

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 November 19, 2024, at 7:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28104.

Planning Board members present: Mike Couzens, Heather Grooms, Chairman Robert Koehler, Tony Paren, Jon Van de Riet, and Jacqueline Wilson

Planning Board members absent: David Barnes

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

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler called the meeting to order at 7:00 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 Paren.

2. Approval of Minutes

A. July 2024 Minutes

Board Member Grooms made the motion to approve the Planning Board Minutes from July 16, 2024. The motion was approved unanimously after a second from Board Member Van de Riet.

3. TX24.11.01

A. Staff requests a text amendment in the Stallings Development Ordinance within Article 3 to clarify and expand the existing language

Planning Director Hsiang presented the request for an amendment to Article 3 to update the definition for brewpub, and add definitions for brewery, distillery, food truck, mobile vendor, and winery.

He explained that these definitions are essential to provide a solid foundation for future development regarding these types of businesses. Planning Director Hsiang stated that staff recommends approval of this text amendment as it will ensure accurate interpretation and enforcement of the ordinance.

After a brief discussion, Board Member Van de Riet made the motion to approve the recommendation of TX24.11.01 with the amendment that the relevant definitions remain consistent with a maximum distribution of 75%. The motion was approved unanimously after a second from Board Member Wilson.

B. Statement of Consistency and Reasonableness.

Board Member Van de Riet made the motion to approve the statement that TX24.11.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Couzens.

4. TX24.11.02

A. Staff requests a text amendment in the Stallings Development Ordinance to exempt properties owned by local governments from Articles 15 & 21

B. Statement of Consistency and Reasonableness.

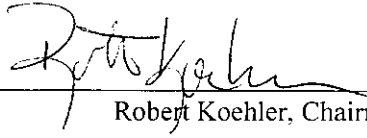
Planning Director Hsiang presented the request for an amendment to alleviate the burden caused by the ordinance when developing local government owned property or hosting events on said property. He explained that approval of this amendment would allow our Parks and Recreation department to organize Town events without the limitations of Article 15. He stated that it would also ease the fiscal responsibility of local government from streetscape and greenway regulations. Planning Director Hsiang stated that staff recommends approval of this text amendment as it will allow staff to streamline processes, reduce administrative burdens, and allow local governments to efficiently serve their communities.

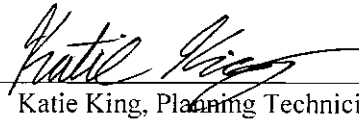
After a brief discussion, Board Member Wilson made the motion to approve the recommendation of TX24.11.02 with a statement that TX24.11.02 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved with a five to one vote after a second from Board Member Grooms with Board Member Van de Riet opposed.

5. Adjournment

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

The meeting adjourned at 7:30 pm.


Robert Koehler, Chairman


Katie King, Planning Technician