

**MINUTES OF PLANNING BOARD MEETING
OF THE
TOWN OF STALLINGS, NORTH CAROLINA**

The Planning Board of the Town of Stallings met for their regularly meeting on May 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 Ragon; Vice Chairman Bob Koehler; David Barnes, Jacqueline Wilson, and Laurie Wojtowicz. No Planning Board members absent

Staff members present: Max Hsiang, Planning Director; Matthew West, Planner I; Mary McCall, Deputy Town Clerk; and Mac McCarley, Town Planning Attorney.

Chairman Ragon recognized a quorum.

Invocation and Call to Order

Chairman Ragon gave the invocation and called the meeting to order at 7:00 pm

1. Approval of Agenda

Vice Chairman Koehler made the motion to approve the Agenda. The motion was approved unanimously after a second from Board Member Wilson.

2. Approval of Minutes - November 30, 2021, Special Meeting; December 13, 2021, Meeting; January 18, 2022, Meeting and February 15, 2022, Meeting

Board Member Wojtowicz made a motion to approve the minutes for November 30, 2021, Special Meeting; December 13, 2021, Meeting; January 18, 2022, Meeting and February 15, 2022, Meeting. The motion was approved unanimously after a second from Vice Chairman Koehler.

3. Code of Ordinances 32.10 Amendment

Planning Director Hsiang presented the proposed ordinance changes to the planning board process and development regulations as per the review requested by Council. Attorney McCarley addressed questions from the board and identified an error. The correction is to add a word missing in subsection D that should say "includes but not limited to" and the word "not" is missing.

Board Member Wilson made the motion to approve the Code of Ordinances 32.10 Amendment with the above correction as noted by Attorney McCarley. The motion was approved unanimously after a second from Board Member Wojtowicz.

4. RZ22.03.01 – General Rezoning of 409 Stallings Road from SFR-3 to MU-2

Planner West presented the application for rezoning 409 Stallings Road from SFR-3 to MU2. MU2 is inconsistent with the Comprehensive Land Use Plan but not inconsistent with the Stallings Small Area Plan. Uses in the immediate area are consistent with the MU2 zoning and MU2 zoning would still meet the Town's vision for the Downtown Area. The applicant was addressed the Board.

Vice Chairman Koehler made the motion to approve the RZ22.03.01 – General Rezoning of 409 Stallings Road from SFR-3 to MU-2. The motion was approved unanimously after a second from Board Member Barnes.

5. RZ22.03.01 – Statement of Consistency and Reasonableness

Vice Chairman Koehler made a motion to find RZ22.03.01 inconsistent but reasonable. The motion was approved unanimously after a second from Board Member Wilson.

6. TX22.04.01 – Amend the Stallings Development Ordinance to match 160D amendment to decriminalize violations except in certain instances.

Planning Director Hsiang presented the text proposed for amendment to the Code of Ordinances suggested to conform with the newly updated General Statutes 160D regarding the decriminalization of certain violations.

Board Member Wojtowicz made a motion to approve TX22.04.01. The motion was approved unanimously after a second from Vice Chairman Koehler.

7. TX22.04.01 - Statement of Consistency and Reasonableness

Vice Chairman Koehler made a motion to find TX22.04.01 reasonable and consistent. The motion was approved unanimously after a second from Board Member Barnes.

8. Adjournment

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

The meeting adjourned at 7:42 pm.



Robert Koehler, Planning Board Vice Chair



Mary McCall, Deputy Town Clerk