



May 16th, 2023
 Stallings Town Hall
 321 Stallings Road
 Stallings, NC 28104
 704-821-8557
www.stallingsnc.org

Planning Board Meeting Agenda

	Time	Item	Presenter	Action Requested/Next Step
	7:00 pm	Invocation Call Meeting to Order	Chair	N/A
1.		Approval of Agenda	Chair	Approve Agenda <i>Motion: I make the motion to:</i> <ol style="list-style-type: none"> 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: -----.
2.		Approval of Minutes A. April 18th, 2023	Chair	Approve Minutes <i>Motion: I make the motion to:</i> <ol style="list-style-type: none"> 1) Approve the Minutes as presented; or 2) Approve the Minutes with the following changes: -----.
3.		TX23.05.01 A. To allow for the use of Emergency Disaster Restoration Services with fenced outdoor storage in the MU-2, C-74, BC, and IND zoning districts. B. Statement of Consistency and Reasonableness.	Patrick Blaszyk	Approval/Denial of TX23.05.01 <i>Motion: I make the motion to recommend:</i> <ol style="list-style-type: none"> 1) Approval of the request as presented. 2) Defer the request to -----. 3) Denial of the request as submitted.

	Time	Item	Presenter	Action Requested/Next Step
4.		<p>TX23.05.02</p> <p>A. To add text to Article 10.1-21, stating that automobile repair shops, body shops, and garages are not allowed as a home occupation.</p> <p>B. Statement of Consistency and Reasonableness.</p>	Ruben Ortiz	<p>Approval/Denial of TX23.05.02</p> <p>Motion: I make the motion to recommend:</p> <ol style="list-style-type: none"> 1) Approval of the request as presented. 2) Defer the request to -----. 3) Denial of the request as submitted.
5.		Adjournment	Chair	<ol style="list-style-type: none"> 1) Motion: I make the motion to adjourn.

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 April 18, 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, David Barnes, Jon Van de Riet, and Jacqueline Wilson

Planning Board members were absent: Vice Chairwoman Laurie Wojtowicz and Ryan Awaldt

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 7:00pm.

1. Approval of Agenda

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

2. Approval of Minutes – March 21, 2023

Board Member Wilson made the motion to approve the Planning Board Minutes from March 21, 2023. The motion was approved unanimously after a second from Board Member Van de Riet.

3. TX23.04.01

A. To allow the use of biltong, jerky, and similar meat production, and distribution into the Industrial (IND) zoning district.

B. Statement of Consistency and Reasonableness

Planning Technician Blaszyk presented text amendment TX23.04.01 by giving a brief history that the processed meat production use was allowed for approximately twenty years then was grandfathered in upon the adoption of the Town's Development Ordinance. Planning Technician Blaszyk explained that the facility went two years out of operation which caused the use to no longer be grandfathered and now the owner would like to resume operation. Planning Technician Blaszyk said that Town staff recommends the use as it is consistent and reasonable with the Town's Economic Development Plan.

After a brief discussion, Board Member Van de Riet made the motion to approve the recommendation of TX23.04.01 along with a statement that TX23.04.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Wilson.

4. TX23.04.02

A. To allow General Contractor's Office with fenced outdoor storage in the US-74 Commercial (C-74) zoning district with Outdoor Storage supplemental regulations (S10.1-36).

B. Statement of Consistency and Reasonableness

Planning Director Hsiang presented text amendment TX23.04.02 and explained the change in the text amendment was to allow fenced outside storage for the Commercial (C-74) district with regulations.

Applicant Tom Crouch spoke with the Board regarding appearance concerns related to the outside storage.

After board discussion, Board Member Wilson made the motion to approve the recommendation of TX23.04.02 along with a statement that TX23.04.02 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Van de Riet.

5. Adjournment

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

The meeting adjourned at 7:14 pm.

Robert Koehler, Chairman

Mary McCall, Deputy Town Clerk



MEMO

To: Planning Board
 From: Patrick Blaszyk, Planning Technician
 Date: 5/16/2023
 Re: TX23.05.01 - Emergency Disaster Restoration Services with Fenced Outdoor Storage

Request

To allow for the use of Emergency Disaster Restoration Services with Fenced Outdoor Storage in the MU-2, C-74, BC, and IND zoning districts.

History

Businesses that practice the use of Emergency Disaster Restoration Services can be found in most municipalities across the State of North Carolina. The services that could be provided with this use could be greatly helpful to the rest of the community. Currently, this use is not listed in the Table of Uses.

Staff Recommendation

Staff recommends approval to help increase the number of commercial business opportunities in the town per the Town of Stallings Economic Development Plan.

Amendment: TX23.05.01

#	L = listed use S = Use listed with additional standards SUP = Special Use Permit Reference SIC and NAICS code for further data on the listed uses.	CZ = conditional zoning	Agriculture (AG)	Single Family Residential (SFR-1, SFR-2, SFR-3 & SFR-MH)	Multi-Family Residential Transitional (MFT)	Traditional Neighborhood Development Overlay (TNDO)	Town Center (TC)	Civic (CIV)	Mixed Use (MU-1)	Mixed Use (MU-2)	US 74 Commercial (C 74)	Interstate Highway 485 Corporate Park	Vehicle Service/Repair (VSR)	Business Center (BC)	Industrial (IND)	Heavy Industry Overlay (HIO)
61	Computer Sales and Service					L	L			L	L	L		L		
62	Convenience Store (with gasoline pumps)									CZ	CZ	CZ		CZ	L	
63	Convenience Store (without gasoline pumps)					L	L			L	L	L		L	L	
64	Correctional Institution (RESERVED)															
65	Country Club with or without Golf Course		S (10.1-13)			S (10.1-13)		S (10.1-13)	S (10.1-13)	S (10.1-13)	S (10.1-13)	S (10.1-13)				
66	Crematorium														L	
67	Dance School/Academy					L	L	L	L	L	L	L		L	L	
68	Day Care Center for Children or Adults (6 or more)		S (10.1-14)			S (10.1-14)	S (10.1-14)	S (10.1-14)	S (10.1-14)	S (10.1-14)	S (10.1-14)	S (10.1-14)		S(10.1-14)	S (10.1-14)	
69	Day Care Center, Home Occupation for less than 6 children		S (10.1-15)		S (10.1-15)	S (10.1-15)	S (10.1-15)	S (10.1-15)	S (10.1-15)	S (10.1-15)	S (10.1-15)			S(10.1-15)	S (10.1-15)	
70	Department, Variety or General Merchandise Store					L	L			L	L					
71	Emergency Disaster Restoration Services with fenced outdoor storage									L	L			L	L	
72	Dormitories							S (10.1-16)								
73	Drive Through Window as Accessory Use					S (10.1-17)	S (10.1-17)	S (10.1-17)		S (10.1-17)	S (10.1-17)	S (10.1-17)		S(10.1-17)		

TEXT AMENDMENT: TX23.05.01

REQUEST: To allow for the use of Emergency Disaster Restoration Services with Fenced Outdoor Storage in the MU-2, C-74, BC, and IND zoning districts.

WHEREAS, The Town of Stallings Town Council, hereafter referred to as the “Town Council”, adopted the Stallings Comprehensive Land Use Plan on November 27, 2017; and

WHEREAS, the Town Council finds it necessary to adopt a new land development ordinance to maintain consistency with the Comprehensive Land Use Plan; and

WHEREAS, the Town Council finds it necessary to revise the Unified Development Ordinance to comply with state law found in NCGS § 160D.

WHEREAS, the Town Council finds it necessary to consider the Planning Board’s recommendations.

THEREFORE, The Planning Board hereby recommends that the proposed zoning/text amendment is consistent/inconsistent and reasonable/unreasonable with the Comprehensive Land Use Plan adopted on November 27, 2017 based on the goals and objectives set forth in the document of promoting quality development and consistency with all state mandated land use regulations established through NCGS § 160D. The Planning Board recommends to APPROVE/DENY the proposed amendment and stated that the Planning Board finds and determines that the zoning/text amendment is consistent/inconsistent and reasonable/unreasonable with the key guiding principles, goals, and objectives of the Comprehensive Land Use Plan for the following reasons:

1. This text amendment promotes more commercial development opportunities in accordance with the Town’s Economic Development Plan.
2. The proposed use is consistent with the Comprehensive Land Use Plan.

Recommended this the ___ day of May, 2023.

Attest:

Planning Staff

Planning Board Chair



MEMO

To: Planning Board
From: Ruben Ortiz, Code Enforcement Officer
Date: 5/16/2023
Re: TX23.05.02 - Amendment to Article 10.1-21 Home Occupation

Request:

To add text to Article 10.1-21, stating that automobile repair shops, body shops, and garages are not allowed as a home occupation.

History:

Home occupations allow residents of Stallings to conduct a business under Article 10.1 -21, that does not create an adverse impact in their surrounding neighborhood.

Reasoning:

We have had complaints from residents, in different neighborhoods, about loud noises (nighttime), aerosols/odors, increased street traffic and junk vehicles from the operation of automobile repair shops, body shops and garages in residential zones areas. Thus, creating an adverse impact in their surrounding neighborhood.

Staff Recommendation:

Staff recommends approval of TX23.05.02 to maintain the safety, appearance, and property values of the community.

Text Amendment:

The text amendment request reads as follows:

(C) Without limiting the generality of the foregoing, automobile repair shops, body shops, and garages shall not be regarded as Home Occupations.



PLANNING & ZONING

TOWN of STALLINGS

Statement of Consistency and Reasonableness

TEXT AMENDMENT: TX23.05.02

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1. To maintain the safety, appearance, and property values of the community.

Recommended this the ____day of May, 2023.

Attest:

Planning Staff

Planning Board Chair