

**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 January 18, 2022, at 7:00 pm via Zoom, a virtual electronic platform, due to the North Carolina declared state of emergency because of COVID-19. Public could access the meeting via phone (1-646-558-8656), web link: (<https://us06web.zoom.us/j/81582651676?pwd=N0JQdVlybjlCSk8vd1kreVFyMnlUdz09>) or the Zoom app (Meeting ID: 815 8265 1676 Passcode: 439699).

Planning Board members present: David Barnes, Misti Craver, Robert Koehler, Robert Ragon, Jacqueline Wilson, and Laurie Wojtowicz.

No Planning Board members were absent.

Staff members present: Planning Director Max Hsiang, Planning Technician Matthew West, and Deputy Town Clerk Mary McCall

Council Member Liaison David Scholl was also present.

Invocation and Call to Order

Interim Chairwoman Craver gave the invocation then called the meeting to order at 7:05 pm.

1. Approval of Agenda

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

2. Election of Chair and Vice-Chair

Board Member Ragon nominated himself for Chair and Board Member Wojtowicz nominated Board Member Wilson. The Board held a roll call vote and Board Member Ragon was elected Chair by a 5-1 margin with Board Member Wojtowicz dissenting.

Board Member Craver made a motion for Board Member Koehler to be Vice Chair. With a roll call vote, the motion was approved unanimously after a second from Board Member Wojtowicz.

3. RZ21.10.01 – 3845 Matthews-Indian Trail Road, Parcel #07102010C – MU-2 to C74

Planning Technician West gave a summary of the parcel and the applicant's request for rezoning to include Suburban Commercial Office Space.

Planning Director Hsiang addressed questions from the Board and explained that the Small Area Plan was developed after the Land Use Plan and more detailed in acceptable uses.

The applicant Mr. Santilli explained his reason for requesting the rezoning and answered questions from the Board.

Planning Technician West explained Staff's reason for suggesting the request to the applicant was because MU-2 allowed Service Contractors but only with outside storage and C-74 allowed for Service Contractors without outside storage.

After discussion between the Board and Staff, Board Member Craver made the motion to approve RZ21.10.01. With a roll call vote, the motion was approved unanimously after a second from Vice Chairman Koehler.

4. RZ21.10.01 Statement of Consistency and Reasonableness

Board Member Craver made the motion to approve the Statement of Reasonableness and Consistency for RZ21.10.01 as it is consistent with the Land Use Plan because the proposed zoning is compatible with the existing development in the area. With a roll call vote, the motion was approved unanimously after a second from Board Member Wilson.

5. RZ21.12.01 – 1149 Stallings Road, Parcel #07126209 – SFR-2 to MU-1

Planning Technician West presented the zoning request for 1149 Stallings Road. He gave a brief description of the property, along with its conformity to the zoning requirements and explained that the proposed change to MU-2 is consistent with the current zoning of Suburban Commerce Center as well as the Future Land Use Plan.

The Applicant, An Duc K (Andy K), explained the purpose of the rezoning request is to convert the home into a Beauty Shop and answered questions from the Board.

Board Member Craver made a motion to approve RZ21.12.01. With a roll call vote, the motion was approved unanimously after a second from Vice Chairman Koehler.

6. RZ21.12.01 – Statement of Consistency and Reasonableness

Board Member Wojtowicz made a motion to find RZ21.12.01 reasonable and consistent. With a roll call vote, the motion was approved unanimously after a second from Board Member Craver.

7. TX21.12.01, TX21.12.02, TX21.12.03 – Planning Board and Board of Adjustment Consistency

Planning Director Hsiang presented all three text amendments as a group since they were all to make adjustment to text to provide consistency.

Planning Director Hsiang began with TX21.12.01 by giving a brief history of the text regarding Planning Board Membership and the addition of alternates. He explained the purpose of TX21.12.01 was to correct the Stallings Development Ordinance 4.2-2 to be consistent with the Code of Ordinances and the Planning Board Rules of Procedure to include alternate Planning Board Members.

Planning Director Hsiang explained the purpose of TX21.12.02 is to add to the Stallings Development Ordinance 4.2-2 language to allow council to appoint alternate Planning Board members to a regular Planning Board seat. He advised it was already part of the Board of Adjustments Rules of Procedure but was not included in the Planning Board so the text amendment would create consistency.

Planning Director Hsiang explained the purpose of TX21.12.03 is to add to the SDO 4.2-2 language to provide consistency between the SDO and all other adopted Town ordinances and Rules of Procedure.

The Board had discussion with Staff and Council Liaison Scholl. The below items were motioned individually.

7a. Board Member Craver made a motion to approve TX21.12.01. With a roll call vote, the motion was approved unanimously after a second from Vice Chairman Koehler.

7b. Board Member Wojtowicz made a motion to approve TX21.12.02. With a roll call vote, the motion was approved unanimously after a second from Board Member Craver.

7c. Board Member Craver made a motion to approve TX21.12.03. With a roll call vote, the motion was approved unanimously after a second from Vice Chairman Koehler.

8. TX21.12.01, TX21.12.02, TX21.12.03 – Statement of Consistency and Reasonableness

The motions and votes to the Statement of Consistency and Reasonableness listed below each took place immediately following each individual text amendment's approval in Agenda item 7.

8a. Board Member Wojtowicz made a motion to find TX21.12.01 reasonable and consistent. With a roll call vote, the motion was approved unanimously after a second from Board Member Craver.

8b. Board Member Wilson made a motion to find TX21.12.02 reasonable and consistent. With a roll call vote, the motion was approved unanimously after a second from Vice Chairman Koehler.

8c. Board Member Wilson made a motion to find TX21.12.03 reasonable and consistent. With a roll call vote, the motion was approved unanimously after a second from Vice Chairman Koehler.

9. Adjournment

Board Member Wojtowicz made the motion for adjournment. With a roll call vote, the motion was approved unanimously after a second from Board Member Wilson. Chairman Ragon adjourned the meeting at 8:28 pm.



Robert Ragon, Planning Board Chair



Mary McCall, Deputy Town Clerk