



**NOTICE OF SUBCOMMITTEE MEETING  
OF THE  
TOWN OF STALLINGS TOWN COUNCIL**

I hereby call the following Subcommittee Meeting of the Stallings Town Council:

**Tuesday, November 12, 2024**

5:00 p.m.

*Stallings Town Hall*

*315 Stallings Road, Stallings, NC 28104*

**AGENDA**

1. Call the meeting to order

2. Discussion of CZ24.10.01 Assembly of God:

A request for conditional zoning CZ24.10.01 located at 6800 Stevens Mill Rd, tax parcel #s 07054002J.

The applicant is requesting the parcel to be conditionally zoned to allow the construction/expansion of daycare center and religious uses on the site.

3. Adjournment

This is the 4th day of November 2024.

*s/ Max Hsiang*

Max Hsiang, Planning Director



# MEMO

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To: Town Council – Subcommittee Meeting  
From: Max Hsiang, Planning Director  
Date: 11/12/2022  
Re: CZ24.10.01 – Conditional Zoning Request for Assembly of God

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❖ **Request:**

Assembly of God is applying for a zoning change from Single-Family Residential (SFR-1) to Conditional Zoning - Mixed Use 1 (CZ-MU-1) for their property at 6800 Stevens Mill Rd (parcel #07054002J). This 24.475-acre property is currently used for a daycare and religious purposes, but these uses are not permitted under the current SFR-1 zoning. To expand their existing facilities, Assembly of God requests the zoning change to allow for these non-conforming uses.



❖ **Future Land Use:**

The Land Use Plan shows the property as Suburban Single-Family Neighborhood.

Primary Land Uses:

- Single-Family Detached Home

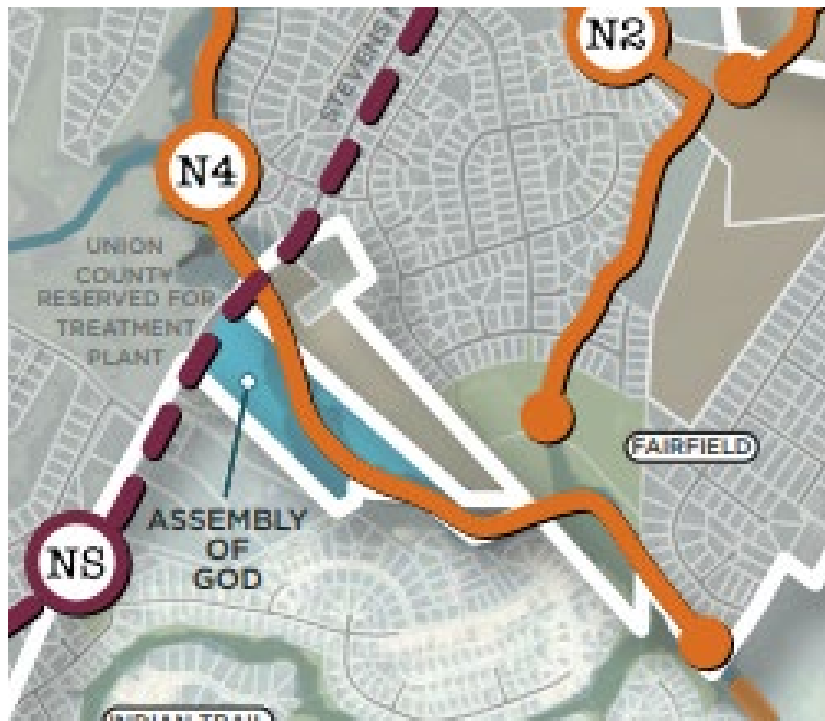
Secondary Land Uses:

- Park
- Natural Areas

Consistency with Future Land Use: No

❖ **Greenway Master Plan**

The Stallings Connect Recreation and Greenway Master Plan identifies 2 areas of this property to construct Greenway Paths. One along the front (NS) and one along the rear floodplain (N4) (also see floodplain in pic below). They are requesting alleviation from constructing the greenway path along the floodplain.



>> **NORTHERN SPINE TRAIL**

**NS** **NORTHERN SPINE**

**TRAIL TYPE(S):** Suburban Spine; Urban Spine

**APPROXIMATE DISTANCE:** 13,169 ft.

**ESTIMATE OF PROBABLE COST:** \$2,304,575 - \$3,621,475

The Northern Spine trail extends from Blair Mill Park to Lawyers Rd. along Stevens Mill Rd. Significant destinations along this section of the spine trail include Blair Mill Park, Stevens Mill Crossing, the Assembly of God property, and trails N2 and N4.

**N2** **FAIRFIELD TO STEVENS MILL CROSSING**

**TRAIL TYPE(S):** Typical Greenway

**APPROXIMATE DISTANCE:** 5,204 ft.

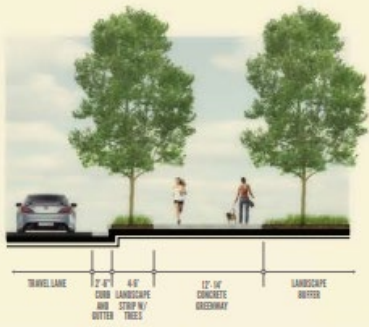
**ESTIMATE OF PROBABLE COST:** \$910,700 - \$1,431,100

Trail N2 from the Fairfield neighborhood to the Northern Spine will ultimately connect to Stevens Mill Crossing. Any trail development within the Fairfield neighborhood will require voluntary participation from the neighborhood HOA.

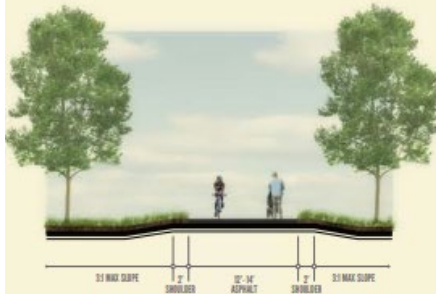


the suburban "spine"

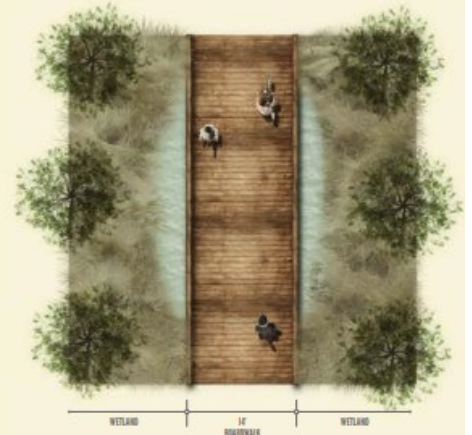
CURB AND GUTTER ALTERNATE



the typical greenway



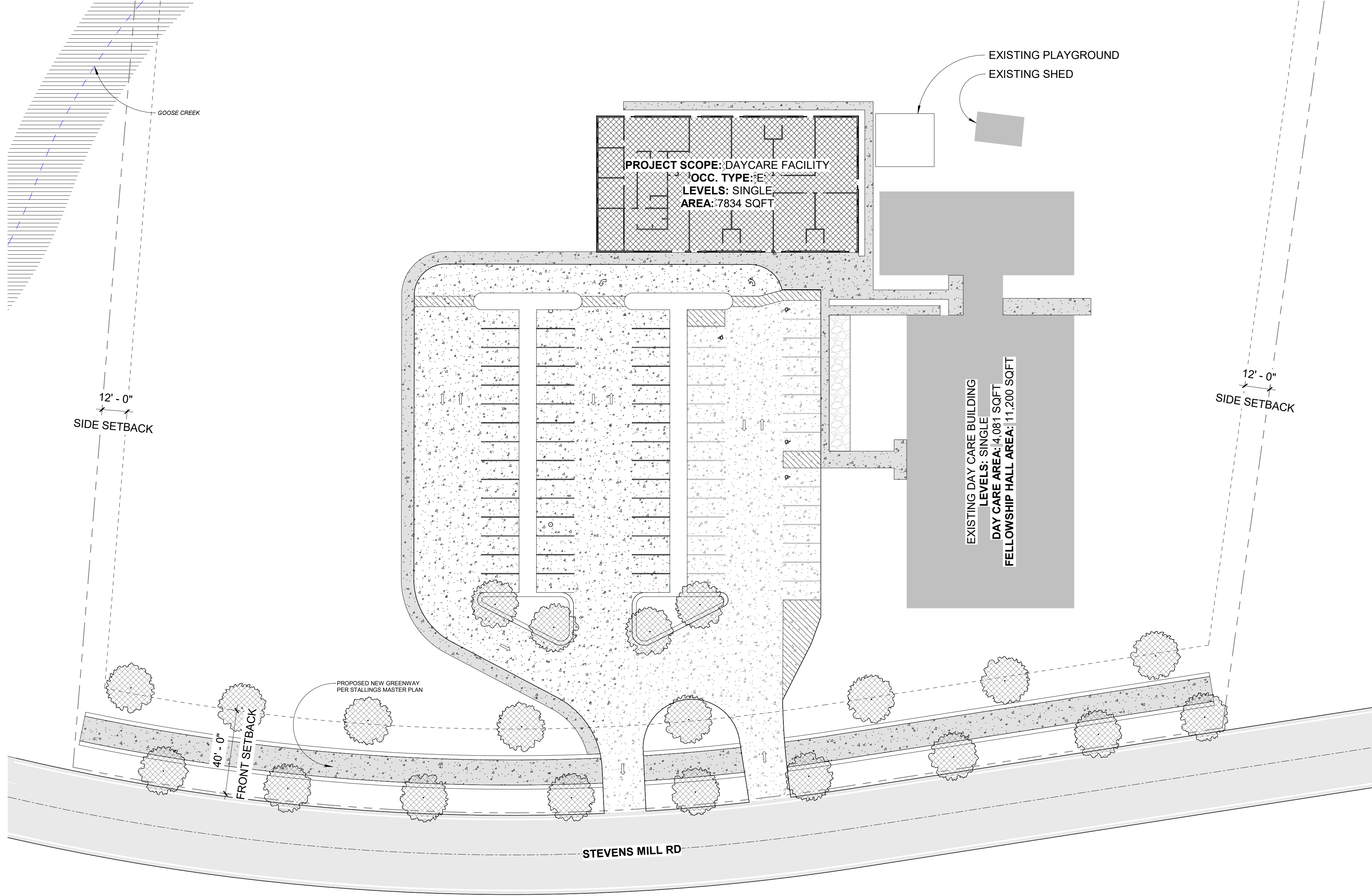
the wetland boardwalk



❖ **Staff Recommendation:**

Staff recommends approval of CZ24.10.01, with the addition of the proposed staff conditions (TBD). The request is inconsistent but reasonable with the Future Land Use Plan. They are not changing their use.





**SITE LEGEND**

- EXISTING RIGHT OF WAY
- EXISTING BUILDING TO REMAIN
- CONCRETE WALKWAY
- CONCRETE DRIVEWAY / PAVING
- EXISTING CONCRETE DRIVEWAY / PAVING
- FEMA AE ZONE
- SCOPE OF WORK
- PROPERTY LINE
- SETBACK LINE
- EXISTING CREEK & BUFFER
- RIGHT OF WAY CENTERLINE

**SITE DATA TABLE**

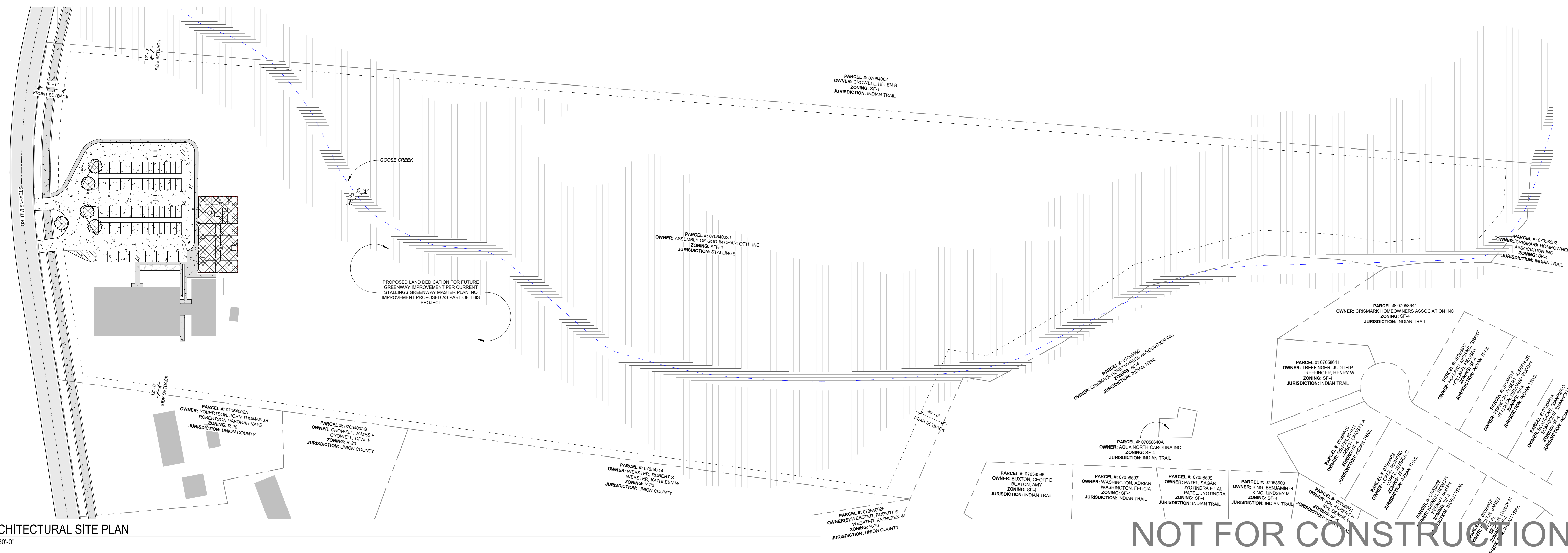
PARCEL #:	07054002J
PHYSICAL ADDRESS:	6800 STEVENS MILL RD, MATTHEWS, NC 28104
TOTAL SITE AREA:	25.475 ACRES
OWNER:	ASSEMBLY OF GOD IN CHARLOTTE INC
PROPOSED NEW USE: EDUCATIONAL (E):	7,834 SQFT
EXISTING USE: ASSEMBLY (A):	11,200 SQFT
EDUCATIONAL (E):	4,081 SQFT
PROPOSED NEW BUILDING HEIGHT:	17' - 4"
VEHICULAR PARKING: REQUIRED: DAY CARE:	1:1 EMPLOYEE (7) +1:6 CLIENTS (15)
WORSHIP: PROVIDED:	15 SEATS OR 40 SQFT (40) 75 SPACES (4 ADA SPACES)

Requested Conditional Zoning: CZ-MU-1  
Existing Zoning: SFR-1



GREENWAY SECTION PER STALLINGS MASTER PLAN  
NOT TO SCALE

2 ARCHITECTURAL ENLARGED SITE PLAN  
A010 1" = 30'-0"



1 ARCHITECTURAL SITE PLAN  
A010 1" = 80'-0"

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PRELIMINARY  
(NOT FOR)  
CONSTRUCTION

Preliminary  
Not For Construction

PROFESSIONAL SEAL

ISSUE FOR  
SCHEMATIC DESIGN

ISSUE DATE  
10/09/2024

REVISIONS

No.	Description	Date

PROJECT TEAM  
PRINCIPAL IN CHARGE  
ALAA BOU GHANEM

PROJECT MANAGER  
JESS YESTER

DESIGN TEAM  
ABG - BS

PROJECT NAME  
ASSEMBLY OF GOD

PROJECT NO.  
24-03-C0119

SHEET TITLE  
SITE PLAN

SHEET NUMBER  
A010





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:

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