

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 October 21, 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, Glenn Watson, and Mike Couzens

Planning Board members absent: None

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 6:00 pm.

1. Approval of Agenda

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

2. Approval of Minutes

A. September 15, 2025, Minutes

Board Member Couzens made the motion to approve the minutes from September 15, 2025. The motion was unanimously approved after a second from Board Member Van de Riet.

3. TX25.10.01

- A. Staff requests an update to Article 2.13-2 of the Stallings Development Ordinance to clarify fence height and placement standards, and refine requirements for screening and fence materials.
- B. Statement of Consistency and Reasonableness.

GIS Planning Technician Sheehy presented TX25.10.01 text amendment proposal to clarify fence height and placement standards. The text amendment would also refine requirements for screening and fence materials. Additionally, the proposed amendment would include new figures showing height requirements and placement standards, further clarifying difficult to understand language within the ordinance. GIS Planning Technician Sheehy stated that staff recommends approval of the proposed text amendment.

After a brief discussion with the Board and Staff, Vice-Chairman Wilson made a motion to approve the recommendation of TX25.10.01 with a statement that TX25.10.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was unanimously approved after a second from Board Member Van de Riet.

4. Proposed Streetscape Addendum

- A. Staff proposes an amendment to the Stallings Streetscape Plan to simplify and clarify the existing standards by reducing the number of design options and variations.

GIS Planning Technician Sheehy presented a proposed amendment to the Stallings Streetscape Plan to clarify existing standards within the plan. The amendment would also reduce the number of design options and variations within the plan. Additionally, the new amendment would reduce the minimum and maximum size requirements for the streetscape designs, creating a more practical and consistent streetscape design within the Town Center.

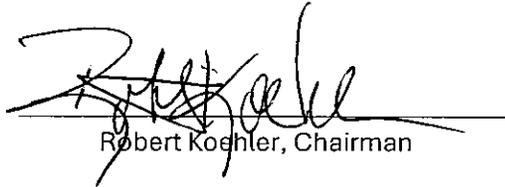
GIS Planning Technician stated that staff requests recommendations to include in a future Text Amendment for this addendum. Staff also requests a motion to recommend this amendment be presented to Town Council for their recommendations for a future Text Amendment including this proposed addendum.

After a brief discussion with the Board and Staff, Board Member Couzens made a motion to recommend the addendum be presented to the Town Council for their recommendations for a new Text Amendment including the proposed addendum. The motion was unanimously approved after a second from Board Member Van de Riet.

5. Adjournment

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 Kohler, Chairman



Brig Sheehy, GIS Planning Technician

