

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 September 16, 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, and Glenn Watson

Planning Board members absent: Mike Couzens

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 6:01 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. August 19, 2025, Minutes

Vice-Chairman Wilson made the motion to approve the minutes from July 15, 2025. The motion was unanimously approved after a second from Board Member Van de Riet.

3. TX25.09.01

- A. Staff requests an update to Articles 5 and 8 of the Stallings Development Ordinance to clarify where Conditional Zonings (CZ) are allowed and remixed-Use (MU) districts to incorporate a true mix of uses.
- B. Statement of Consistency and Reasonableness.

Planning Director Hsiang presented TX25.09.01 text amendment proposal to clarify Conditional Zonings (CZ) within the Stallings Development Ordinance. The change would amend the use table and restrict CZ to uses explicitly marked "CZ" in Table 8.1. The amendment will also only allow CZ applications when the designated CZ use is the primary use, not just an accessory, incidental, or temporary use. Additionally, the proposed amendment will require that residential projects in MU districts include at least one non-residential use (retail, commercial, or office) to maintain a balanced mix in the community. Director Hsiang stated that staff recommends approval of the proposed text amendment.

After a brief discussion with the Board and Staff, Board Member Van de Riet made a motion to approve the recommendation of TX25.09.01, with an addition to direct staff to explore language that would prevent developers from avoiding building non-residential components of a development. The motion was unanimously approved after a second from Board Member Watson. Board Member Van de Riet made the motion to approve a statement that TX25.10.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from.

4. Adjournment

Prior to a motion for adjournment, Chairman Koehler acknowledged the good communication between Board Members during the last meeting and Board of Adjustment Meeting. The Chairman expressed gratitude that the Board communicated well and can work together well during meetings.

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