

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, 2023, 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.

  
Robert Kochler, Chairman

  
Mary McCall, Deputy Town Clerk