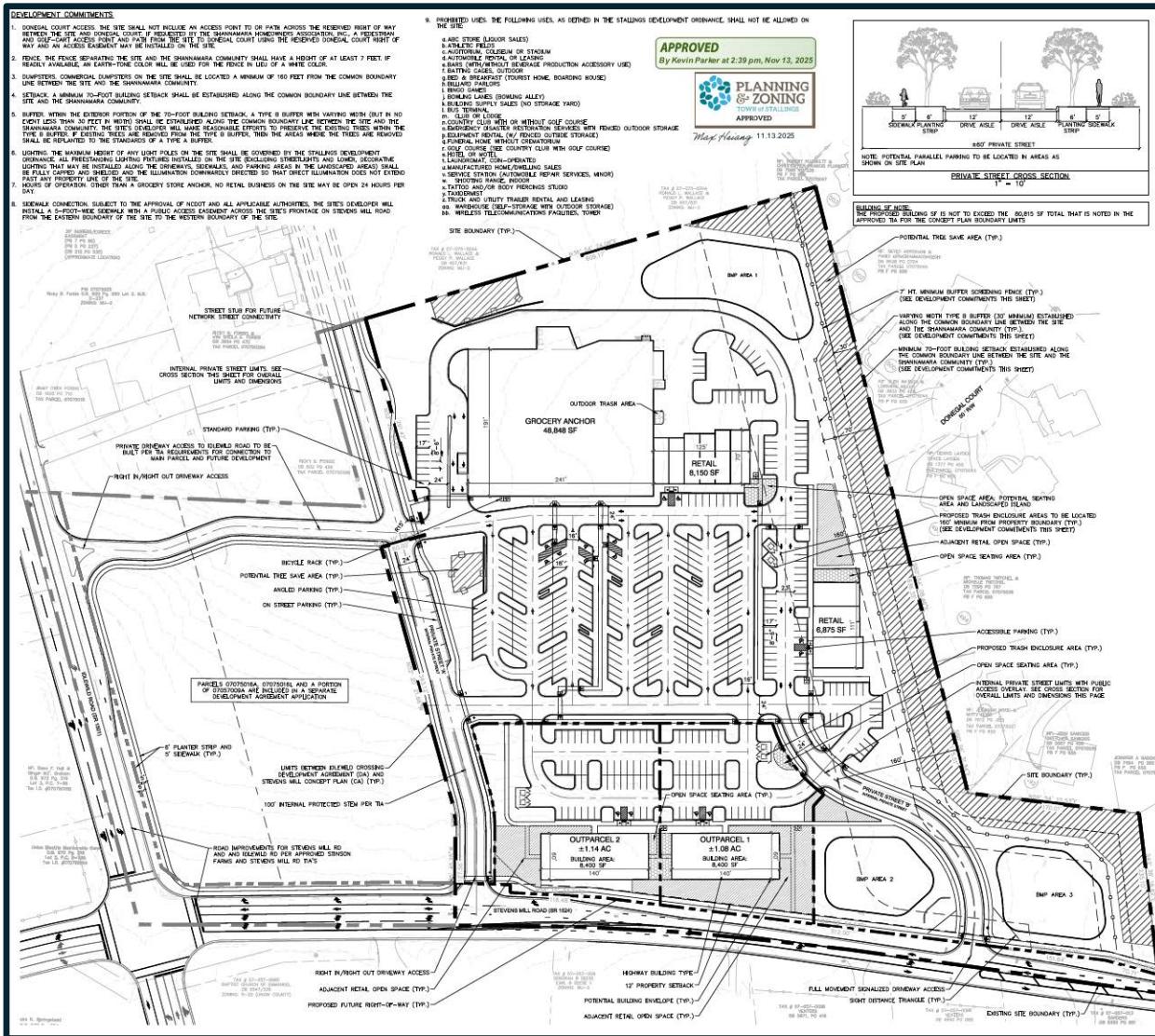
Site — 17.97 acres



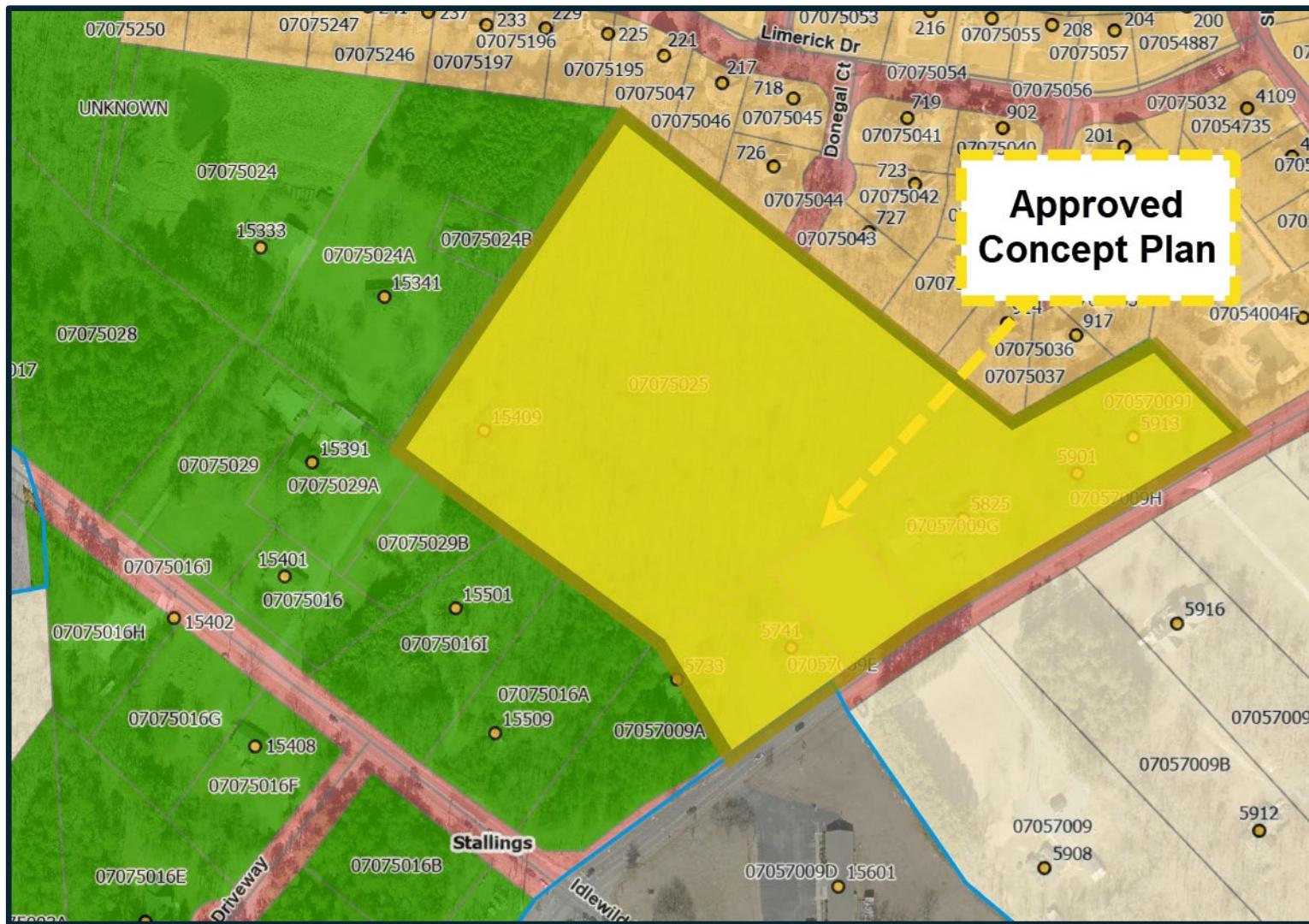
Zoning of the Site and Surrounding Parcels



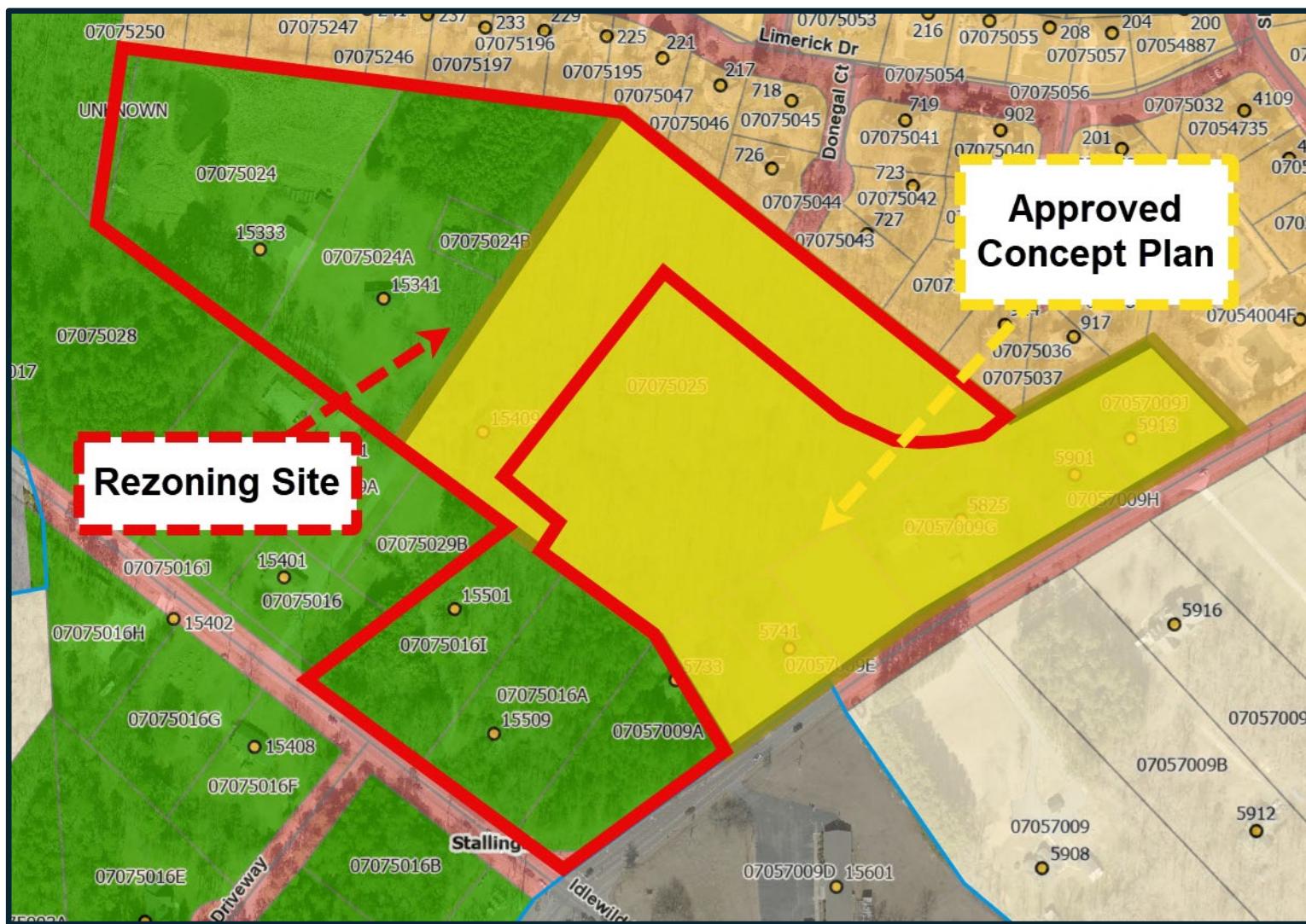
Approved By-Right Concept Plan for Adjacent Site



Approved By-Right Concept Plan Site



Site



Rezoning Request

Requesting that the Site be rezoned to the CZ-MU-2 zoning district (from MU-2) to accommodate the development of a mixed-use project on the Site that would contain:

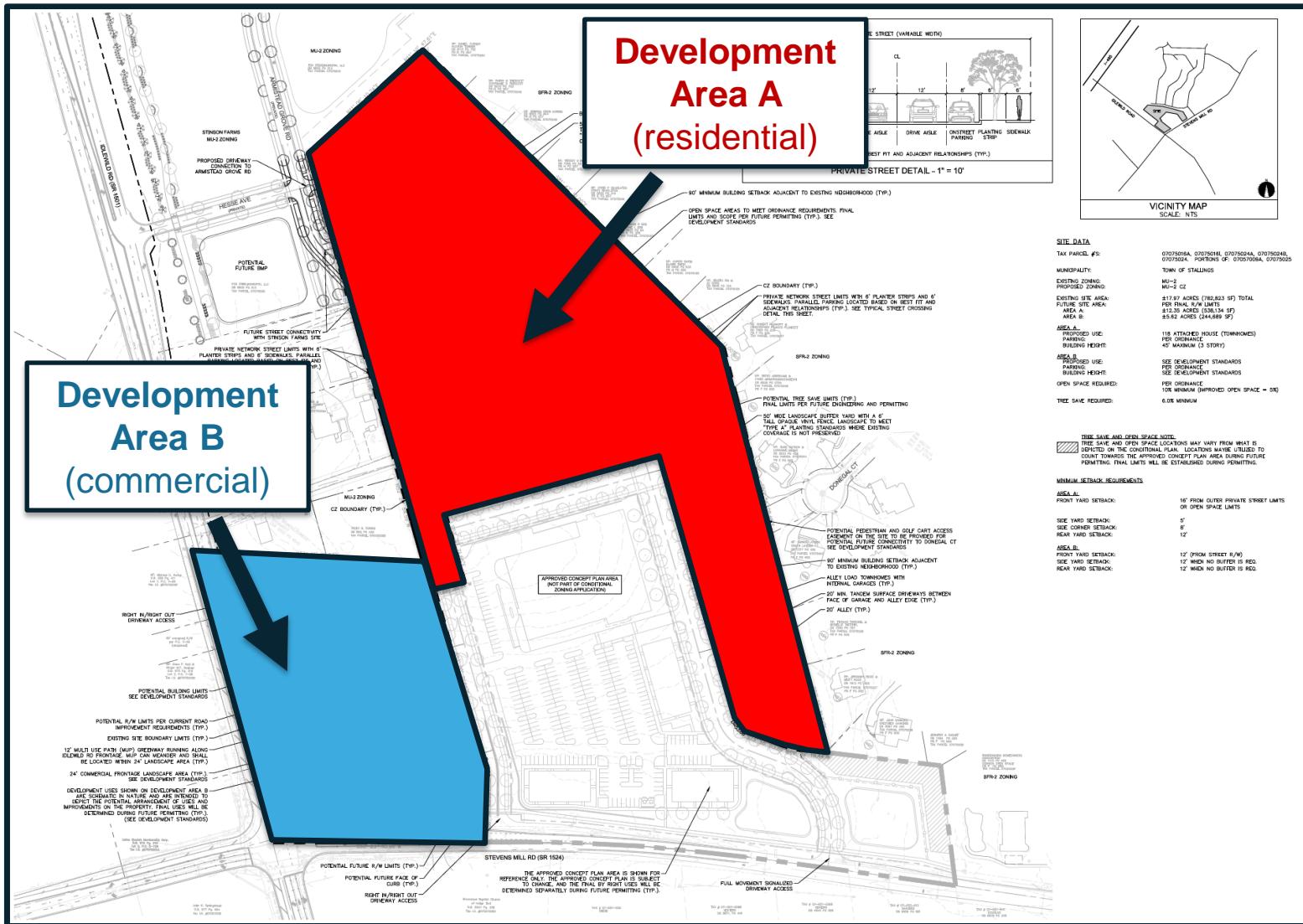
- **Development Area A:**

A maximum of 118 attached house dwelling units (townhomes)

- **Development Area B:**

A total maximum of 15,000 square feet of non-residential uses and a minimum of 3,000 square feet of non-residential uses in a maximum of 2 buildings

Rezoning Request — Development Areas A and B



Rezoning Request

Requirements of and restrictions on **Development Area A** (the residential component of the Site):

- Restricted to residential uses
- Maximum building height* of 45 feet for attached house dwelling units internal to the Site
- Maximum building height* of 35 feet for attached house dwelling units along Shannamara boundary of the Site
- Minimum of 18 inches of brick or stone material at base of buildings

* as defined in the Stallings Development Ordinance

Rezoning Request

Requirements of and restrictions on **Development Area B** (the non-residential/commercial component of the Site):

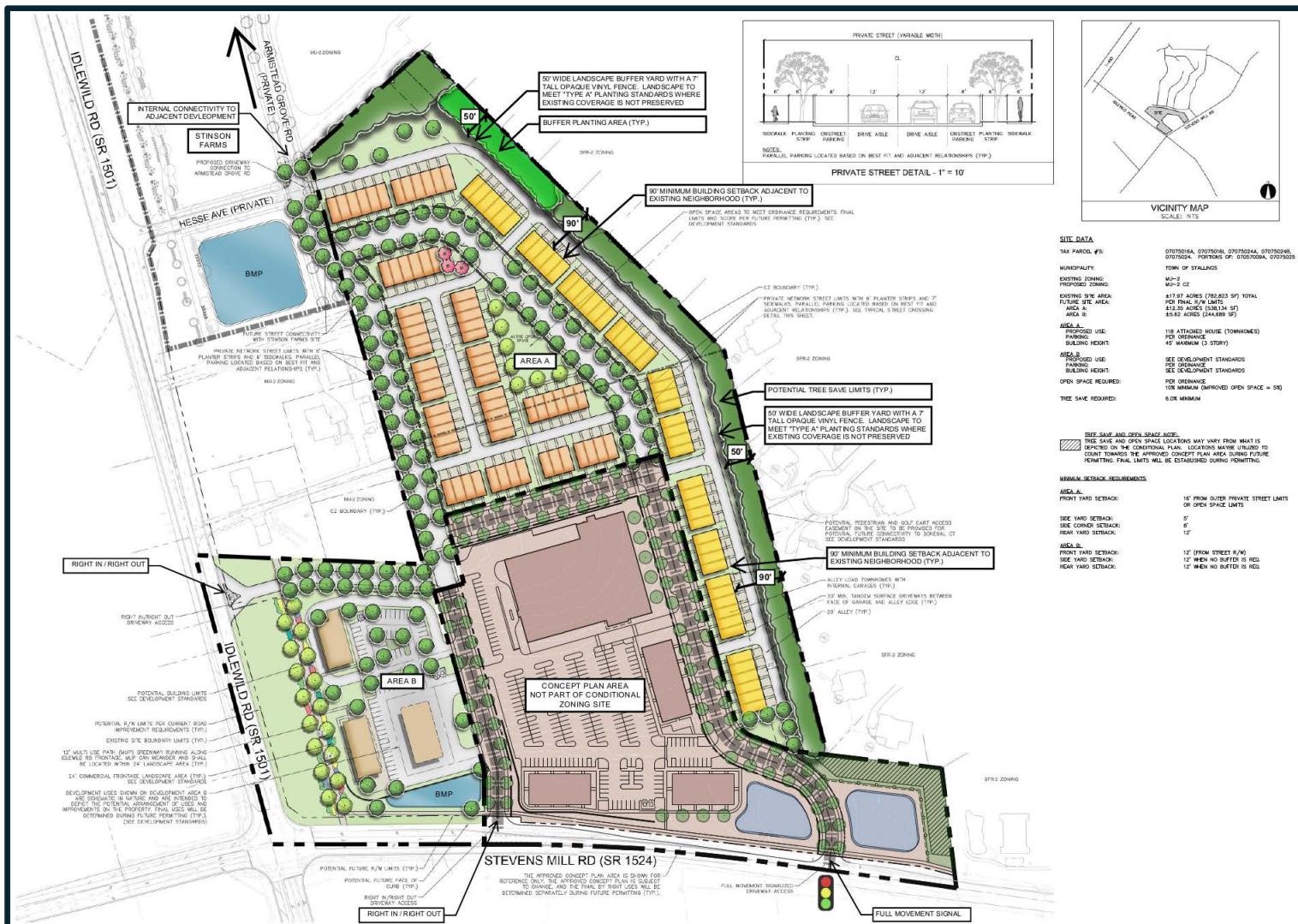
- Maximum of 1 convenience store with gas pumps
- If a convenience store, maximum of 1 restaurant with drive-through windows
- If no convenience store, maximum of 2 restaurants with drive-through windows

Rezoning Request

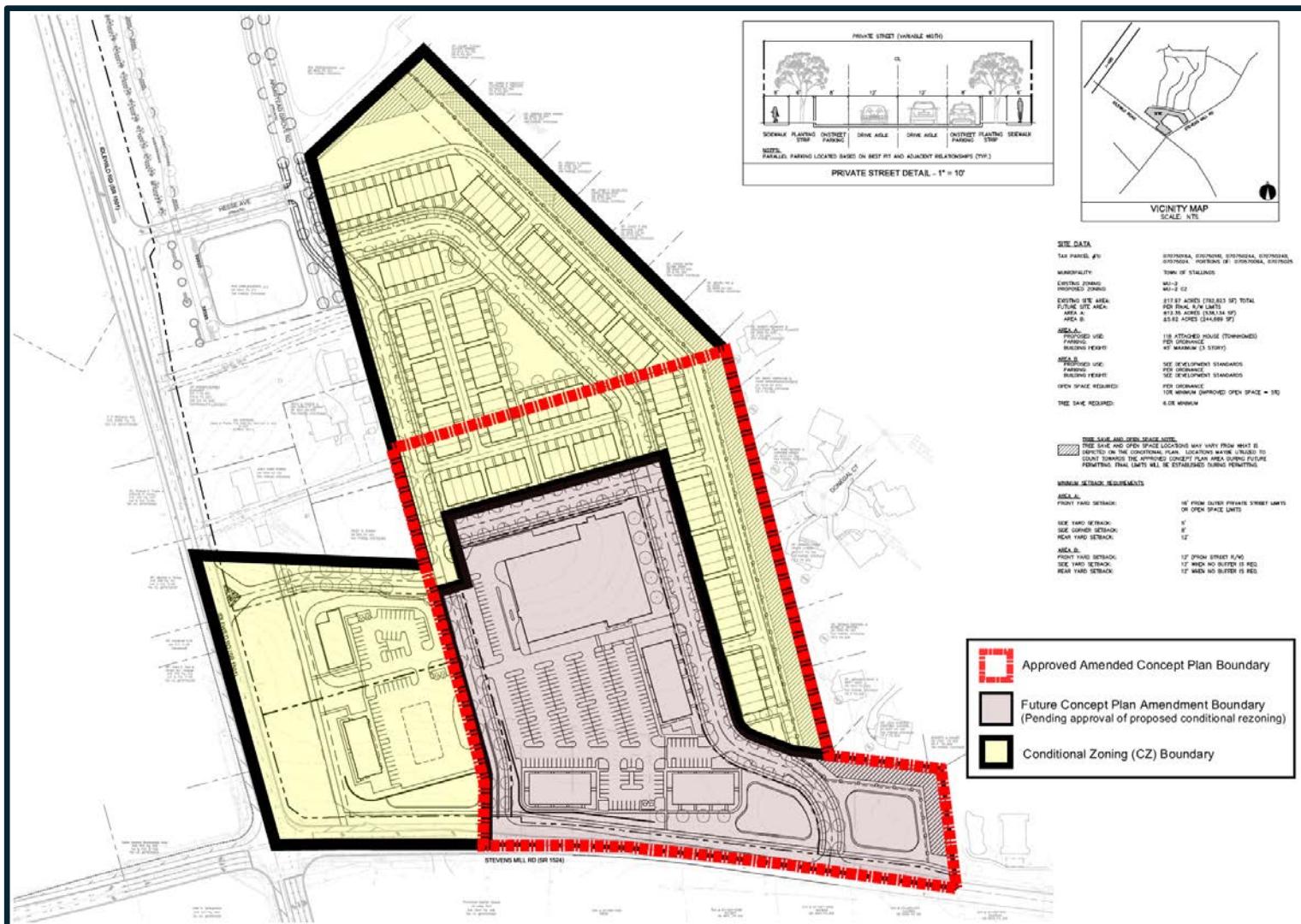
Prohibited uses on **Development Area B** (the non-residential/commercial component of the Site):

- ABC Store (liquor sales)
- Athletic fields
- Auditorium, coliseum or stadium
- Bars (with/without beverage production accessory use)
- Batting cages, outdoor
- Bed & breakfast (tourist home, boarding house)
- Billiard parlors
- Bowling lanes (bowling alley)
- Building supply sales (no storage yard)
- Bus terminal
- Club or lodge
- Country club with or without golf course
- Emergency disaster restoration services with fenced outdoor storage
- Funeral home with or without crematorium
- Game room, video game room, coin operated
- Golf course
- Hotel or motel
- Laundromat, coin-operated
- Manufactured home/dwelling sales
- Shooting range, indoor
- Tattoo and/or body piercings studio
- Taxidermist
- Wireless telecommunications facilities, tower

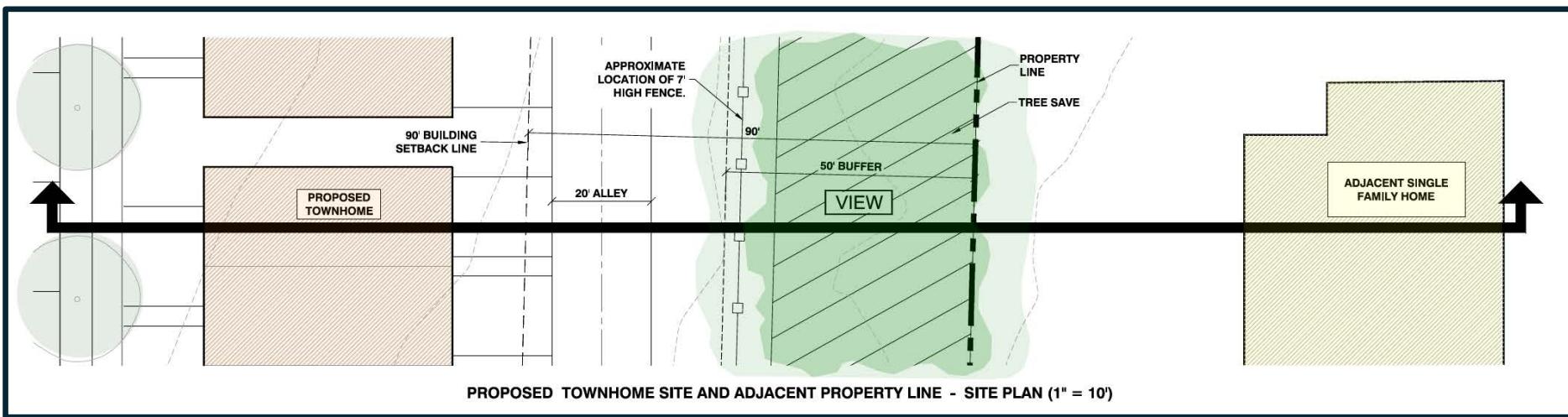
Site Plan



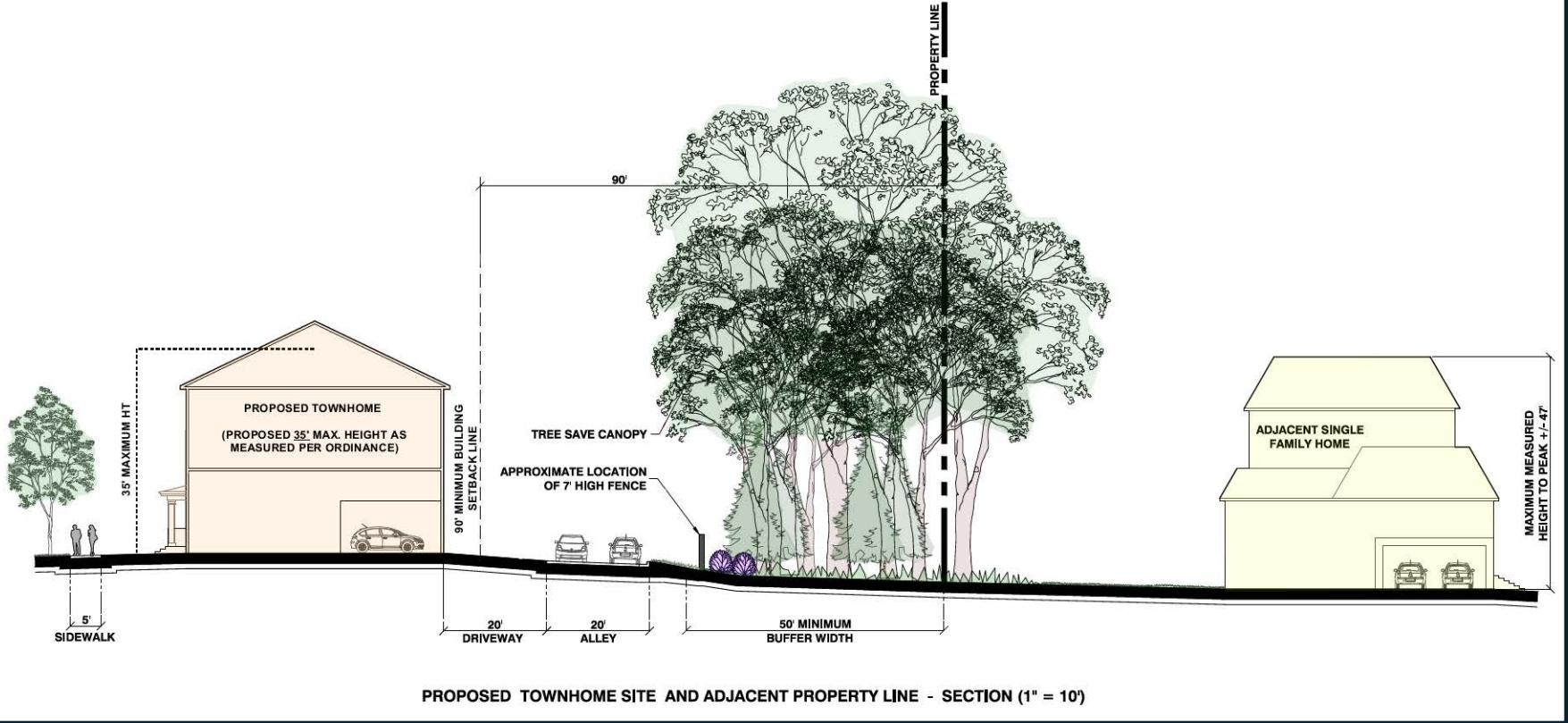
Site

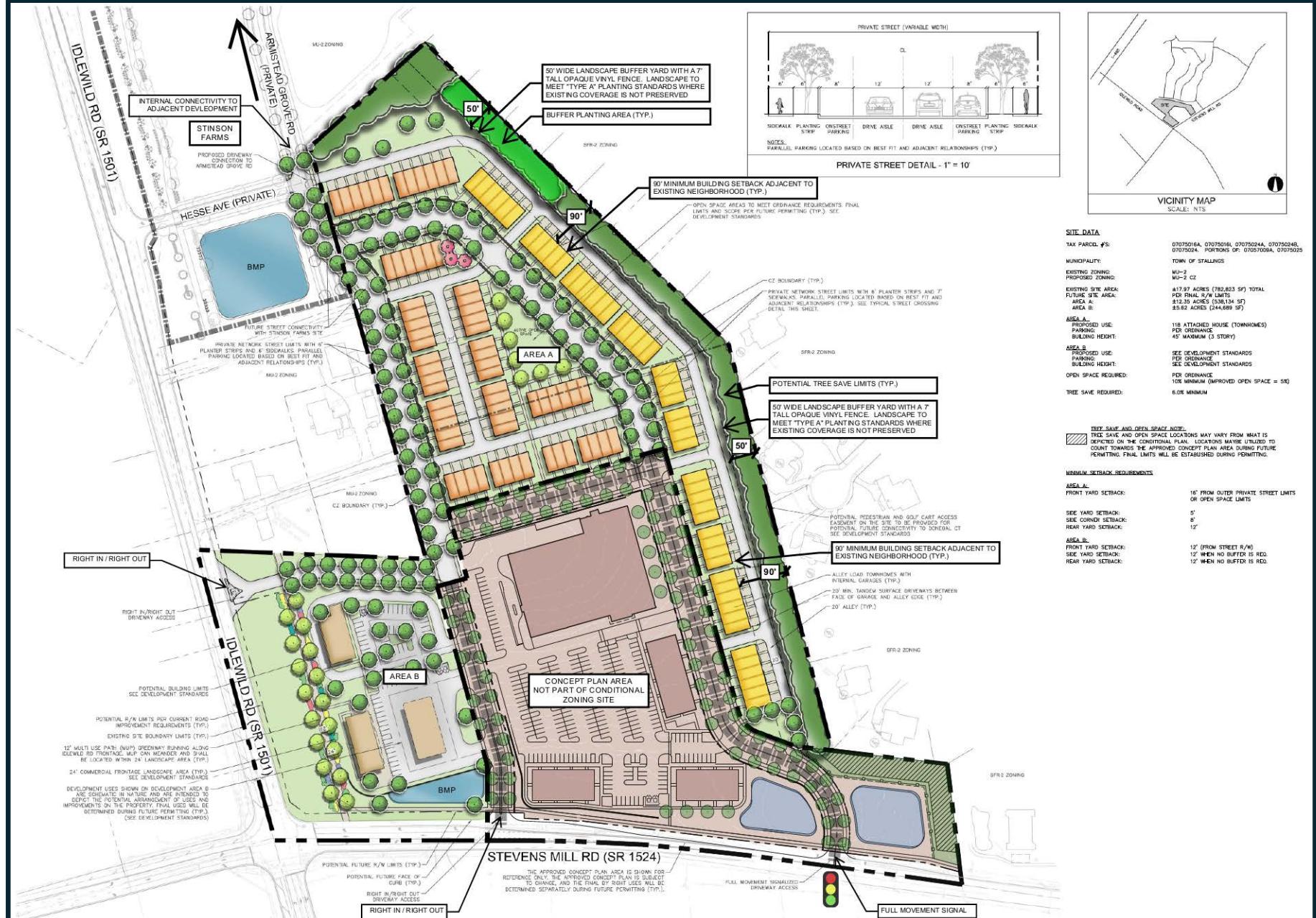


Buffer with Shannamara



Cross Section of Shannamara Boundary





Questions

ROBINSON

BRADSHAW



General Rezoning Application

RZ25.10.01 – Stevens Schultz Residential

01.20.2026

Staff Report | Planning Board

Request



□ General Rezoning Request

Applicant, Denis Dashchenko, submitted a general rezoning request from **Mixed- Use 2 (MU-2)** to **Multi-Family Transitional (MFT)** at parcel ID #07075294, a property 3.6 acres in size at 3017 Stevens Schultz Ln.

**Neighborhood
Meeting:
11/17/2025**

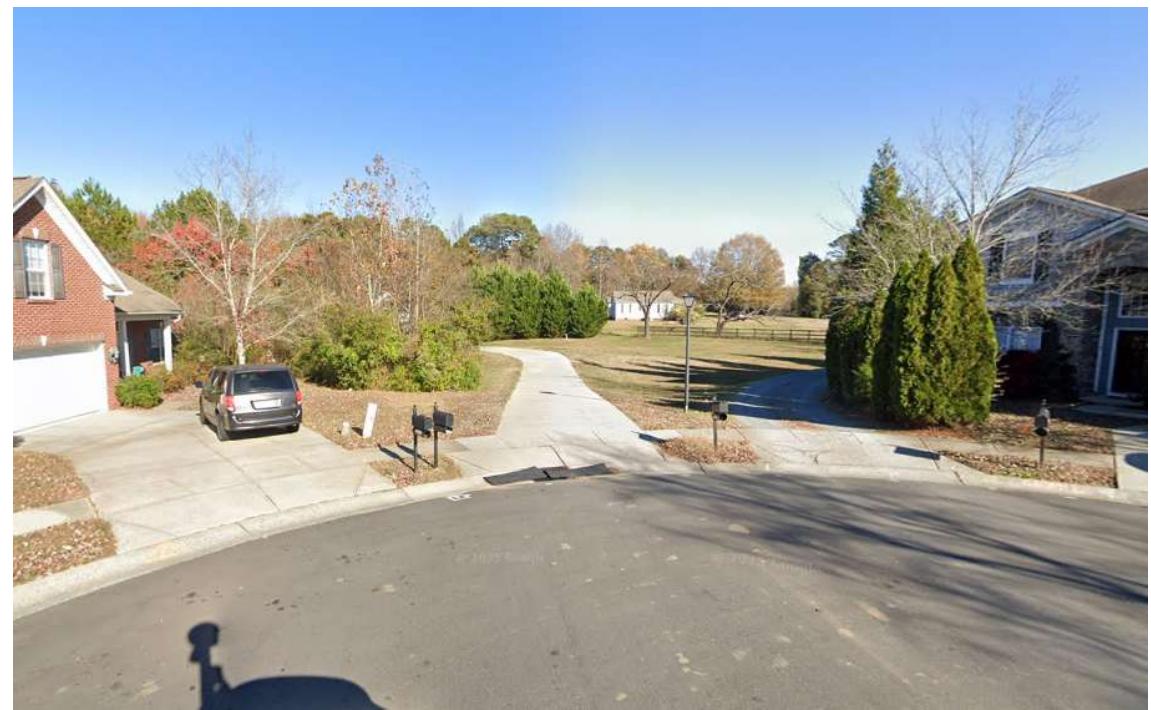


**Planning
Board:
01/20/2026**



**Town Council
Hearing (TBD):
02/23/2026**

Aerial & Streetview



History



- In 2018, the Town of Stallings adopted a new Development Ordinance, which rezoned this property from R10 (medium-density residential) to MU-2 (mixed-use). This zoning change allowed for more commercial development on the land.
- This property connects to the Woodbridge neighborhood by an access point on Stevens Schultz Ln. Prior to the zoning change in 2018, the Woodbridge neighborhood was also zoned R10 (now MFT).

2017 Zoning:

STALLINGS ZONING	
DISTRICT	
BC	Business Center
CUGR	Conditional Use General Retail
CUNRD	Conditional Use Neighborhood Retail District
CUOLR	Conditional Use Office Light Retail
CZ	Conditional Zoning
GC	Government Center
GR	General Retail
HI	Heavy Industrial
LI	Light Industrial
MFR	Multi-Family Residential
MR	Mixed-Residential
NRD	Neighborhood Retail District
OLR	Office Light Retail
R10	Residential District
R15	Residential District
R20	Residential District
TC	Town Center
MH1	Manufactured Home
MH2	Manufactured Home



Project Summary

Location:

- 3017 Stevens Schultz Ln

Ownership:

- Denis Dashchenko

Current Zoning:

- MU-2

Existing Use:

- Residential

Site/Project Size:

- 3.6 acres

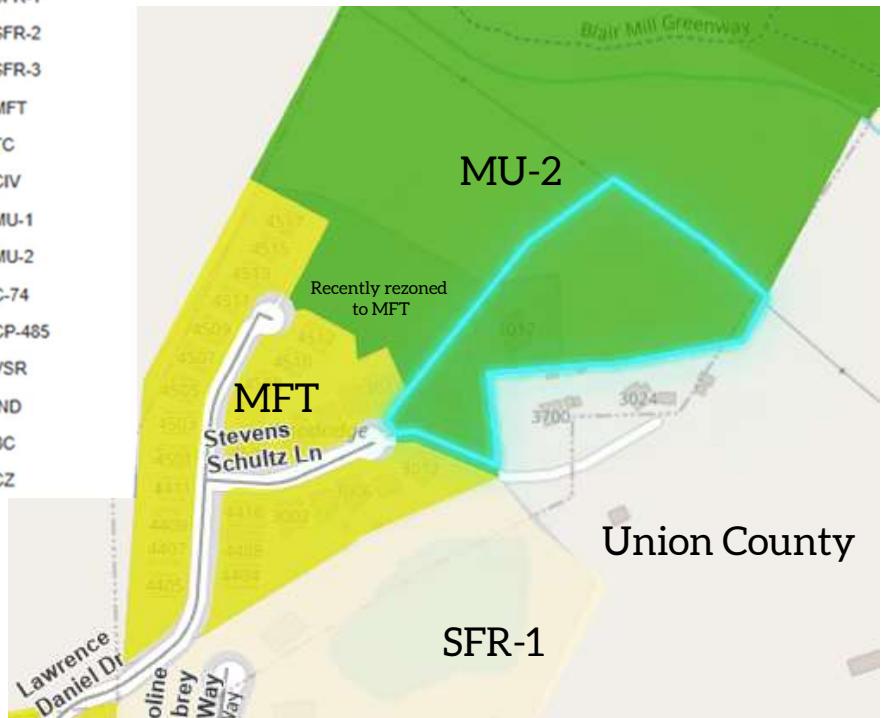
Traffic Generation:

- N/A

Current Zoning:

Stallings Zoning

AG
SFR-1
SFR-2
SFR-3
MFT
TC
CIV
MU-1
MU-2
C-74
CP-485
VSR
IND
BC
CZ



Future Land Use



Suburban Single-Family Neighborhood

Suburban single-family residential neighborhoods are formed as subdivisions or communities, with a relatively uniform housing type and density throughout. They may support a variety of single-family detached residential types, from mobile homes to large-lot, low-density single-family homes to denser formats of smaller single-family detached homes. Homes are oriented interior to the neighborhood and typically buffered from surrounding development by transitional uses or landscaped areas. Suburban single-family neighborhoods are often found in close proximity to suburban commercial, office, and industrial centers, and help provide the consumers needed to support these centers.



Primary Land Uses

- Single-Family Detached Home

Secondary Land Uses

- Community Park
- Community Center / Pool and Recreational Facilities
- Natural Areas

FORM & PARAMETERS

General Development Pattern

Separate Uses

Typical Lot Coverage

50 – 75%

Residential Density

1.0 – 6.0 DU/ac

Non-Residential Intensity

N/A

Prevailing Building Height

1 - 2 Stories

Average Dwelling Unit Size

1,500 – 5,000 SF

Avg. Non-Resid. Building Size

varies

Transportation Choices

Auto

Typical Block Length

800 – 1,500 LF

Open Space Elements

Greenway/Natural Areas

Street Pattern

Curvilinear

Street Connectivity

Low/Medium

Parking Provisions

Private Driveway

Typical Street Cross Section

Rural/Suburban/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
- Industrial Center
- NCDOT Right of Way



Idlewild Road Small Area Plan



Staff Recommendation

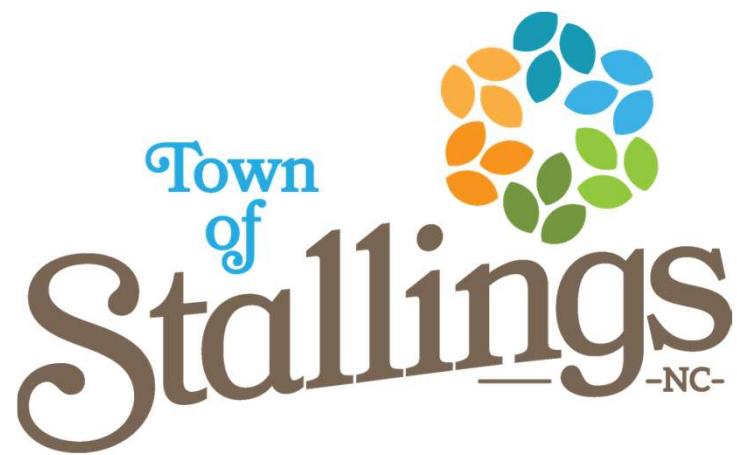


- Staff recommends approval of RZ25.10.01 to rezone the property to Multi-Family Transitional (MFT). This rezoning will make the property consistent with the current Future Land Use Plan and Small Area Plan.
- This rezoning will:
 - Create a seamless transition between the adjacent MFT zoned neighborhood and align with approved plans.
 - Protect the character of the Woodbridge neighborhood by removing the potential for future commercial development.
- Staff understands the residents concerns about traffic and property values but believes that this rezoning will allow for the greatest use of the land with the smallest impact to the surrounding area.

Vote and Statement of Consistency & Reasonableness



- **Step 1.**
 - Motion to recommend [Approval/Denial](#) for RZ25.10.01.
- **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 helps protect the character of the surrounding neighborhood while aligning the property with the Future Land Use Plan and Small Area Plan.



Questions?



Statement of Consistency and Reasonableness

ZONING AMENDMENT: RZ25.10.01

REQUEST: Denis Dashchenko is requesting a general rezoning of the property located at 3017 Stevens Shultz Lane, identified as case RZ25.10.01, from MU-2 (Mixed Use-2) to MFT (Multifamily Residential).

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 outlined in the document of promoting quality development and consistency with all state-mandated land use regulations established through NCGS § 160D. The Planning Board recommends to approve/deny the proposed amendment and stated that the Planning Board finds and determines that the zoning/text 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 future land use of single-family residential is consistent with the request.

Recommended this the __ day of _____, 2026.

Planning Board Chair

Attest:

Planning Staff



To: Planning Board
From: Katie King, Senior Planning Technician
Date: 01/20/2026
Re: TX26.01.01 – Indoor Amusement

Request:

The applicant submitted a text amendment application proposing the addition of a new use to the *Table of Uses* in Article 8: *Zoning Districts* and a corresponding definition to Article 3: *Definitions, Abbreviations & Symbols* of the Stallings Development Ordinance.

Amendments:

Article 8 – Table of Uses

Add “Amusement/Entertainment, Indoor” as a Listed Use (L) in the Mixed-Use 2 (MU-2) zoning district. Staff also requests to add this new use as a Listed Use (L) in the US Highway 74 Commercial (C-74) zoning district.

Article 3 – Definitions

AMUSEMENT/ENTERTAINMENT, INDOOR. A commercial use conducted entirely within an enclosed building that provides amusement or entertainment activities to the public for a fee or admission charge. Such activities are intended primarily for recreation and enjoyment and may involve participant interaction or observation. Typical uses include, but are not limited to, escape rooms, indoor gaming facilities, and other similar indoor entertainment establishments. This use does not include movie theaters, nightclubs, bars, or instructional or athletic training facilities.

Staff Recommendation:

Staff recommends approval of TX26.01.01. The proposed amendment provides clarification within the ordinance and expands permitted commercial uses within the MU-2 and C-74 zoning districts in a manner consistent with the intent of the Stallings Development Ordinance and the Town’s long-term economic development goals.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX26.01.01

REQUEST: The applicant is the addition of a new use to the Table of Uses in Article 8: Zoning Districts and a corresponding definition to Article 3: Definitions, Abbreviations & Symbols 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 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) Expand permitted commercial uses in the MU-2 and C-74 zoning districts.
- 2) Encourages growth that aligns with the Town's long-term economic development goals.

Recommended this the _____ day of _____, 2026.

Planning Board Chair

Attest:

Planning Staff



MEMO

To: **Planning Board**
From: Brig Sheehy, GIS Planning Technician
Date: January 20, 2026
Re: **TX26.01.03 – Fence Ordinance Update**

Overview:

The purpose of this proposed amendment is to improve clarity, consistency, and enforceability. The revisions reorganize Article 2.13-2 for easier reference, clarify height and placement standards – particularly for corner lots and fences abutting streets or alleys – and refine requirements for screening and materials such as chain link fencing.

Background:

The Planning Department has recently experienced an increase in Accessory Structure Permit applications for fences, during which both residents and contractors have expressed confusion regarding the interpretation of Article 2.13-2. Specifically, the standards applicable to fences on corner lots and fences located behind a line parallel to the front of the principal structure have proven difficult to consistently interpret and apply.

In response, staff conducted a review of fence regulations adopted by surrounding municipalities to evaluate common practices and design standards. Based on this research, the proposed revisions reflect standards that are most consistent with the overall intent of the Development Ordinance and promote a more uniform and cohesive appearance throughout the Town. As a result, staff is proposing this text amendment to revise language and add supporting figures to improve clarity, ensure consistent interpretation, and provide clear guidance for residents, contractors, and enforcement staff.

Summary of Proposed Text Amendment:

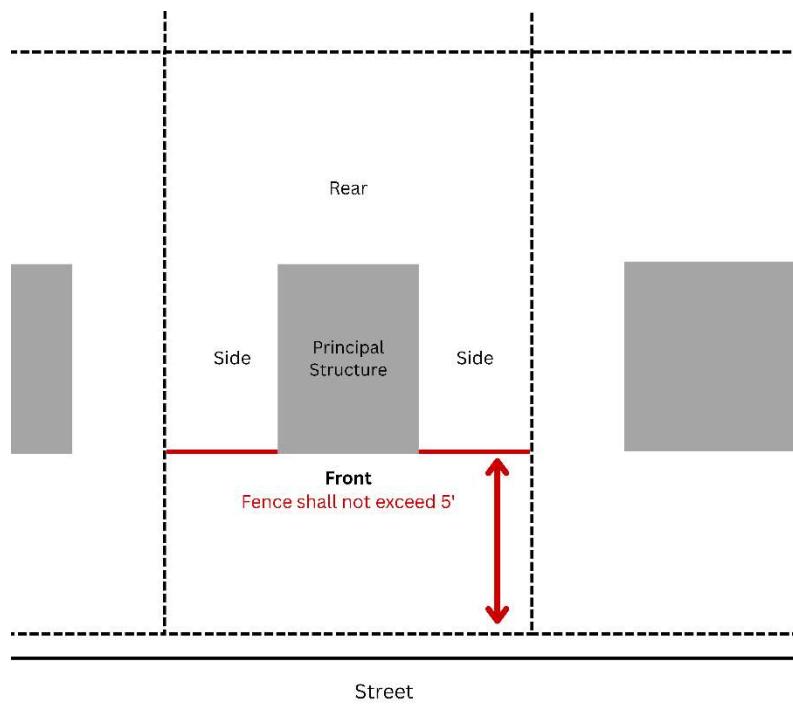
TX26.01.03 amendment will:

1. Improve clarity and organization by restructuring subsections, using consistent language, and incorporating illustrative diagrams for better interpretation.
2. Add a new subsection (F) to clearly define fence height standards for corner lots abutting streets or alleys.
3. Clarify and strengthen standards and allowances for chain link and similar fences, ensuring proper placement and effective screening for improved appearance and consistency.
4. Refine and standardize language throughout Article 2.13-2 to enhance clarity, readability, and alignment with the overall ordinance format.

Proposed Text Amendments:

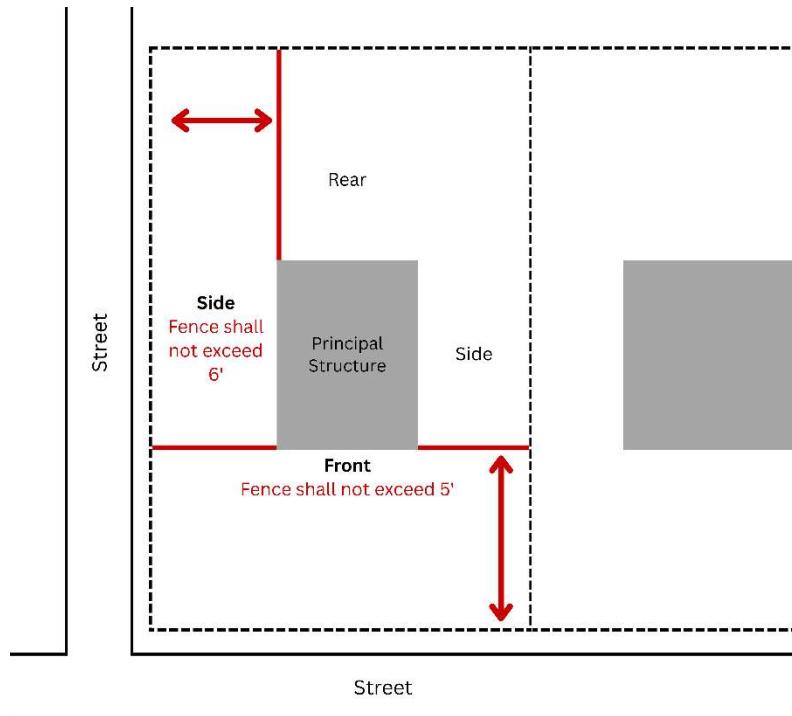
2.13-2 Fences and Walls. Fences and walls meeting the requirements of sections 2.10-2 and 2.10-3 are permitted in all districts in accordance with the following specifications:

- (A.) A zoning permit issued by the Development Ordinance Administrator shall be required for all fences and walls. The process for obtaining a zoning permit is set forth in Article 7 of this Ordinance.
- (B.) Decorative elements such as caps or spires that extend above the top rail are not included in height measurements. Chain-link fencing, vinyl-coated chain-link fencing, or any fence of similar appearance or construction shall not be permitted. If welded wire or similar fencing materials are used, they must be placed on the inside of a masonry wall, solid wood fence, or decorative wood/vinyl fence of equal or greater height that provides effective screening. For example, a four-foot (4') welded wire fence installed behind a decorative split-rail or board fence of equal or greater height meets these standards. All finished sides of a fence shall face off-site.
- (C.) In a residential, mixed-use, or commercial district, a fence or wall located in the front yard shall not exceed five feet (5') in height, unless otherwise regulated by 2.13-2 (D) below or Article 9 (Building or Lot Type Standards).
- (D.) Fences along interior side property lines in a residential, mixed-use, or commercial district abutting a street shall not exceed five (5') feet in height in front of a line drawn parallel to the front of the principal structure on the lot.



- (E.) In a residential or mixed-use district (SFR, MU, TC, or TNDO), a fence or wall in an established rear yard that abuts an alley **may** not exceed six (6') feet in height unless placed fifteen (15') feet or more inside property boundary.
 - a. Within the first fifteen (15') feet, fences of chain link or similar material are permitted only if screened on the exterior side by evergreen shrubs planted no farther apart than six (6') feet on center, minimum height three (3') feet at installation, or if obscured from view by the screening method(s) set out in the paragraph immediately above 2.13-2 (B).

- (F.) In a residential or mixed-use district, a fence or wall in an established front yard that abuts a street or alley on a corner lot shall be a maximum of five feet (5') in height. A fence or wall in an established side yard that abuts a street or alley on a corner lot shall be a maximum of six feet (6') in height



- (G.) In a residential or mixed-use district, a fence or wall in an established rear or side yard that does not abut a street or alley ~~may shall~~ not exceed eight (8') feet in height, measured as the average over any one hundred (100') linear foot run of said fence or wall.
- (H.) In a residential or mixed-use district, a fence or wall in an established rear or side yard that does not abut a street or alley ~~may shall~~ not exceed eight (8') feet in height, measured as the average over any one hundred (100') linear foot run of said fence or wall. In a commercial or industrial district where the side or rear yard abuts a residential or mixed-use district, chain link, welded wire, or similar fencing materials, if used, shall be ~~placed located~~ on the interior side of a masonry wall, solid wood fence, or decorative wood fence that is equal to or greater in height than the secure fencing and ~~demonstrates provides~~ effective screening capability. Additionally, a semi-opaque vegetative screen shall be required on the exterior side of the fence.
- a. Fences shall not be erected over easements ~~such as including~~, but not limited to, access easements, utility easements, drainage easements, or any other public easement, without the explicit approval of the Public Works and Planning Departments. If ~~fences or other barriers are allowed~~ a fence or barrier is permitted to cross such easements, the Town Engineer may require the installer or landowner to install gates or other access points per standards and specifications set by the Town Engineer to ensure access to such easements in the future as necessary and to minimize damage to private property.

- (I.) In a commercial district, a fence or wall located outside the established front yard, side yard, and rear yard of a building abutting a street may have a height of up to eight (8') feet, measured as the average over any one hundred (100') linear foot run of said fence or wall. Fences of chain link or similar material are permitted in the first fifteen (15') feet of an established yard abutting a street or alley only if placed on the interior side of a masonry wall or solid wood fence and planted with a semi-opaque vegetative screen between wall or fence and street or alley. Beyond the first fifteen (15') feet abutting a street or alley, such materials may be used if screened on the exterior side by evergreen shrubs planted no farther apart than six (6') feet on center, minimum height two and one half (2 1/2') feet installed, or if obscured from view by other screening method(s) which perform at the same or a higher level and are approved by the Development Ordinance Administrator
- (J.) In a commercial or industrial district where the side or rear yard abuts a residential or mixed-use district, chain link, welded wire, or similar fencing materials, if used, shall be placed on the interior side of a masonry wall, solid wood fence, or decorative wood fence that is equal to or greater in height than the secure fencing and demonstrates effective screening capability. Additionally, a semi-opaque vegetative screen shall be required on the exterior side of the fence. Fences shall not be erected over easements such as, but not limited to, access easements, utility easements, drainage easements, or any other public easement, without the explicit approval of the Public Works and Planning Departments. If fences or other barriers are allowed to cross such easements, the Town Engineer may require the installer or landowner to install gates or other access points per standards and specifications set by the Town Engineer to ensure access to such easements in the future as necessary and to minimize damage to private property.

Staff Recommendation:

Staff recommends approval of TX26.01.01. The proposed amendment clarifies existing fence standards within Article 2.13-2 of the Stallings Development Ordinance, improves consistency in interpretation and application related to fence placement on corner lots, and aligns local regulations with common practices in surrounding municipalities. The amendment is consistent with the intent of the Development Ordinance and promotes a more uniform and cohesive appearance throughout the Town.



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX26.01.03

REQUEST: Staff requests a text amendment to improve clarity, consistency, and enforceability of Article 2.13-2. The revisions reorganize Article 2.13-2 for easier reference, clarify height and placement standards – particularly for corner lots and fences abutting streets or alleys – and refine requirements for screening and materials such as chain link fencing.

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) Reorganizing and clarifying Article 2.13-2 will make fencing standards easier to understand and apply for residents and staff.
- 2) Refining height, placement, and screening requirements will improve consistency and enforceability – especially for corner lots and fences abutting streets or alleys.

Recommended this the _____ day of _____, 2026.

Planning Board Chair

Attest:

Planning Staff



MEMO

To: **Planning Board**
From: Brig Sheehy, GIS Planning Technician
Date: January 20, 2026
Re: **TX26.01.02 - Stallings Streetscape Addendum & Text Amendment**

Overview:

This purpose of this text amendment is to incorporate updates to the Staff and Board recommended design standards within the Stallings Streetscape Plan. These revisions simplify and clarify the existing standards by reducing the number of design options and variations, helping to create a more cohesive and consistent streetscape character throughout the Town Center District. The updated measurements and design standards were selected through a review of the original Stallings Streetscape designs and a comparison with standards used in nearby municipalities such as Matthews, Waxhaw, and Mint Hill. This comparative analysis helped determine the most appropriate dimensions and design elements to align with regional best practices and the Town's long-term vision for a unified Town Center Streetscape.

In addition, the amendment revises the fee-in-lieu structure for the Streetscape and Greenway plans. The current fee-in-lieu structure may not generate sufficient funding for the Town to construct required Greenway Trails or Streetscape improvements when a developer is unable to install them. This amendment establishes a clear fee-in-lieu structure to allow the Town to fund Greenway and Streetscape projects as an alternative where not practical for the developer.

Background:

The Planning Department has recently processed two conditional zoning applications within the Town Center District. During the review of these developments, staff identified that several of the existing streetscape design standards were difficult to achieve in practice. In particular, required widths were often too large for typical site conditions, and the number of design options created unnecessary complexity during project review and site design.

In addition, staff identified that the current fee-in-lieu structure for required streetscape improvements is not based on actual construction costs and may not generate sufficient funding for the Town to construct the required improvements when a developer is unable to install them. This creates a potential gap between the unintended streetscape improvements and the Town's ability to deliver those improvements in the future.

Based on these reviews, staff has determined that amendments to both the Streetscape Plan and the fee-in-lieu structure are necessary to improve clarity, consistency, and feasibility, while ensuring the Town can adequately fund and implement the adopted streetscape standards.

Summary of Proposed Streetscape Addendum:

Greenway Section

1. Remove 4 current Greenway sub-plan types.
2. Add 3 new main plan types with new width standards:
 - a. Greenway Against Building
 - i. Stamped Concrete Strip: 6'-8'
 - ii. Multi-Use Path: 10'-14'
 - iii. Additional Pedestrian Zones: 0'-4'
 - b. Greenway Not Against Building
 - i. Stamped Concrete Strip: 6'-8'
 - ii. Multi-Use Path: 10'-14'
 - c. Greenway Landscape Form
 - i. Landscape Strip: 3'
 - ii. Stamped Concrete Strip: 5'
 - iii. Multi-Use Path: 10'-14'
 - iv. Additional Pedestrian Zone: 0'-4'

Typical Section

1. Remove 4 current Typical sub-plan types.
2. Add 3 new main plan types with new width standards:
 - a. Typical Against Building
 - i. Stamped Concrete Strip: 6'-8'
 - ii. Multi-Use Path: 8'-10'
 - iii. Additional Pedestrian Zones: 0'-4'
 - b. Typical Not Against Building
 - i. Stamped Concrete Strip: 6'-8'
 - ii. Multi-Use Path: 8'-10'
 - c. Typical Landscape Form
 - i. Landscape Strip: 3'
 - ii. Stamped Concrete Strip: 5'
 - iii. Multi-Use Path: 8'-10'
 - iv. Additional Pedestrian Zone: 0'-4'

Narrow Section

1. Remove 4 current Narrow sub-plan types.
2. Add 3 new main plan types with new width standards:
 - a. Narrow Against Building
 - i. Stamped Concrete Strip: 2'-4'
 - ii. Multi-Use Path: 6'-8'
 - iii. Additional Pedestrian Zones: 0'-2'
 - b. Narrow Not Against Building
 - i. Stamped Concrete Strip: 2'-4'
 - ii. Multi-Use Path: 6'-8'
 - c. Narrow Landscape Form
 - i. Landscape Strip: 2'
 - ii. Stamped Concrete Strip: 2'
 - iii. Multi-Use Path: 6'-8'
 - iv. Additional Pedestrian Zone: 0'-2'

Proposed Text Amendments:

21.3 Fee-in-Lieu.

All developments requiring major site plan review within the Town shall provide the improvements identified in the ~~Stallings Parks, Recreation and Greenway Master Plan~~ following plans when those improvements are located on property involved with the proposed development.

- (A.) Stallings Recreation and Greenway Master Plan, and
- (B.) Stallings Streetscape Design Standards and Details Plan

The Development Administrator will identify the suitable trail type ~~or streetscape plan type~~ based on the plan.
(Amended October 28, 2024)

When ~~no~~ improvements as identified by the ~~Stallings Parks, Recreation and greenway Master Plan~~ Stallings Recreation and Greenway Master Plan and/or the Stallings Streetscape Design Standards and Details Plan are associated with a proposed project, the developer shall be required to ~~install~~ improvements per the plan or follow the fee-in-lieu structure if improvements are not feasible or practical as determined by staff, ~~pay a fee in lieu thereof~~, in accordance with this section along with dedicating an easement and alignment to the Town of Stallings for future installations of improvements. ~~This fee shall be calculated as follows:~~ The fee-in-lieu structure is as follows:

- (A.) The required easement and/or Right of Way size to be dedicated to the town will be based on identified suitable trail type or streetscape type by the Development Administrator.
- (B.) The Town shall require the developer to prepare and submit a detailed cost estimate for the construction of the required Greenway Trail or Streetscape improvements.
- (C.) The fee-in-lieu amount shall be equal to the approved cost estimate for the required Greenway Trail or Streetscape improvements, as reviewed and approved by the Town Engineer or his designee, plus a twenty percent (20%) contingency.

~~1/35 of an acre per lot X tax value of the property (per acre).~~

Example:

~~100-lot subdivision with a per acre tax value of \$10,000:~~

~~(1/35) * 100 [acres in property] = 2.85714286~~

~~2.85714286 * \$10,000 [per acre value] =~~

~~\$28,571.43~~

- (1.) ~~At least one thirty-fifth (1/35) of an acre shall be dedicated for each dwelling unit planned or proposed in the subdivision plan or development.~~
- (2.) ~~The payment of fees, in lieu of the dedication of land under subsection above shall be made to the Town of Stallings after having received a recommendation from the Planning Board and having evaluated the proposed dedication and the relationship the dedication would have with the town's Parks, Recreation and Greenway Master Plan.~~
- (3.) ~~The fees in lieu of dedication shall be paid prior to final plat approval.~~
- (4.) ~~The amount of the payment shall be the product of:~~

- (a.) The number of acres to be dedicated, as required by subsection, above;
- (b.) The assessed value for property tax purposes of the land being subdivided, adjusted to reflect its current fair market value at the time the payment is due to be paid.
(Amended May 10, 2021)

21.4 Streetscape

21.4-1 Purpose. This ordinance establishes streetscape requirements identified in the Stallings Streetscape Design Standards and Details Plan

21.4-2 Applicability. This ordinance applies to all new developments identified in the Stallings Streetscape Design Standards and Details Plan area and Town Center (TC) zoning. For purposes of this requirement, "developments" shall mean any development requiring a Major Site Development Plan Review. The Development Administrator will identify the suitable Streetscape Plan type based on the plan and corridor location according to the Town Center Streetscape map. *(Amended October 28, 2024)*

21.4-3 Exemptions. The following developments are exempt from Article 21.4:

- (A) Developments that are owned and operated by a government agency
- (B) Developments that do not require a Major Site Development Plan Review.

21.4-4 Timing of Improvements. All improvements shall be completed or guaranteed with adequate surety prior to issuance of any permits past 60% Certificate of Occupancy or 60% completion for the entire development or project. *(Amended March 25, 2024)*

21.4-5 Fee-in-Lieu. When the improvements as identified by the Stallings Streetscape Design Standards and Details Plan are associated with a proposed project are not included in a proposed development, the developer shall be required to follow the fee-in-lieu structure, in accordance with section 21.3.

Staff Recommendation:

Staff recommends approval of TX26.01.02. The proposed amendment updates the streetscape design standards and establishes a fee-in-lieu structure for required streetscape and greenway improvements, providing clarity within the ordinance while maintaining consistency with the intent of the Stallings Development Ordinance and adopted transportation and greenway plans.

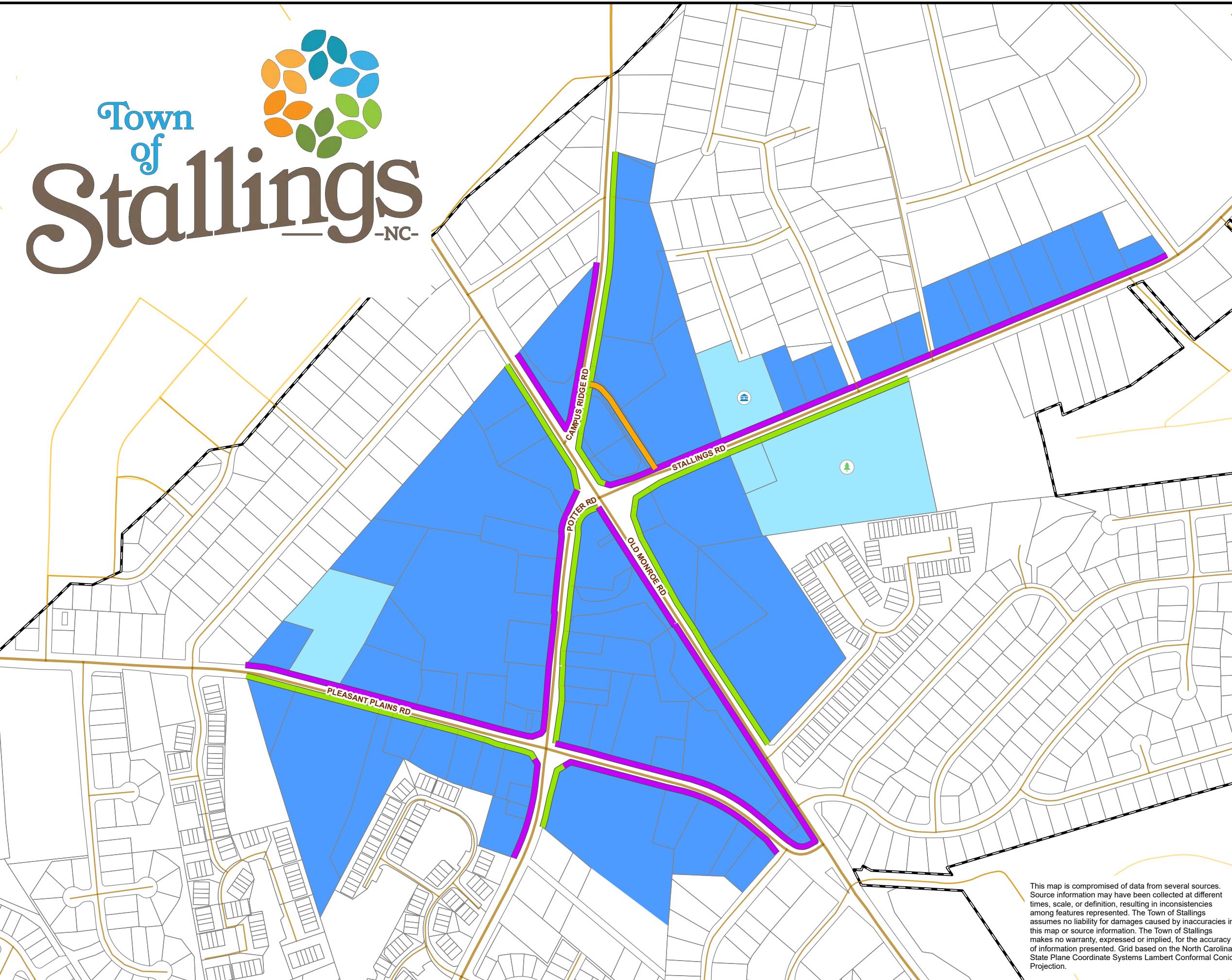
ADDENDUM

THIS ADDENDUM ESTABLISHES THE REVISED
RECOMMENDED DESIGN STANDARDS FOR THE
STALLINGS STREETSCAPE PLAN.

CONTENTS

ADD 1 MAP OVERVIEW

ADD 2-5 NEW STREETSCAPE TYPES



Town Center Streetscape

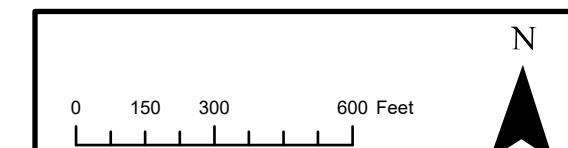
**Effective Date:
October 1, 2025**

Legend

- Town Hall
 - Stallings Park
 - Roads
 - Town of Stallings
- Streetscape Corridors**
- Greenway
 - Typical
 - Narrow
- Town Center Area**
- Town Center (TC)
 - Civic (CIV)

21.1-1 Applicability. Where applicable, the addition of active open space shall adhere to the Stallings Recreation and Greenway Master Plan. The standards set forth below establish regulations for open space. (Amended May 10, 2021) (Amended December 9, 2024)

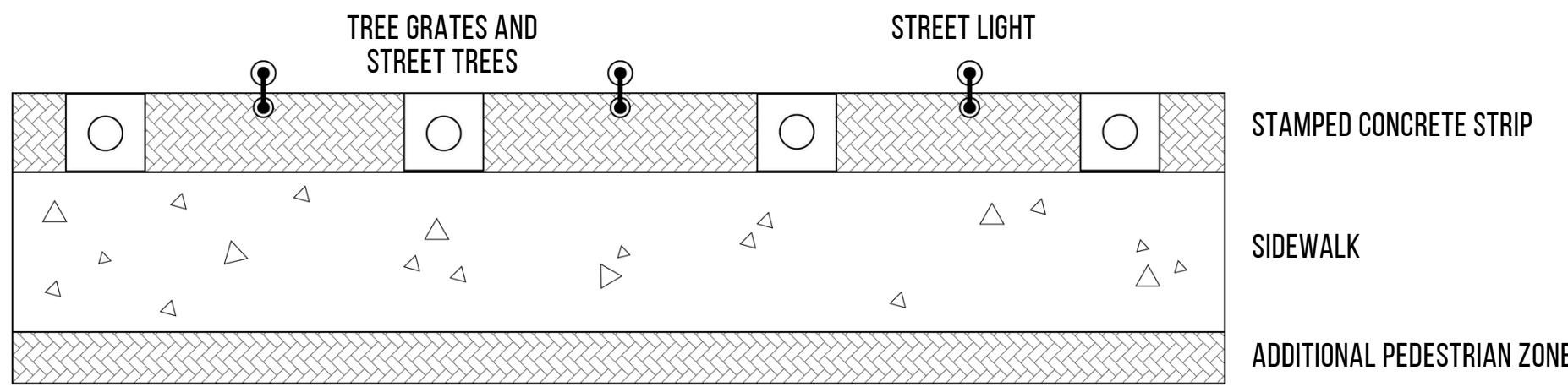
21.4-2 Applicability. This ordinance applies to all new developments identified in the Stallings Streetscape Design Standards and Details Plan area and Town Center (TC) zoning. For purposes of this requirement, "developments" shall mean any development requiring a Major Site Development Plan Review. The Development Administrator will identify the suitable Streetscape Plan type based on the plan. (Amended October 28, 2024)



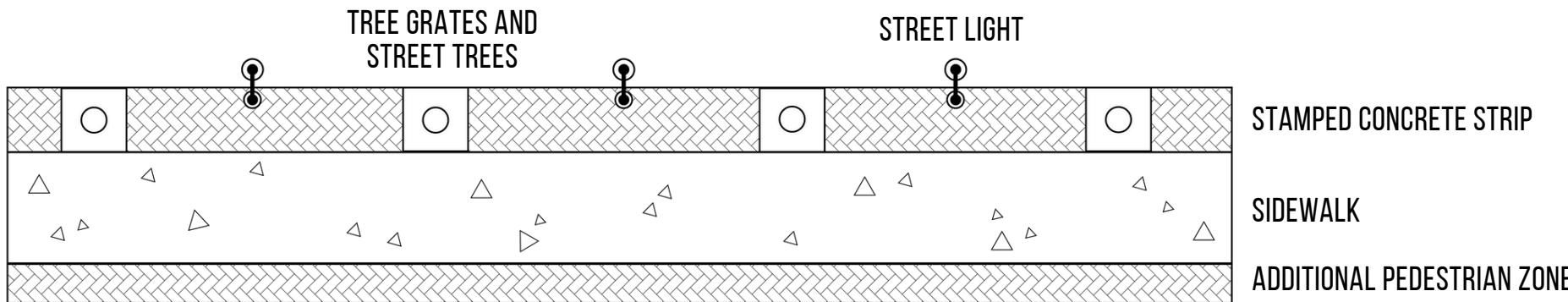
Streetscape type areas are identified by the Development Administrator.

ADD-1

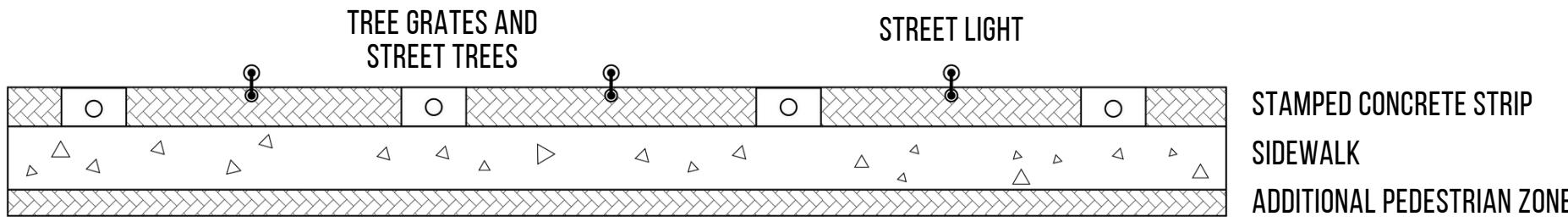
SECTIONS



GREENWAY CORRIDOR



TYPICAL



NARROW

OVERVIEW

GREENWAY

- PRIMARY CORRIDOR WITH PEDESTRIAN AND GREENWAY SPINE FACILITIES

TYPICAL

- PRIMARY CORRIDOR WITH PEDESTRIAN-ONLY FACILITIES

NARROW

- SECONDARY OR INTERIOR ROADS WITH PEDESTRIAN-ONLY FACILITIES

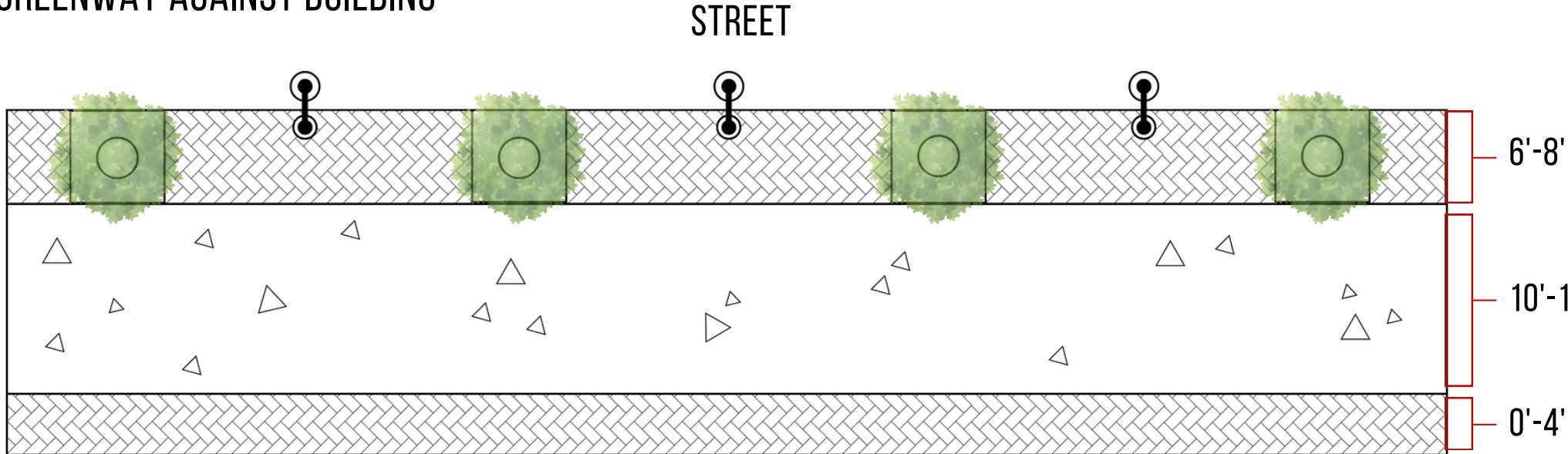
EACH STREETSCAPE TYPE OUTLINES DESIGN STANDARDS FOR AGAINST BUILDING, NOT AGAINST BUILDING, AND LANDSCAPE FORM.

NOTE: THE DESIGN STANDARDS HAVE BEEN UPDATED TO REPLACE THE PREVIOUSLY REQUIRED PAVER STRIP WITH A STAMPED CONCRETE STRIP.

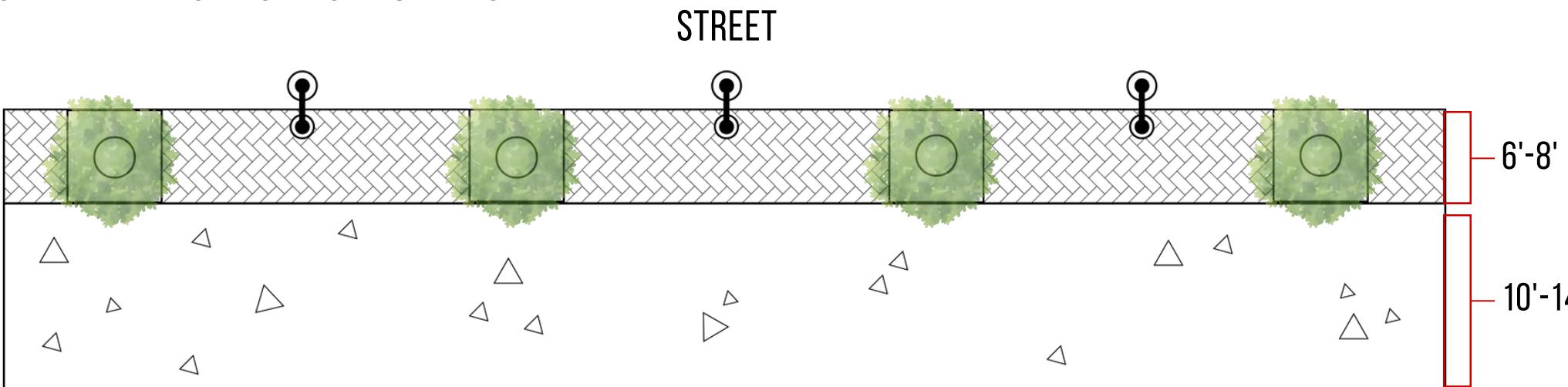
NEW STREETSCAPE TYPES

ADD-2

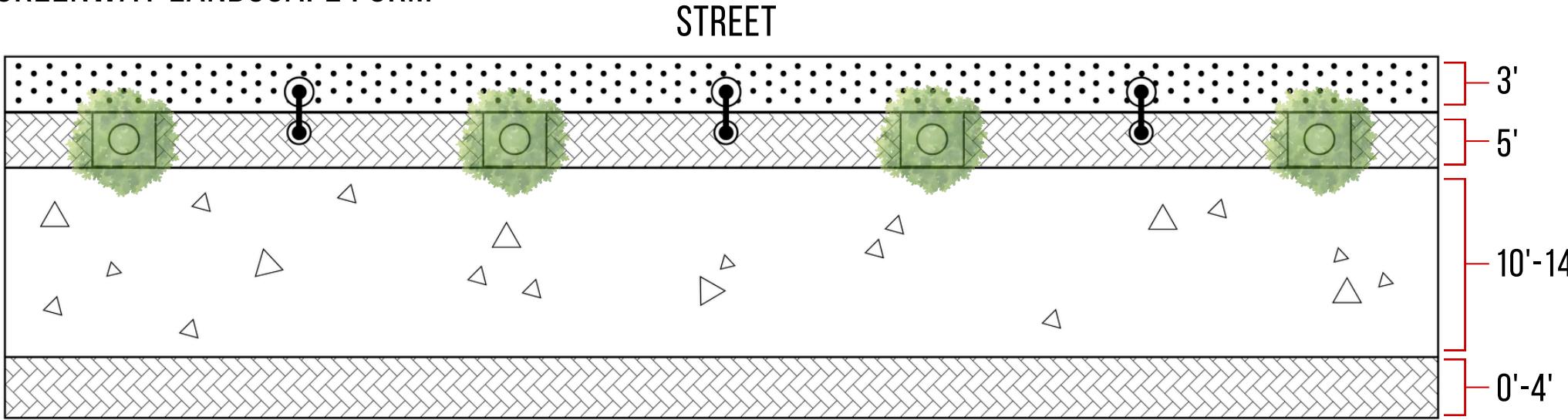
GREENWAY AGAINST BUILDING



GREENWAY NOT AGAINST BUILDING



GREENWAY LANDSCAPE FORM



GREENWAY

- BIKE AND PEDESTRIAN
- PRIMARY CORRIDOR

GREENWAY AGAINST BUILDING

- 6'-8" WIDE STAMPED CONCRETE STRIP
- 10'-14" MULTI-USE PATH
- 0'-4" ADDITIONAL PEDESTRIAN ZONE
- **TOTAL WIDTH: 16'-26'**

GREENWAY NOT AGAINST BUILDING

- 6'-8" WIDE STAMPED CONCRETE STRIP
- 10'-14" MULTI-USE PATH
- **TOTAL WIDTH: 16'-22'**

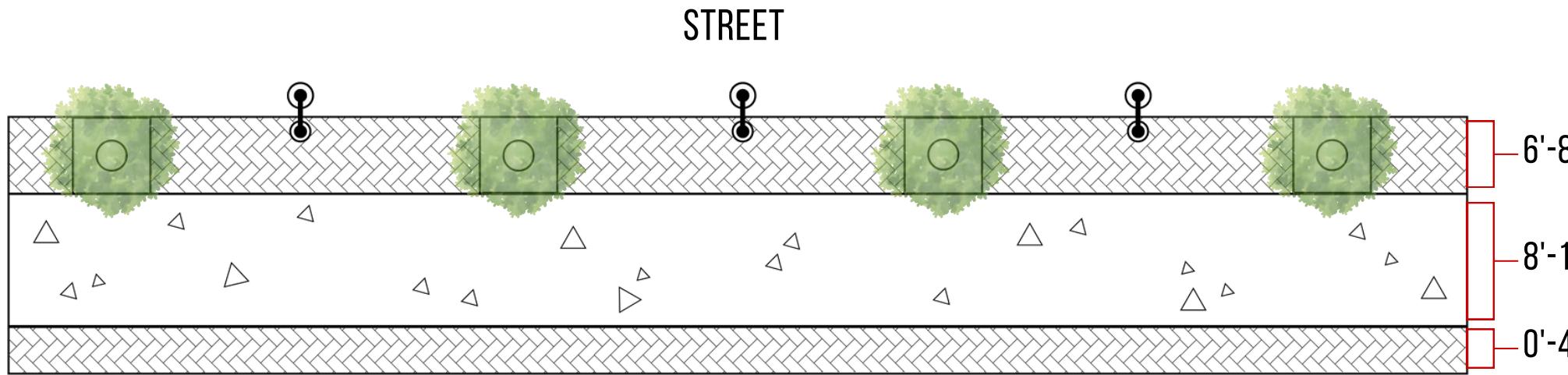
GREENWAY LANDSCAPE FORM

- 3' WIDE LANDSCAPE STRIP
- 5' WIDE STAMPED CONCRETE STRIP
- 10'-14" MULTI-USE PATH
- 0'-4" ADDITIONAL PEDESTRIAN ZONE
- **TOTAL WIDTH: 18'-26'**

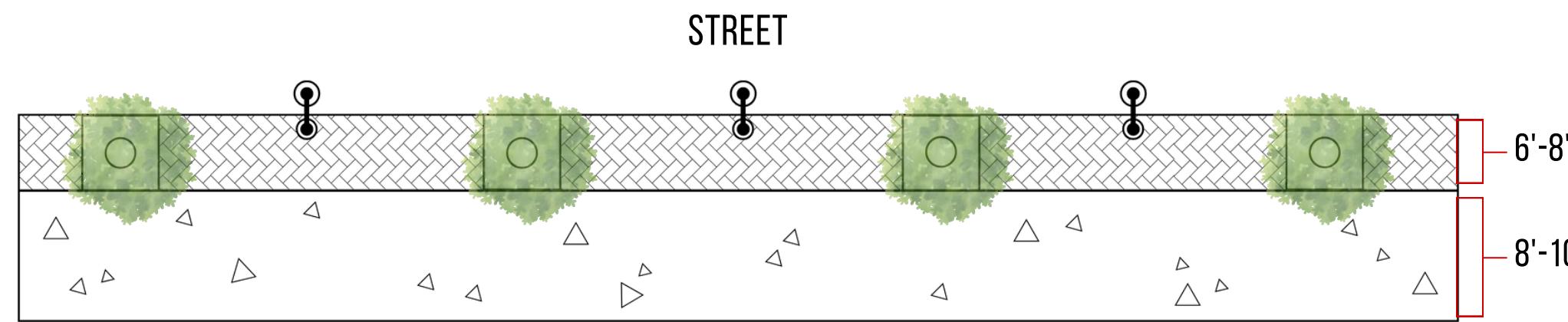
GREENWAY

ADD-3

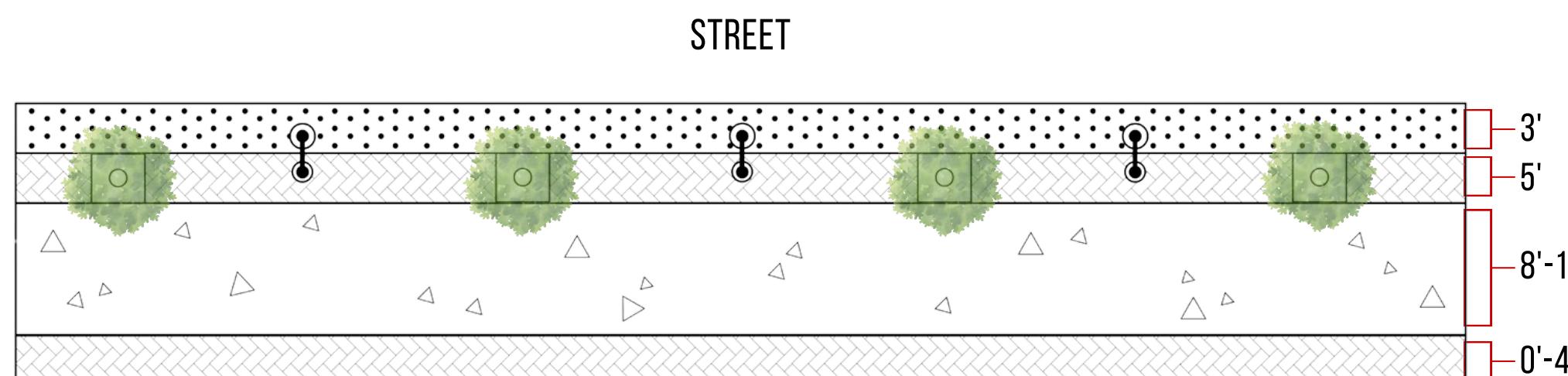
TYPICAL AGAINST BUILDING



TYPICAL NOT AGAINST BUILDING



TYPICAL LANDSCAPE FORM



TYPICAL

- PEDESTRIAN ONLY
- PRIMARY CORRIDOR

TYPICAL AGAINST BUILDING

- 6'-8" WIDE STAMPED CONCRETE STRIP
- 8'-10" MULTI-USE PATH
- 0'-4" ADDITIONAL PEDESTRIAN ZONE
- TOTAL WIDTH: 14'-22'

TYPICAL NOT AGAINST BUILDING

- 6'-8" WIDE STAMPED CONCRETE STRIP
- 8'-10" MULTI-USE PATH
- TOTAL WIDTH: 14'-18'

TYPICAL LANDSCAPE FORM

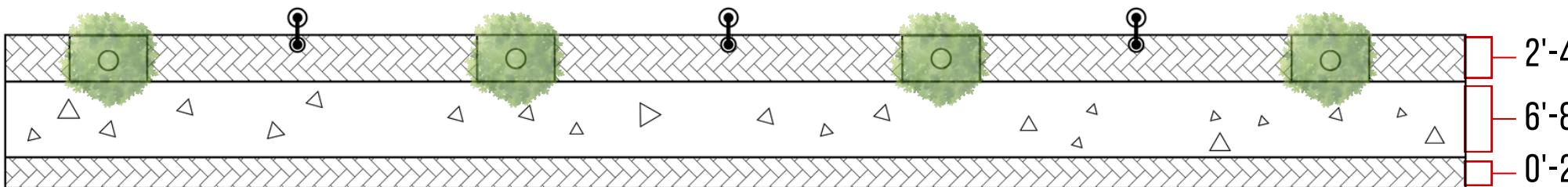
- 3' WIDE LANDSCAPE STRIP
- 5' WIDE STAMPED CONCRETE STRIP
- 8'-10" MULTI-USE PATH
- 0'-4" ADDITIONAL PEDESTRIAN ZONE
- TOTAL WIDTH: 16'-22'

TYPICAL

ADD-4

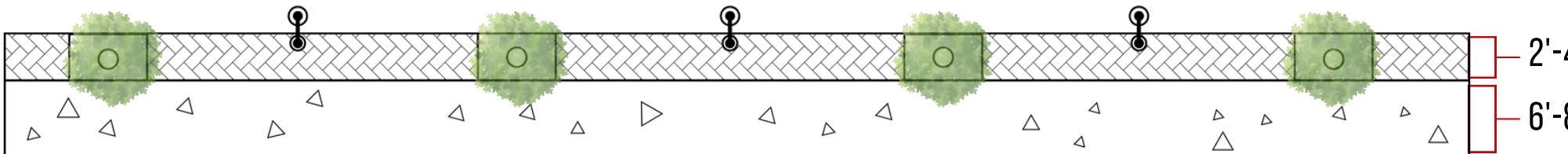
NARROW AGAINST BUILDING

STREET



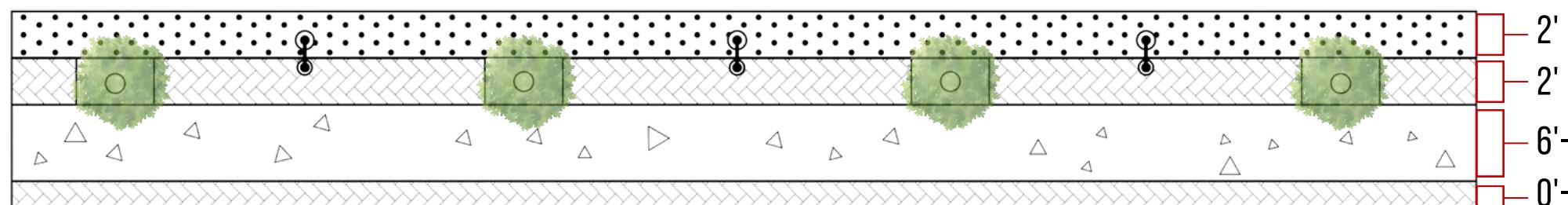
NARROW NOT AGAINST BUILDING

STREET



NARROW LANDSCAPE FORM

STREET



NARROW

- PEDESTRIAN ONLY
- SECONDARY OR INTERIOR ROADS

NARROW AGAINST BUILDING

- 2'-4' WIDE STAMPED CONCRETE STRIP
- 6'-8' MULTI-USE PATH
- 0'-2' ADDITIONAL PEDESTRIAN ZONE
- TOTAL WIDTH: 8'-14'

NARROW NOT AGAINST BUILDING

- 2'-4' WIDE STAMPED CONCRETE STRIP
- 6'-8' MULTI-USE PATH
- TOTAL WIDTH: 8'-12'

NARROW LANDSCAPE FORM

- 2' WIDE STAMPED CONCRETE STRIP
- 2' WIDE PAVER STRIP
- 6'-8' MULTI-USE PATH
- 0'-2' ADDITIONAL PEDESTRIAN ZONE
- TOTAL WIDTH: 10'-14'

NARROW

ADD-5



Statement of Consistency and Reasonableness

ZONING AMENDMENT: TX26.01.02

REQUEST: Staff requests an addendum to update and clarify design standards in the Stallings Streetscape Design Standards and Details Plan. In addition, a text amendment to create a new fee-in-lieu structure for Greenway and Streetscape Plans in the Stallings Development Ordinance in Articles 21.3 and 21.4.

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) Improve clarity, consistency, and feasibility in design standards for the Stallings Streetscape Design Standards and Details Plan.
- 2) Ensure designs that remain consistent with the character of the Town Center District.
- 3) Create and improve the fee-in-lieu structure when design standards are unable to be met.

Recommended this the _____ day of _____, 2026.

Planning Board Chair

Attest:

Planning Staff