

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 May 16, 2023, at 7:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28106.

Planning Board members present: Vice Chairwoman Laurie Wojtowicz, Ryan Awaldt, David Barnes, and Jacqueline Wilson

Planning Board members were absent: Chairman Robert Koehler and Jon Van de Riet.

Staff members present: Max Hsiang, Planning Director; Patrick Blaszyk, Planning Technician; Ruben Ortiz, Code Enforcement Officer; Mia Pulczynski, Planning Department Intern; and Mary McCall, Deputy Town Clerk.

Vice Chairwoman Wojtowicz recognized a quorum.

Invocation and Call to Order

Vice Chairwoman Wojtowicz called the meeting to order at 7:00pm.

1. Approval of Agenda

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

2. Approval of Minutes – April 18, 2023

Board Member Wilson made the motion to approve the Planning Board Minutes from April 18, 2023. The motion was approved unanimously after a second from Board Member Barnes.

3. TX23.05.01

A. To allow for the use of Emergency Disaster Restoration Services with fenced outdoor storage in the MU-2, C-74, BC, and IND zoning districts.

B. Statement of Consistency and Reasonableness

Planning Technician Blaszyk presented text amendment TX23.05.01 to allow for the use of Emergency Disaster Restoration Services with fenced outdoor storage in the MU-2, C-74, BC, and IND zoning districts. Planning Technician Blaszyk stated that staff recommends approval to help increase the number of commercial business opportunities in the town per the Town of Stallings Economic Development Plan.

Kenny Smith, Commercial Real Estate Broker with New South Properties, representative for the business owner Josh Spangler, gave a brief presentation and answered questions from the Board.

After board discussion, Board Member Wilson made the motion to approve the recommendation of TX23.05.01 along with a statement that TX23.05.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Awaldt.

4. TX23.05.02

A. To add text to Article 10.1-21, stating that automobile repair shops, body shops, and garages are not allowed as a home occupation.

B. Statement of Consistency and Reasonableness

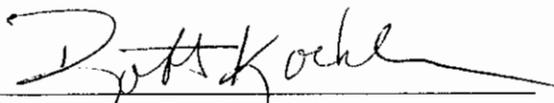
Code Enforcement Officer Ortiz presented text amendment TX23.05.02 to add text to Article 10.1-21, stating that automobile repair shops, body shops, and garages are not allowed as a home occupation. Code Enforcement Officer Ortiz explained that he has had complaints from residents, in different neighborhoods, about loud noises (nighttime), aerosols/odors, increased street traffic and junk vehicles from the operation of automobile repair shops, body shops and garages in residential zones areas, creating an adverse impact in their surrounding neighborhood. Code Enforcement Officer Ortiz and Planning Director Hsiang answered questions from the Board.

Board Member Wilson made the motion to approve the recommendation of TX23.05.02 along with a statement that TX23.05.02 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Awaldt.

5. Adjournment

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

The meeting adjourned at 7:18 pm.


Robert Koehler, Chairman


Mary McCall, Deputy Town Clerk