

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 October 17, 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, 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 7:00pm.

1. Approval of Agenda

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

2. TX23.09.02

- A. Staff requests a text amendment to add sign regulations for removing or replacing signs due to eminent domain in Article 17.4.
- B. Statement of Consistency and Reasonableness.

Planning Director Hsiang explained that the text amendment would allow business and property owners the opportunity to request approval to replace signs with similar non-conforming signs when displacement of signs is due to road widening projects and eminent domain.

Board Member Van de Riet made the motion to approve the recommendation of TX23.09.02 along with a statement that TX23.09.02 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Board Member Wilson

3. TX23.09.03

- A. Staff requests a text amendment to add vested rights extension for Conditional Zoning (CZ) in Article 5.4-3(I).
- B. Statement of Consistency and Reasonableness.

Planning Director Hsiang explained that the Town has had multiple developments that lost conditional zoning vested rights due to lack of infrastructure, where minimal work had begun, and nothing had changed in the original approved plans. The only other option for a developer is to resubmit for conditional zoning and start the entire process over. This text amendment gives additional flexibility for extending vesting rights for conditional zoning due to lack of infrastructure or unforeseen development circumstances.

After Board discussion, Board Member Van de Riet made the motion to approve the recommendation of TX23.09.03 along with a statement that TX23.09.03 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. TX23.09.04

- A. Denis & Flad Pinchuk requests a text amendment to add Coffee Roastery as a Listed Use (L) in the Vehicle Service & Repair (VSR) zoning district.
- B. Statement of Consistency and Reasonableness.

Planning I Valzonis presented the request for TX23.09.04 to add Coffee Roastery as a use listed in the VSR zoning district and explained that staff recommended approval as it is consistent with the Town's Economic Development Plan and would help increase the number of commercial business opportunities.

Chairman Koehler made the motion to approve the recommendation of TX23.09.04 along with a statement that TX23.09.04 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. TX23.09.05

- A. Staff Denis & Vlad Pinchuk request a text amendment to add Mentoring Services, Tutoring as Listed Use (L) in the Vehicle Service & Repair (VSR) zoning district.
- B. Statement of Consistency and Reasonableness.

Planning I Valzonis presented the request for TX23.09.05 to add Mentoring Services and Tutoring as a use listed in the VSR zoning district. He explained that staff recommended approval as VSR may be too restricted and the added use would increase identity and involvement in the Town of Stallings through volunteering and citizen participation for the greater good of the community.

Board Member Van de Riet made the motion to approve the recommendation of TX23.09.05 along with a statement that TX23.09.05 is consistent and reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved with a three to one vote after a second from Board Member Wilson with Chairman Koehler opposed.

6. TX23.10.01

- A. Staff requests a text amendment to amend outdoor storage acreage and zoning requirements in Article 10.1-36 Outdoor Storage.
- B. Statement of Consistency and Reasonableness.

Planning Director Hsiang presented TX23.10.01 to add language that allows for property zoned Industrial (IND) to have a three-acre minimum requirement for outdoor storage. He said staff recommends approval based on the Stallings Economic Development Plan because it would increase the number of businesses in Stallings' Industrial zoning.

Chairman Koehler made the motion to approve the recommendation of TX23.10.01 along with a statement that TX23.10.01 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.

7. RZ23.10.01

- A. MMDi, Inc. d/b/a Steelpoint requests a general rezoning for 500 Union West Blvd PID#07102010R from US74 Commercial (G74) to Industrial (IND).
- B. Statement of Consistency and Reasonableness.

Planning Director Hsiang presented the request made by Steelpoint for rezoning of Parcel number 01102010R to Industrial (IND) from US74 Commercial (G74). He explained that the zoning for the property is outdated as it no longer fronts Highway 74 since the installation of the bypass and the rezoning will take the property back to its original zoning along with being consistent with surrounding properties. Planning Director Hsiang said staff recommends approval of RZ23.10.01 because there is no identified future land use for this area and Industrial zoning is consistent with the Monroe Expressway Small Area Plan.

Board Member Wilson made the motion to approve the recommendation of RZ23.10.01 along with a statement that RZ23.10.01 is inconsistent but reasonable in conjunction with the Comprehensive Land Use Plan. The motion was approved unanimously after a second from Chairman Koehler.

8. Planning Board Calendar


Planner I Valzonis presented the Planning Board Calendar for Board review.

Board Member Van de Riet made the motion to adopt the 2024 Planning Board Calendar. The motion was approved unanimously after a second from Board Member Barnes.

9. Adjournment

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

The meeting adjourned at 7:39 pm.


Robert Koehler, Chairman


Mary McCall, Deputy Town Clerk