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 March 19, 2024, 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 Chairman Ryan Awaldt, David Barnes, Heather Grooms, Jon Van de Riet, and Jacqueline Wilson

No Planning Board members were absent.

Staff members present: Max Hsiang, Planning Director, Stuart Valzonis, Planner I and Mary McCall, Deputy Town Clerk.

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler called the meeting to order at 7:00 pm.

1. Approval of Agenda

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

2. Approval of Minutes

A. February 2024 Minutes

Board Member Van de Riet made the motion to approve the Planning Board Minutes from February 20, 2024. The motion was approved unanimously after a second from Board Member Wilson.

3. TX24.03.01

A. The Pouch Factory requests a text amendment to amend Article 8 – Table of Uses, to allow Nicotine Delivery Products Production as a listed use in Industrial Zoning.
B. Statement of Consistency and Reasonableness.

Planning Director Hsiang presented the request for an additional use of nicotine delivery products as a listed use in L article table 8.1 for list of uses. He said the Town recommends approval as our economic development plan promotes unique, new and diverse types of business in town.

John Snyder, Attorney & Lobbyist spoke on behalf of the Applicant and provided detailed information on the requested text amendment by The Pouch Factory to establish production of nicotine pouches in Industrial. Attorney Snyder provided brochures, gave the particulars on the product and advised that the product is FDA approved. He also stated that it would not be sold from the location, only manufactured at the facility.

After Board discussion, Board Member Grooms made the motion to approve the recommendation of TX24.03.01. The motion was approved with a four to one vote after a second from Board Member Barnes with Vice Chairman Awaldt opposed.

Board Member Wilson made the motion to approve the statement that TX24.03.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved with a four to one vote after a second from Board Member Van de Riet with Vice Chairman Awaldt opposed.

4. Rules and Procedures Changes

Planning Director Hsiang explained the proposed changes to the Planning Board/Board of Adjustment Rules and Procedures below:
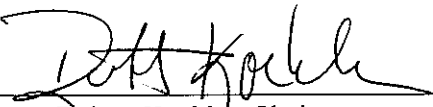
- Streamlined Table of Contents: The following documents will be removed from the table of contents:

    o Ordinance Establishing Planning Board (1990)

    o Amendment to Planning Board Ordinance (1991)

    o Amendment to Planning Board Ordinance (2013)

    o Section 32.10: Boards Required by Statute

    o Section 125.190: Board of Adjustments Established

- Corrected Typo: A typographical error will be addressed in section 8-3 (page 11) by removing the exclamation mark after "withdraw."

- Updated Public Notice Procedure: The requirement for a physical meeting agenda posting in the Town Hall (section 5.5, page 9) will be removed.

After Board discussion, Vice Chairman Awaldt made the motion to approve the suggested changes to the Planning Board/Board of Adjustments Rules and Procedures with the addition of 5.5 to require the meeting agendas to be posted at least forty-eight (48) hours in advance of the respective meeting. The motion was approved unanimously after a second from Board Member Wilson.
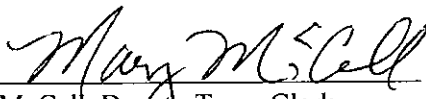
5. Adjournment

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

The meeting adjourned at 7:26pm.

_____ _____
Robert Koehler, Chairman   Mary McCall, Deputy Town Clerk