

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 August 19, 2025, at 6:00 pm. The meeting was held at the Stallings Government Center, 321 Stallings Road, Stallings, NC 28104.

Planning Board members present: Mike Couzens, Vice-Chairman Jacqueline Wilson, Charman Robert Koehler, Jon Van de Riet, and Tony Paren

Planning Board members absent: Glenn Watson

Staff members present: Planning Director Max Hsiang, Senior Planning Technician Katie King, and GIS Planning Technician Brig Sheehy, Engineering Director Kevin Parker

Chairman Robert Koehler recognized a quorum.

Invocation and Call to Order

Chairman Robert Koehler called the meeting to order at 6:02 pm.

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 Couzens.

2. Approval of Minutes

A. July 15, 2025, Minutes

Board Member Van de Riet made the motion to approve the minutes from July 15, 2025. The motion was unanimously approved after a second from Vice-Chairman Wilson.

3. RZ25.06.01

A. Stallings Church, Inc. requests a general rezoning for 1125 Stallings Rd from IND to CIV and for 0 Stallings Rd from SFR-3 to CIV.

B. Statement of Consistency and Reasonableness.

GIS Planning Technician Sheehy presented RZ25.06.01 general rezoning request by Stallings Church, Inc to change the parcels zoning from IND to CIV and SFR-3 to CIV. The change would make the properties consistent with the current use of the property and bring a consistency to the parcels owned by Stallings Church. GIS Planning Technician Sheehy stated that staff recommends approval of this general rezoning.

After a brief discussion with staff and representatives from Stallings Church, Inc, Vice-Chairman Wilson made the motion to approve the recommendation of RZ25.06.01. The motion was unanimously approved after a second from Board Member Paren. Vice-Chairman Wilson made the motion to approve a statement that RZ25.06.01 is inconsistent but reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Van de Riet.

4. TX25.08.01

A. Staff requests an update to the TIA Ordinance in Article 7 of the Stallings Development Ordinance to improve clarity, efficiency, and consistency of existing TIA procedures.

B. Statement of Consistency and Reasonableness.

Engineering Director Parker presented TX25.08.01 text amendment request to update the TIA Ordinance in Article 7 of the Stallings Development Ordinance. The change would improve efficiency, reduce delays, maintain oversight and accountability through third-party review, reduce risk and workload for town staff, and would align the Ordinance with best practices across peer municipalities in the region. Engineering Director Parker stated that staff recommends approval of this text amendment.

After a brief discussion, Board Member Couzens made the motion to approve the recommendation of TX25.08.01 with a statement that TX25.08.01 is consistent and reasonable. The motion was approved unanimously after a second from Vice-Chairman Wilson.

5. Adjournment

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

The meeting adjourned at 6:25 pm.


Robert Koehler, Chairman
Brig Sheehy, GIS Planning Technician