

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 January 16, 2024, at 7:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28106.

Planning Board members present: Robert Koehler, Jon Van de Riet, Ryan Awaldt and Heather Grooms

Planning Board members were absent: David Barnes and Jackie Wilson

Staff members present: Max Hsiang, Planning Director, Stuart Valzonis, Planner I and Mary McCall, Deputy Town Clerk.

Board Member Koehler recognized a quorum.

Invocation and Call to Order

Board Member Robert Koehler called the meeting to order at 7:00pm.

1. Approval of Agenda

Board Member Van de Riet made the motion to approve the agenda with amendment to add the oath of office to be taken by the new Planning Board member Heather Grooms. The motion was approved unanimously after a second from Board Member Awaldt.

Heather Grooms was sworn in as a member of the Planning Board and Board of Adjustment.

2. Election of Chair and Vice-Chair

After Board Discussion, Board Member Grooms made the motion to elect Robert Koehler as Planning Board Chair. The motion was approved unanimously after a second from Board Member Awaldt.

Board Member Van de Riet made the motion to elect Ryan Awaldt as Planning Board Vice-Chair. The motion was approved unanimously after a second from Board Member Grooms.

3. RZ23.12.01

- A. The Moser Group request a general rezoning for 100 Sherin Ln PID#07102161A from US74 Commercial (C-74) to Industrial (IND).
- B. Statement of Consistency and Reasonableness.

Planning Director Hsiang advised the Board that the zoning for the property came into question due to a Code Enforcement Violation requiring fencing and with no outdoor storage allowed. He explained that the zoning of C74 for this property is now obsolete, as it no longer fronts Highway 74 because of the bypass, and the rezoning will take the property back to its original zoning of Industrial, along with being consistent with surrounding properties. Planning Director Hsiang also suggested deferral as an option for the property owner to have an opportunity to come into compliance of the outdoor storage component.

Tom Crouch, Representative for the Moser Group gave a history of the property with its zoning change during the adoption of the Stallings Development Ordinance and explained that the without the change back to Industrial Zoning, fencing would still not bring the property into compliance therefore the zoning change would be the first step into coming into compliance. Mr. Crouch advised that without the rezoning, they would be forced to kick the tenant out and find another tenant to correct the situation.

Planning Director Hsiang said staff recommends approval of RZ23.12.01 because the Monroe Expressway Corridor Small Area Plan identifies this area as Industrial, and this rezoning request is consistent with the adopted plan.

After Board discussion, Board Member Van de Riet made the motion to approve the recommendation of RZ23.12.01. The motion was approved unanimously after a second from Vice Chairman Awaldt.

Board Member Van de Riet made the motion to approve the recommendation of the statement that RZ23.12.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Grooms.

4. TX24.01.01

- A. Staff requests a text amendment to Article 3 to amend the definition of Principle Structure.
- B. Statement of Consistency and Reasonableness.

Planner I Valzonis presented the request for TX24.01.01 to add clarification to the definition of Principal Structure and Primary Structure. He explained that due to the inconsistency in the Stalling Development ordinance, both Primary and Principal Structure are used interchangeably throughout. Planner I Valzonis said 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” and that the text provides clarity by addressing interchangeable terms within our Development Ordinance, benefiting both staff and residents alike.

Board Member Van de Riet made the motion to approve the recommendation of TX24.01.01. The motion was approved unanimously after a second from Vice Chairman Awaldt.

Board Member Van de Riet made the motion to approve the recommendation of the statement that TX24.01.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Vice Chairman Awaldt.

5. Discussion Item – Change to Rules of Procedure

Planning Director Hsiang asked the Board to review the Planning Board and Board of Adjustment Procedures for revision and for a future consideration.

6. Adjournment

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

The meeting adjourned at 7:28 pm.


Robert Koehler, Chairman


Mary McCall, Deputy Town Clerk