



February 21st, 2023  
 Stallings Town Hall  
 321 Stallings Road  
 Stallings, NC 28104  
 704-821-8557  
[www.stallingsnc.org](http://www.stallingsnc.org)

### Planning Board Meeting Agenda

	Time	Item	Presenter	Action Requested/Next Step
	7:00 pm	<b>Invocation Call Meeting to Order</b>	Chair	N/A
1.		<b>Approval of Agenda</b>	Chair	Approve Agenda  <i>Motion: I make the motion to:</i> 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: -----.
2.		<b>Approval of Minutes</b>  A. January 17th, 2023	Chair	Approve Minutes  <i>Motion: I make the motion to:</i> 1) Approve the Minutes as presented; or 2) Approve the Minutes with the following changes: -----.
3.		<b>TX23.02.01</b>  A. To amend Article 2.10-2 Accessory Structures located in Setback to implement limitations on the size and quantity of accessory structures in the Town of Stallings.  B. Statement of Consistency and Reasonableness	Patrick Blaszyk	Approval/Denial of TX23.02.01  <i>Motion: I make the motion to recommend:</i> 1) Approval of the request as presented. 2) Defer the request to -----. 3) Denial of the request as submitted.
4.		<b>Discussion Item</b>  A. Reformatted Rules of Procedure	Max Hsiang	

	<b>Time</b>	<b>Item</b>	<b>Presenter</b>	<b>Action Requested/Next Step</b>
5.		<b>Discussion Item</b>  A. Planning Board and Board of Adjustments Poll	Max Hsiang	
6.		<b>Adjournment</b>	Chair	1) <i>Motion: I make the motion to adjourn.</i>

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 17, 2022, at 7:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28106.

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

No Planning Board members were absent.

Staff members present: Max Hsiang, Planning Director; Patrick Blaszyk, Planning Technician; and Mary McCall, Deputy Town Clerk.

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler led the Pledge of Allegiance and called the meeting to order at 7:00 pm

1. Approval of Agenda

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

2. Approval of Minutes – October 18, 2022

Vice Chairwoman Wojtowicz made the motion to approve the Planning Board Minutes from October 18, 2022. The motion was approved unanimously after a second from Board Member Wilson.

3. TX23.01.01

A. Amend Article 11.6-1 Buffering and Screening of Different Districts to allow the Development Administrator the authority to require a buffer for new development adjacent to existing residential.

B. Statement of Consistency and Reasonableness

Planning Director Hsiang presented text amendment TX23.01.01, explaining the reason for the change is to enable the Development Administrator to address buffer requirements not identified in the ordinance. Planning Director Hsiang advised the Council and Staff's goal is to protect existing residential homes from the impacts of new development by installing a buffer.

Vice Chairwoman Wojtowicz made the motion to approve the recommendation of TX23.01.01 along with a statement that TX23.01.01 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. TX23.01.02

A. The Town Planning Staff has recommended a text amendment to allow for the use of breweries with or without beverage sales in the Industrial (IND), Business Center (BC) and Town Center (TC) zoning districts.

B. Statement of Consistency and Reasonableness

Planning Technician Blaszyk presented text amendment TX23.01.02 to allow breweries with or without beverage sales in the Industrial, Business Center and Town Center zoning districts. Planning Technician Blaszyk said that the proposed amendment evolved from the recent interest and property inquiries along Stallings Road for the placement of breweries. Planning Technician Blaszyk explained that staff quantified the proposal by considering the disproportionate split of the Stallings' tax base of eighty percent residential and twenty percent commercial, with the theory that the text amendment could improve the balance of the tax split.

Board Member Awaldt made the motion to approve the recommendation of TX23.01.02 along with a statement that TX23.01.02 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Wilson.

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 7:23 pm.

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Robert Koehler, Chairman

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Mary McCall, Deputy Town Clerk



# MEMO

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To: Planning Board  
From: Patrick Blaszyk, Planning Technician  
Date: 02/21/2023  
Re: TX23.02.01 - Accessory Structure Limitations

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❖ **Request:**

To amend Article 2.10-2 Accessory Structures located in Setback to implement limitations on the size and quantity of accessory structures in the Town of Stallings.

❖ **Reason for Request:**

The Town has received permit requests over the past several months for accessory structures that are not in harmony with the area they are built in. Many times, these structures significantly add to the quantity of impervious surface on the lot and are too large. The Town did not have any way to regulate the size and quantity of these structures in the past.

❖ **Amendment:**

The text amendment request reads as follows:

2.10-2 Accessory Structures located in Setback.

(A.) Except as otherwise provided in this article, accessory structures located within an established setback or required side yard can be no closer than five (5') feet of a side or rear lot line and meet requirements established in Article 9 for Building Type. Accessory structures Stallings Development Ordinance - Article 2 - Page 15 on corner lots must meet the established side yard setbacks and accessory structures in double frontage lots must meet established rear yard setback. Where permitted, accessory dwellings may be located no closer than four (4') feet to the right-of-way or easement of an abutting mid-block alley, nor closer than five (5') feet to an abutting rear property line. Fences, walls, security gates, paths, walkways, mailboxes, utility poles, lighting fixtures, patios at grade, and similar features may be located in an established setback or required yard, so long as the sight triangle on corner lots is protected according to the provisions of section 2.11 of this Ordinance.

B.) There must be a primary structure prior to any accessory structures allowed on the property. Below is the chart on accessory structures sizes and quantities allowed.

**Accessory Structure Maximum Size and Number of Structures Allowed \***

Lot Size	Maximum Footprint	Maximum No. of Structures
0.00 to 0.499 acre	25% of the square footage of ground floor area of the principle structure as identified by tax parcel records, not to exceed 1,200 sf total.	1
0.50 to 1 acre	50% of the square footage of ground floor area of the principle structure as identified by tax parcel records, not to exceed 1,600 sf total.	2
1.01 to 2 acres	Aggregate size of all accessory structures combined shall not exceed 5% of the square footage of the lot; in no case shall a single accessory structure be more than 50% of the heated square footage of the principle structure.	2
2.01 to 3 acres	Aggregate size of all accessory structures combined shall not exceed 5% of the square footage of the lot; in no case shall a single accessory structure be more than 75% of the heated square footage of the principle structure.	3
3.01 to 5 acres	Aggregate size of all accessory structures combined shall not exceed 5% of the square footage of the lot; in no case shall a single accessory structure be more than 90% of the heated square footage of the principle structure.	3
Over 5 acres	Aggregate size of all accessory structures combined shall not exceed 5% of the square footage of the lot; in no case shall a single accessory structure be more than 125% of the heated square footage of the principle structure.	5

\*Fences, pools and pergolas are not included.  
(Amended March 27, 2023)