



April 18th, 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 Motion: I make the motion to: 1) Approve the Agenda as presented; or 2) Approve the Agenda with the following changes: -----
2.		Approval of Minutes A. March 21st, 2023	Chair	Approve Minutes Motion: I make the motion to: 1) Approve the Minutes as presented; or 2) Approve the Minutes with the following changes: -----
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.	Patrick Blaszyk	Approval/Denial of TX23.04.01 Motion: I make the motion to recommend: 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>TX23.04.02</p> <p>A. To allow General Contractor's Office with fenced outdoor storage into the US-74 Commercial (C-74) zoning district with Outdoor Storage supplemental regulations (S10.1-36).</p> <p>B. Statement of Consistency and Reasonableness.</p>	Max Hsiang	<p>Approval/Denial of TX23.04.02</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	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 March 21, 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, Jon Van d Riet, and Ryan Awaldt.

Planning Board members were absent: Jacqueline Wilson

Staff members present: Max Hsiang, Planning Director; Patrick Blaszyk, Planning Technician; and Mary McCall, Deputy Town Clerk. Town Council Laison Scholl was also present.

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler led the Pledge of Allegiance, called the meeting to order, and requested the new Planning Board member Jon Van de Riet to come forward to take his oath of office. Mr. Van de Riet swore his oath and was welcomed to the Planning Board and Planning Board of Adjustments.

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 Awaldt.

2. Approval of Minutes – January 17, 2023

Vice Chairwoman Wojtowicz made the motion to approve the Planning Board Minutes from January 17, 2023. The motion was approved unanimously after a second from Board Member Awaldt.

3. Training

Conduct the 2023 Planning Board and Board of Adjustments training.

Planning Director Hsiang gave a training presentation on the Planning Board and Board of Adjustments. The following topics were discussed.

- Roles/relationships of Governing Board, Planning Board, Staff
- Administrative, Legislative, and Quasi-Judicial Decisions
- Zoning Statements
- Spot Zoning
- Adopted Plans
- Proposing Conditions
- Factors used when making recommendations.
- Conflicts of Interest
- Rules of Procedure

4. Poll

Discuss the Planning Board and Board of Adjustments poll.

Planning Director Hsiang relayed the anonymous planning board member results of the recent Planning Board/Board of Adjustments poll, noting the most people were interested in Stallings Road development and tree saving areas with traffic connectivity and town improvement delays a concern. Residential and Commercial Zoning interests were split 50/50 by board members. Single Family residential areas were more wanted than apartment housing. A majority of planning board members liked the mixed-use concept and would like to see more restaurants and gathering spaces in the downtown area. Planning Director Hsiang advised that many concerns regarding traffic and roadways were mostly handled by NCDOT with a small portion of town owned roads supported by the town's engineering staff and suggested individuals relay specific questions to him and he would make inquiries to share with the Planning Board.

5. TX23.02.01

- A. To amend Article 2.10-2 Accessory Structures located in setback to implement limitations on the size and quantity of accessory structures in the Town of Stallings.
- B. Statement of Consistency and Reasonableness

Planning Technician Blaszyk presented text amendment TX23.02.01, explaining the reason for the change is to implement limitations on the size and quantity of accessory structures to promote harmony in the areas where they are located and to prevent excessive impervious surface quantities that have a direct effect on the town's stormwater capacity.

After board discussion, Board Member Awaldt made the motion to approve the recommendation of TX23.02.01 along with a statement that TX23.02.01 is consistent and reasonable in conjunction with the

Comprehensive Land Use Plan. The motion was approved after a second from Board Member Van de Riet with Vice Chairman Wojtowicz dissenting.

6. TX23.03.01

A. To amend Article 9.8-3 (B) (1.) (e.) to allow for trailers and portable offices for the housing of on-site staff management if the trailers are at least 50' from the property lines and the lot is at least 5 acres or greater in size.

B. Statement of Consistency and Reasonableness

Planning Technician Blaszyk presented text amendment TX23.03.01, advising the reason for the change is to promote commercial development and growth in the Town by allowing work trailers on site for management, operation, and site security.

Walter Fields, a city planner, representing the property owner for which the text amendment directly affects, spoke to the Planning Board and answered questions.

After board discussion, Vice Chairwoman Wojtowicz made the motion to approve the recommendation of TX23.03.01 along with a statement that TX23.03.01 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Awaldt.

7. TX23.03.02

A. To require conditional zoning (CZ) for Single-Family residential uses in the Mixed-Use 1 & 2 Zoning Districts.

B. Statement of Consistency and Reasonableness

Planning Director Hsiang presented text amendment TX23.03.02, for the implementation of a conditional zoning requirement for single-family homes built in mixed-use zoned areas. The change allows for more town considerations and input into proposals to include some commercial use or commercial component within a single-family residential use placed in a mixed-use zoning area.

Vice Chairwoman Wojtowicz made the motion to approve the recommendation of TX23.03.02 along with a statement that TX23.03.02 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Awaldt.

8. Adjournment

Vice Chairwoman Wojtowicz made the motion for adjournment. The motion was approved unanimously after a second from Board Member Awaldt.

The meeting adjourned at 8:27 pm.

Robert Koehler, Chairman

Mary McCall, Deputy Town Clerk

DRAFT



MEMO

To: Planning Board
 From: Patrick Blaszyk, Planning Technician
 Date: 4/18/2023
 Re: TX23.04.01 - Biltong, Jerky, and Similar Meat Production, and Distribution

Request

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

History

The use of biltong production was in operation in the Town of Stallings for over 20 years (according to the applicant). Over the years, the Stallings Development Ordinance was modified and re-written, making this use non-conforming, but grandfathered in. The facility was not in use for over 2 years (730 days), which made the use no longer grandfathered in.

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: TX23.04.01

L = listed use S = Use listed with additional standards SUP = Special Use Permit <i>Reference SIC and NAICS code for further data on the listed uses.</i>	Agriculture (AG)	US 74 Commercial (C 74)	Interstate Highway 485 Corporate Park	Vehicle Service/Repair (VSR)	Business Center (BC)	Industrial (IND)
LIGHT INDUSTRIAL USES						
Animal Feeds	CZ (10.2-4)	CZ (10.2-4)			S(10.1-36)	S (10.1-36)
Apparel and Finished Fabric Products					S(10.1-36)	S (10.1-36)
Assembly of components manufactured off site, Final					S(10.1-36)	S (10.1-36)
Audio, Video and Communications Equipment					S(10.1-36)	S (10.1-36)
Bakery Products		S (10.1-36)			S(10.1-36)	S (10.1-36)
Beverage Products and/or Bottling	CZ (10.2-4)	CZ (10.2-4)	CZ (10.2-4)		S(10.1-36)	S (10.1-36)
Bicycle Parts and Accessories				S (10.1-36)	S(10.1-36)	S (10.1-36)
Biltong, jerky, and similar meats production & distribution						L

TEXT AMENDMENT: TX23.04.01

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

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 amendment is consistent and reasonable with the Comprehensive Land Use Plan adopted on November 27, 2017, based on the goals and objectives outlined 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** the proposed amendment and stated that the Planning Board finds and determines that the zoning/text amendment is inconsistent and reasonable 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 April, 2023.

Attest:

Planning Staff

Planning Board Chair



MEMO

To: Planning Board
 From: Max Hsiang, Planning Director
 Date: 4/18/2023
 Re: TX23.04.02 – General Contractors Office request in C-74

Request:

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

10.1-36 Outdoor Storage.

(A.) Applicable to any Zoning Districts where Table 8.1, appearing in Article 8 of this Ordinance, includes the Outdoor Storage of materials associated with a use listed with additional standards.

(B.) Exclusions include licensed motor vehicles titled to a resident and/or occupant of the property, provided such vehicles do not violate the provisions of Section 10.1-22 of this article.

(C.) Performance Standards for Outdoor Storage:

(1.) In all zoning districts where storage of bulk materials, inventory, customer-owned property, and/or equipment is stored outdoors more than three (3) consecutive calendar days, the site shall:

(a.) consist of a minimum of five (5) acres;

(b.) provide for the screening and buffering along all site perimeter of the area designated for Outdoor Storage on an approved site plan with a Type D Buffer, except where the site abuts an adjacent Zoning District requiring the provision of a Buffer Yard in accordance with Table 11.1 appearing in Article 11 of this Ordinance.

History

In February 2023, code enforcement issued an outdoor storage violation for 100 Sherin Ln. The property has extended its violation notice with this text amendment to allow General Contractors with fenced outdoor storage with S10.1-36 supplemental regulations.

Staff Recommendation

Staff recommends approval of TX23.04.02 per the Stallings Economic Development Plan, recommending increasing the number of businesses in Stallings.

Amendment: TX23.04.02

#	L = listed use CZ = conditional zoning S = Use listed with additional standards SUP = Special Use Permit Reference SIC and NAICS code for further data on the listed uses.	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 (C74)	Interstate Highway 485 Corporate Park	Vehicle Service/Repair (VSR)	Business Center (BC)	Industrial (IND)	Heavy Industry Overlay (HIO)
138	OFFICE USES														
139	Accounting, Auditing or Bookkeeping Services				L	L		L	L	L	L		L		
140	Administrative or Management Services				L	L		L	L	L	L		L		
141	Advertising Agency				L	L		L	L	L	L		L		
142	Architect, Engineer or Surveyor's Office				L	L		L	L	L	L		L		
143	Dental, Medical or Related Office				L	L	L	L	L	L	L		L		
144	Employment Agency, Personnel Agency				L	L	L	L	L	L	L		L		
145	Finance or Loan Office				L	L		L	L	L	L		L		
146	General Contractors Office w/ Fenced Outside Storage									S(101-36)			S(101-36)	S(101-36)	
147	General Contractors Offices without Outside Storage									L		L	L	L	
148	Government Office	L			L	L	L	L	L	L	L		L		
149	Home Occupation	S(101-21)	S(101-21)	S(101-21)	S(101-21)	S(101-21)	S(101-21)	S(101-21)	S(101-21)	S(101-21)	S(101-21)		S(101-21)	S(101-21)	
150	Insurance Agency (w/on-site claims inspections)				L	L			L	L	L		L		
151	Insurance Agency (without on-site claims)				L	L		L	L	L	L		L		

Table 8.1 - Table of Uses
Section 1 - General

#	L = listed use CZ = conditional zoning S = Use listed with additional standards SUP = Special Use Permit Reference SIC and NAICS code for further data on the listed uses.	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)	
116	Landfill, Demolition Debris, Minor and Major (RESERVED)															
117	Landscape Services	L								S (10.1-36)			S(10.1-36)	S (10.1-36)		
118	Laundromat, Coin-Operated					L			L	L						
119	Laundry or Dry Cleaning				L	L		L	L	L	L					
120	Library				L	L	L	L	L							
121	Lighting Sales and Service				S (10.1-36)	S (10.1-36)			S (10.1-36)	S (10.1-36)			S(10.1-36)	S (10.1-36)		
122	Manufactured Home/Dwelling Sales								CZ							
123	Manufacturing & Industry (see Table 8.1, sect. 2)															
124	Market - Tailgate (Fresh Foods & "Food Trucks")(as Temporary Use - see Article 15)															
125	Market Showroom (Furniture, Apparel etc.)				S (10.1-36)	S (10.1-36)			S (10.1-36)	S (10.1-36)	S (10.1-36)		S(10.1-36)	S (10.1-36)		
126	Martial Arts Instructional Schools				L	L		L	L	L			L	L		
127	Metal Coating and Engraving															SUP (10.2-16)
128	Metal Processing															SUP (10.2-16)
129	Migrant Labor Housing (RESERVED)															
130	Motion Picture and/or Television Production				S (10.1-36)	S (10.1-36)	S (10.1-36)		S (10.1-36)	S (10.1-36)	S (10.1-36)		S(10.1-36)	S (10.1-36)		
131	Motorcycle Sales (new & used), Parts and Service									S (10.1-36)		S (10.1-36)				
132	Moving and Storage Service								S (10.1-36)	S (10.1-36)		S (10.1-36)	S(10.1-36)	S (10.1-36)		
133	Museum or Art Gallery				L	L	L	L	L	L	L		L			
134	Musical Instrument Sales				L	L		L	L	L			L			
135	Newsstand				L	L	L	L	L	L	L		L			
136	Nursing Home, Assisted Living	S (10.1-25)			S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)	S (10.1-25)						
137	Office Machine Sales				L	L			L	L	L		S(10.1-36)	S (10.1-36)		
138	OFFICE USES															
139	Accounting, Auditing or Bookkeeping Services				L	L		L	L	L	L		L			
140	Administrative or Management Services				L	L		L	L	L	L		L			
141	Advertising Agency				L	L		L	L	L	L		L			
142	Architect, Engineer or Surveyor's Office				L	L		L	L	L	L		L			
143	Dental, Medical or Related Office				L	L	L	L	L	L	L		L			
144	Employment Agency, Personnel Agency				L	L	L	L	L	L	L		L			
145	Finance or Loan Office				L	L		L	L	L	L		L			
146	General Contractors Office w/ Fenced Outside Storage									S (10.1-36)			S(10.1-36)	S (10.1-36)		
147	General Contractors Offices without Outside Storage									L		L	L	L		
148	Government Office	L			L	L	L	L	L	L	L		L			
149	Home Occupation	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)	S (10.1-21)		S(10.1-21)	S (10.1-21)		
150	Insurance Agency (w/on-site claims inspections)				L	L		L	L	L	L		L			
151	Insurance Agency (without on-site claims inspections)				L	L		L	L	L	L		L			
152	Law Office				L	L	L	L	L	L	L		L			
153	Medical, Dental or Related Office				L	L	L	L	L	L	L		L			
154	Office Uses Not Otherwise Classified				L	L		L	L	L	L		L	L		
155	Real Estate Office				L	L		L	L	L	L		L			
156	Service Contractors Offices w/Fenced Outside Storage												S(10.1-36)	S (10.1-36)		
157	Service Contractors Offices without Outside Storage									L		L	L	L		
158	Stock, Security or Commodity Broker				L	L		L	L	L	L		L			
159	Temporary Real Estate Office (see Article 15)															
160	Travel Agency				L	L		L	L	L	L					
161	Optical Goods Sales				L	L	L	L	L	L	L		L			
162	Outside Storage Uses Not Otherwise Classified												S(10.1-36)	S (10.1-36)		
163	Paint and Wallpaper Sales				S (10.1-36)	S (10.1-36)			S (10.1-36)	S (10.1-36)			S(10.1-36)	S (10.1-36)		



Statement of Consistency and Reasonableness

TEXT AMENDMENT: TX23.04.01

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

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 amendment is consistent and reasonable with the Comprehensive Land Use Plan adopted on November 27, 2017, based on the goals and objectives outlined 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** the proposed amendment and stated that the Planning Board finds and determines that the zoning/text amendment is inconsistent and reasonable 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 April 2023.

Attest:

Planning Staff

Planning Board Chair